



OFFICE OF THE CITY CLERK

300 East Main Street
Sun Prairie, WI 53590-2227
(608) 837-2511
FAX (608) 825-6879
Website www.cityofsunprairie.com

ORD11503



June 13, 2022

Ordinance #888/Quarra Stone Annexation

To whom it may concern,

Enclosed please find a copy of the ordinance for direct annexation of approximately 41.802 acres of land located north of progress way on the 1700 block of Columbus St., from the town of Bristol into the city of sun prairie.

The current population of the above lands as set forth in the annexation proceedings is zero (0).

This attachment was approved by the Sun Prairie Common Council on April 19, 2022, Ordinance #888 in accordance with S.S. 66.0217. This ordinance was published on April 22, 2022, and became effective on April 23, 2022.

If you have any questions, please feel free to contact me.

Sincerely,

Elena Hilby

City Clerk

ANNEXATION

ORDINANCE #888 APPROVING A PETITION FOR DIRECT ANNEXATION OF APPROXIMATELY 41.802 ACRES OF LAND LOCATED NORTH OF PROGRESS WAY ON THE 1700 BLOCK OF COLUMBUS ST., FROM THE TOWN OF BRISTOL INTO THE CITY OF SUN PRAIRIE.

The aforementioned lands being described as:

Part of the Northeast ¼ of the Northwest ¼ and part of the Northwest ¼ of the Northeast ¼ of Section 33; part of the Southeast ¼ of the Southwest ¼ and part of the Southwest ¼ of the Southeast ¼ of Section 28; T9N, R11E, Town of Bristol, Dane County, Wisconsin, described as follows:

Commencing at the North ¼ Corner of said Section 33; thence S89°57'09"E, 116.48 feet along the North line of said Northeast ¼ to the point of beginning; thence S00°31'30"E, 609.06 feet to the Northwest corner of Lot 46, Fourth Addition to Sun Prairie Business Park; thence N89°55'31"W (recorded as S89°39'09"W), 116.40 feet along the North line of said Fourth Addition to the Northwest corner of Outlot 7 of said Fourth Addition; thence S00°31'30"E (recorded as S00°56'26"E), 228.28 feet along the Westerly line of said Outlot 7; thence continuing along said Westerly line S31°04'33"W, 572.15 feet (recorded as S30°40'23"W, 572.29 feet) to the North line of Certified Survey Map (CSM) No. 14301; thence S89°58'55"W (recorded as S89°33'40"W, S89°59'37"W, S89°54'43"W), 1020.12 feet along said North line and the North line CSM No. 15075 to the West right of way line of Science Drive; thence N00°34'21"W, 1375.76 feet; thence N89°55'02"E, 1437.47 feet; thence S00°31'30"E, 50.27 feet to the point of beginning; Containing 1,820,890 square feet, or 41.802 acres.

JBA LAND, LLC – "2021 ANNEXATION"

This document was prepared by:

Mark A. Leonard, Attorney
City of Sun Prairie
300 E. Main Street
Sun Prairie, WI 53590

Return to:

City of Sun Prairie
City Clerk's Office
300 East Main Street
Sun Prairie, WI 53590

Parcel Identification No.

0911-332-8001-0



OFFICE OF THE CITY CLERK

300 East Main Street
Sun Prairie, WI 53590-2227
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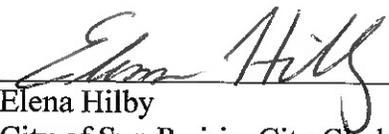
I, Elena Hilby, City Clerk, of the City of Sun Prairie, hereby certify:

ORDINANCE #888
ADOPTED – April 19, 2022

“APPROVING A PETITION FOR DIRECT ANNEXATION OF APPROXIMATELY 41.802 ACRES
OF LAND LOCATED NORTH OF PROGRESS WAY ON THE 1700 BLOCK OF COLUMBUS ST.,
FROM THE TOWN OF BRISTOL INTO THE CITY OF SUN PRAIRIE”

has been compared by me with the original Ordinance and is on file in my office and now in my legal custody. I further certify that this copy is a true and correct copy of the original Ordinance and hasn't been revoked.

In witness whereof, I sign at my office in Dane County, Wisconsin on June 13, 2022.



