

ANNEXATION CERTIFICATE
CITY OF VERONA, DANE COUNTY, WISCONSIN
MBR Number 14731

I, Holly Licht, City Clerk of the City of Verona, County of Dane, State of Wisconsin, DO HEREBY CERTIFY that the attached and foregoing is a true, complete and exact copy of Ordinance No. 25-1058, as adopted by unanimous vote of the City Council on February 10, 2025, the original of which is now on file in the Office of the City Clerk of the City of Verona, County of Dane, State of Wisconsin. The total population of this area is six (6). The effective date of the annexation is February 20, 2025. City Ordinance No. 25-1058 was adopted pursuant to Wis. Stats. s.66.0217(2), Direct Annexation by Unanimous Approval.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of the City of Verona, County of Dane, State of Wisconsin, this 20th day of February 2025.

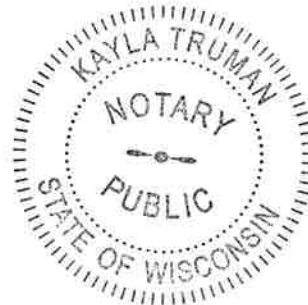


Holly Licht, City Clerk

Subscribed and sworn before me

This 20th day of February 2025

Kayla Truman, Notary Public
State of Wisconsin, Dane County
My commission expires: 5/21/26



ORD11909

RECEIVED

02/20/2025

Municipal Boundary Review
WI Dept. of Administration

ORDINANCE NO. 25-1058

AN ORDINANCE ANNEXING THE HEREIN DESCRIBED PROPERTY