Elena Hilby
City of Sun Prairie, City Clerk

(SEAL)

City of Sun Prairie, Wisconsin

AN ORDINANCE APPROVING A PETITION FOR DIRECT ANNEXATION OF APPROXIMATELY 41.802 ACRES OF LAND LOCATED NORTH OF PROGRESS WAY ON THE 1700 BLOCK OF COLUMBUS ST., FROM THE TOWN OF BRISTOL INTO THE CITY OF SUN PRAIRIE.

JBA LAND, LLC – “2021 ANNEXATION”

Presented: April 19, 2022

Adopted: April 19, 2022

Published: April 22, 2022

Ordinance No.: #888

ORDINANCE

WHEREAS, on April 26, 2021, JBA Land, LLC filed a petition for direct annexation by unanimous approval per s. 66.0217 (2) Wis., and pursuant to an intergovernmental agreement per s. 66.0301, of approximately 41.802 acres of land located north of Progress Way on the 1700 block of Columbus St., from the Town of Bristol into the City of Sun Prairie, Dane County, Wisconsin; and

WHEREAS, the proposed area for annexation is currently zoned A-1 Agriculture in the Town of Bristol; and

WHEREAS, the Comprehensive Plan recommends the lands within the proposed annexation area be used for Employment uses; and

WHEREAS, the proposed area for annexation is planned to be developed for a Quarra Stone company headquarters; and

WHEREAS, the proposed area for annexation is in close proximity to public sanitary sewer and public water -- both of which may be available to be extended to the subject property, and

WHEREAS, at the time of the filing of the subject annexation petition, there were no electors residing within the territory proposed to be annexed; and

WHEREAS, the proposed area for attachment is located within the following voting districts: Sun Prairie Aldermanic District 2, Ward-9 29; Dane County Supervisory District 20; State Assembly District 37; State Senate District 13; and the Sun Prairie Area School District; and

WHEREAS, the Department of Administration, Municipal Boundary Review Division, reviewed the proposed annexation petition (MRB No. 14406) and found it to be in the public interest; and

WHEREAS, on July 13, 2021, the Plan Commission held a public meeting on the proposed annexation and recommended approval; and

WHEREAS, the City Council has reviewed the Department of Administration's Findings (MRB No. 14406); and

WHEREAS, the City Council has reviewed the Staff Report for Plan Commission Case No. PC21-2935, dated July 6, 2021, and the Plan Commission's recommendation to the Mayor and City Council, dated July 13, 2021 and finds that the proposed annexation is in the best interest of the City.

NOW, THEREFORE, the Common Council of the City of Sun Prairie, Dane County, Wisconsin, do ordain as follows:

SECTION 1: TERRITORY ANNEXED. In accordance with s.66.0217 of the Wisconsin Statutes, and the Petition for Direct Annexation by Unanimous Approval filed with the City Clerk on April 26, 2021, under Case No. PC21-2935 and signed by all of the owners of land in the territory, the following described territory in the Town of Bristol, Dane County, Wisconsin is annexed to the City of Sun Prairie, Wisconsin:

Part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 33; part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 28; T9N, R11E, Town of Bristol, Dane County, Wisconsin, described as follows:

Commencing at the North $\frac{1}{4}$ Corner of said Section 33; thence S89°57'09"E, 116.48 feet along the North line of said Northeast $\frac{1}{4}$ to the point of beginning; thence S00°31'30"E, 609.06 feet to the Northwest corner of Lot 46, Fourth Addition to Sun Prairie Business Park; thence N89°55'31"W (recorded as S89°39'09"W), 116.40 feet along the North line of said Fourth Addition to the Northwest corner of Outlot 7 of said Fourth Addition; thence S00°31'30"E (recorded as S00°56'26"E), 228.28 feet along the Westerly line of said Outlot 7; thence continuing along said Westerly line S31°04'33"W, 572.15 feet (recorded as S30°40'23"W, 572.29 feet) to the North line of Certified Survey Map (CSM) No. 14301; thence S89°58'55"W (recorded as S89°33'40"W, S89°59'37"W, S89°54'43"W), 1020.12 feet along said North line and the North line CSM No. 15075 to the West right of way line of Science Drive; thence N00°34'21"W, 1375.76 feet; thence N89°55'02"E, 1437.47 feet; thence S00°31'30"E, 50.27 feet to the point of beginning; Containing 1,820,890 square feet, or 41.802 acres.

Parcel Identification Number: 0911-332-8001-0

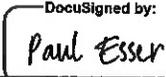
SECTION 2: EFFECT OF ANNEXATION. From and after the date of this ordinance, the territory described in Section 1 shall be a part of the City of Sun Prairie, at and for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules, and regulations of the City of Sun Prairie.

SECTION 3: ZONING. From and after the date of this ordinance, the territory described in Section 1 shall be zoned Suburban Industrial (SI), until such time that a request to re-zone the subject property is approved by the City Council.

SECTION 4: ALDERMANIC DESIGNATION. From and after the date of this ordinance, unless revised by future ordinance, the territory described in Section 1 is hereby made a part of

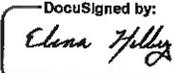
the 2nd Aldermanic District, Ward-9 29, of the City of Sun Prairie, Dane County Supervisory District 20, State Assembly District 37, and State Senate District 13, subject to the ordinances, rules, and regulations of the governing wards.

SECTION 5: SEVERABILITY. If any provision of this ordinance is found to be invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is found to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or application of this ordinance which can be given effect without the invalid or unconstitutional provisions or application.

APPROVED: 
46FD184C6469472...
Paul T. Esser, Mayor

Date Approved: April 19, 2022

This is to certify that the foregoing ordinance was approved by the Common Council of the City of Sun Prairie at a meeting held on the 19th day of April, 2022, and was submitted for signatures on the 20th day of April, 2022.


18462FE8F2094B8...
Elena Hilby, City Clerk

Affidavit - Proof of Publication

STATE OF WISCONSIN } **SS.**
Dane County

Missy Feiler being duly sworn deposes and says that he/she is the principal clerk of Adams Publishing Group of Southern Wisconsin, publishers of **Sun Prairie Star, SunPrairieStar.com SPS**, a newspaper published in Dane County, and that a notice, printed copy of which taken from said newspaper, is hereunto attached, was published in said newspaper on the following dates:

04/22/22

Publishing Fees: \$119.50

Signature:

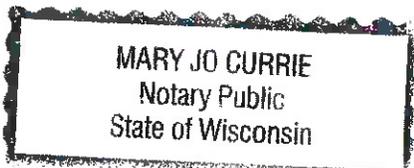
Missy Feiler

Subscribed and sworn to before me this 10th day of May, A.D. 2022

Notary Public

Mary Jo Currie

My Commission Expires: 12-15-22



City of Sun Prairie, Wisconsin
AN ORDINANCE APPROVING
A PETITION FOR DIRECT
ANNEXATION OF
APPROXIMATELY 41.802 ACRES
OF LAND LOCATED NORTH OF
PROGRESS WAY ON THE 1700
BLOCK OF COLUMBUS ST.,
FROM THE TOWN OF BRISTOL
INTO THE CITY OF SUN PRAIRIE.
JBA LAND, LLC - "2021
ANNEXATION"
Presented: April 19, 2022
Adopted: April 19, 2022
Published: April 22, 2022
Ordinance No.: #888
ORDINANCE
WHEREAS, on April 26, 2021,
JBA Land, LLC filed a petition
for direct annexation by
unanimous approval per s.
66.0217 (2) Wis., and pursuant to
an intergovernmental agreement
per s. 66.0301, of approximately
41,802 acres of land located north
of Progress Way on the 1700 block
of Columbus St., from the Town of
Bristol into the City of Sun Prairie,
Dane County, Wisconsin; and
WHEREAS, the proposed area for
annexation is currently zoned A-1
Agriculture in the Town of Bristol;
and
WHEREAS, the Comprehensive
Plan recommends the lands within
the proposed annexation area be
used for Employment uses; and
WHEREAS, the proposed area
for annexation is planned to be
developed for a Quarra Stone
company headquarters; and
WHEREAS, the proposed area for
annexation is in close proximity
to public sanitary sewer and
public water -- both of which may
be available to be extended to the
subject property; and
WHEREAS, at the time of the filing
of the subject annexation petition,
there were no electors residing
within the territory proposed to be
annexed; and
WHEREAS, the proposed area for
attachment is located within the
following voting districts: Sun
Prairie Aldermanic District 2, Ward
9 29; Dane County Supervisory
District 20; State Assembly
District 37; State Senate District
13; and the Sun Prairie Area
School District; and
WHEREAS, the Department
of Administration, Municipal
Boundary Review Division,
reviewed the proposed
annexation petition (MRB No.
14406) and found it to be in the
public interest; and
WHEREAS, on July 13, 2021,
the Plan Commission held a
public meeting on the proposed
annexation and recommended
approval; and
WHEREAS, the City Council
has reviewed the Department of
Administration's Findings (MRB
No. 14406); and
WHEREAS, the City Council has
reviewed the Staff Report for Plan
Commission Case No. PC21-2935,
dated July 6, 2021, and the Plan
Commission's recommendation to
the Mayor and City Council,
dated July 13, 2021 and finds that
the proposed annexation is in the
best interest of the City.
NOW, THEREFORE, the Common
Council of the City of Sun Prairie,
Dane County, Wisconsin, do
ordain as follows:
SECTION 1: TERRITORY
ANNEXED. In accordance with
s.66.0217 of the Wisconsin
Statutes, and the Petition for
Direct Annexation by Unanimous
Approval filed with the City Clerk
on April 26, 2021, under Case No.
PC21-2935 and signed by all of the
owners of land in the territory, the
following described territory in
the Town of Bristol, Dane County,
Wisconsin is annexed to the City
of Sun Prairie, Wisconsin:
Part of the Northeast 1/4 of the
Northwest 1/4 and part of the
Northwest 1/4 of the Northeast 1/4 of
Section 33; part of the Southeast
1/4 of the Southwest 1/4 and part of
the Southwest 1/4 of the Southeast
1/4 of Section 28; T9N, R11E,

Town of Bristol, Dane County,
Wisconsin, described as follows:
Commencing at the North 1/4
Corner of said Section 33; thence
S89°57'09"E, 116.48 feet along the
North line of said Northeast 1/4 to
the point of beginning; thence
S00°31'30"E, 609.06 feet to the
Northwest corner of Lot 46, Fourth
Addition to Sun Prairie Business
Park; thence N89°55'31"W
(recorded as S89°39'08"W), 116.40
feet along the North line of said
Fourth Addition to the Northwest
corner of Outlot 7 of said Fourth
Addition; thence S00°31'30"E
(recorded as S00°56'26"E),
228.28 feet along the Westerly
line of said Outlot 7; thence
continuing along said Westerly
line S31°04'33"W, 572.15 feet
(recorded as S30°40'23"W, 572.29
feet) to the North line of Certified
Survey Map (CSM) No. 14301;
thence S89°58'55"W (recorded
as S89°33'40"W, S89°59'37"W,
S89°54'43"W), 1020.12 feet along
said North line and the North line
CSM No. 15075 to the West right of
way line of Science Drive; thence
N00°34'21"W, 1376.78 feet; thence
N89°56'02"E, 1437.47 feet; thence
S00°31'30"E, 60.27 feet to the
point of beginning; Containing
1,820,890 square feet, or 41.802
acres.
Parcel Identification Number:
0911-332-8001-0
SECTION 2: EFFECT OF
ANNEXATION. From and after the
date of this ordinance, the territory
described in Section 1 shall be
a part of the City of Sun Prairie,
at and for any and all purposes
provided by law and all persons
coming or residing within such
territory shall be subject to all
ordinances, rules, and regulations
of the City of Sun Prairie.
SECTION 3: ZONING. From and
after the date of this ordinance,
the territory described in Section
1 shall be zoned Suburban
Industrial (SI), until such time that
a request to re-zone the subject
property is approved by the City
Council.
SECTION 4: ALDERMANIC
DESIGNATION. From and after
the date of this ordinance, unless
revised by future ordinance, the
territory described in Section 1
is hereby made a part of the 2nd
Aldermanic District, Ward 9 29,
of the City of Sun Prairie, Dane
County Supervisory District 20,
State Assembly District 37, and
State Senate District 13, subject
to the ordinances, rules, and
regulations of the governing
wards.
SECTION 5: SEVERABILITY. If
any provision of this ordinance
is found to be invalid or
unconstitutional, or if the
application of this ordinance to
any person or circumstances
is found to be invalid or
unconstitutional, such invalidity
or unconstitutionality shall not
affect the other provisions or
application of this ordinance
which can be given effect without
the invalid or unconstitutional
provisions or application.
APPROVED:
Paul T. Esser, Mayor
Date Approved: April 19, 2022
This is to certify that the foregoing
ordinance was approved by the
Common Council of the City of
Sun Prairie at a meeting held on
the 19th day of April, 2022, and
was submitted for signatures on
the 20th day of April, 2022.
Elena Hillby, City Clerk
PUB. Star;
April 22, 2022
WNAXLP

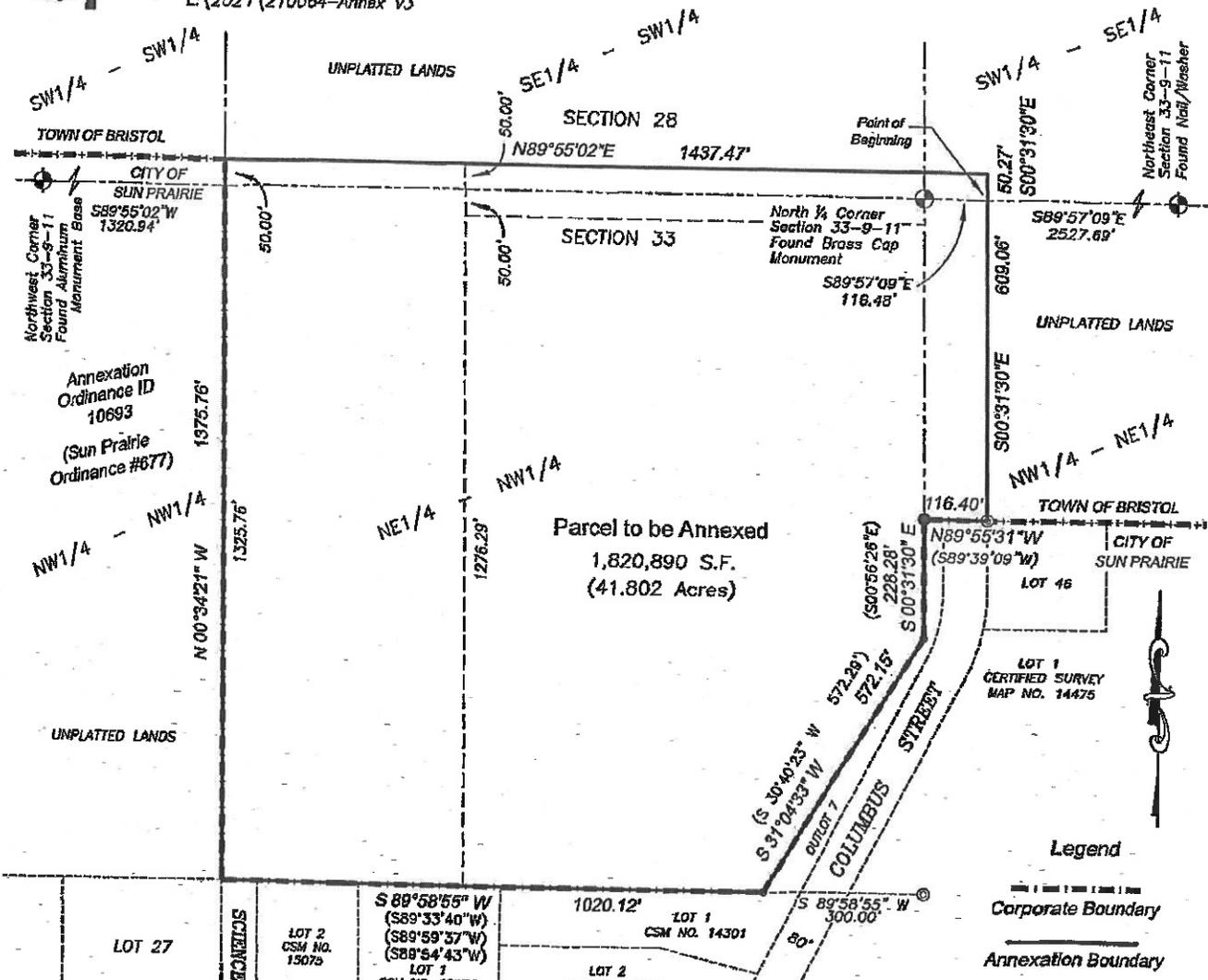
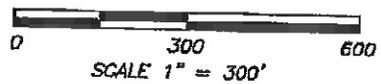


**BIRRENKOTT
SURVEYING, INC.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

L:\2021\210064-Annex v3

ANNEXATION MAP



- Legend**
- Corporate Boundary
 - - - Annexation Boundary

LOT 2 CSM NO. 15075	S 89°58'55" W (S89°33'40" W) (S89°59'37" W) (S89°54'43" W)	1020.12'	LOT 1 CSM NO. 14301
LOT 1 CSM NO. 15075			LOT 2 CSM NO. 14301

Description:
Part of the Northeast 1/4 of the Northwest 1/4 and part of the Northwest 1/4 of the Northeast 1/4 of Section 33; part of the Southeast 1/4 of the Southwest 1/4 and part of the Southwest 1/4 of the Southeast 1/4 of Section 28; T9N, R11E, Town of Bristol, Dane County, Wisconsin, described as follows: Commencing at the North 1/4 Corner of said Section 33; thence S89°57'09"E, 116.48 feet along the North line of said Northeast 1/4 to the point of beginning; thence S00°31'30"E, 609.06 feet to the Northwest corner of Lot 46, Fourth Addition to Sun Prairie Business Park; thence N89°55'31"W (recorded as S89°39'09"W), 116.40 feet along the North line of said Fourth Addition to the Northwest corner of Outlot 7 of said Fourth Addition; thence S00°31'30"E (recorded as S00°56'26"E), 228.28 feet along the Westerly line of said Outlot 7; thence continuing along said Westerly line S31°04'33"W, 572.29 feet (recorded as S30°40'23"W, 572.29 feet) to the North line of Certified Survey Map (CSM) No. 14301; thence S89°58'55"W (recorded as S89°33'40"W, S89°59'37"W, S89°54'43"W), 1020.12 feet along said North line and the North line CSM No. 15075 to the West right of way line of Science Drive; thence N00°34'21"W, 1375.76 feet; thence N89°55'02"E, 1437.47 feet; thence S00°31'30"E, 50.27 feet to the point of beginning; Containing 1,820,890 square feet, or 41.802 acres.

Annexation
Ordinance ID
10693
(Sun Prairie
Ordinance #677)

Second Addition to
Sun Prairie
Business Park

Prepared For:
JBA Land LLC
6809 Wilburn Road
Sun Prairie, WI 53590

Rev: May 25, 2021
Rev: May 12, 2021
May 5, 2021

Office Map No. 210064-Annex

**PETITION FOR ANNEXATION TO THE
CITY OF SUN PRAIRIE, WISCONSIN**

JBA Land LLC and Renk Seed, the owners of the property located at SEC 33-9-11 NE1/4 NW1/4, and SEC 28-9-11 SE1/4SW1/4 in Town of Bristol (parcel# 091133280010, 0911283395005, 091133185713 and 09112849009), would like to annex the following areas into the City of Sun Prairie:

The entire parcel of 091133280010.

The southern 50 feet of 0911283395005

The western 116.4 feet of 091133185713

A 50 foot (north to south) by 116.4 foot (west to east) rectangle in the far southwest corner of 9112849009

A scale map that accurately reflects the location of the Property and surrounding properties is attached.

See the attached legal descriptions for the parcels.

The area of the Property includes 41.802 acres with the number of people residing in the Property is zero (0), and the owner of the Property is executing this petition. Zoning classification of the Property shall be SI Suburban Industrial when annexed into the City of Sun Prairie.

Signature of Owners:

JBA Land LLC

BY Alex Reel

TITLE Member

Renk Seed

BY Alex Reel

TITLE President

Annexation Description:

Part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 33; part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 28; T9N, R11E, Town of Bristol, Dane County, Wisconsin, described as follows:

Commencing at the North $\frac{1}{4}$ Corner of said Section 33; thence S89°57'09"E, 116.48 feet along the North line of said Northeast $\frac{1}{4}$ to the point of beginning; thence S00°31'30"E, 609.06 feet to the Northwest corner of Lot 46, Fourth Addition to Sun Prairie Business Park; thence N89°55'31"W (recorded as S89°39'09"W), 116.40 feet along the North line of said Fourth Addition to the Northwest corner of Outlot 7 of said Fourth Addition; thence S00°31'30"E (recorded as S00°56'26"E), 228.28 feet along the Westerly line of said Outlot 7; thence continuing along said Westerly line S31°04'33"W, 572.15 feet (recorded as S30°40'23"W, 572.29 feet) to the North line of Certified Survey Map (CSM) No. 14301; thence S89°58'55"W (recorded as S89°33'40"W, S89°59'37"W, S89°54'43"W), 1020.12 feet along said North line and the North line CSM No. 15075 to the West right of way line of Science Drive; thence N00°34'21"W, 1375.76 feet; thence N89°55'02"E, 1437.47 feet; thence S00°31'30"E, 50.27 feet to the point of beginning; Containing 1,820,890 square feet, or 41.802 acres.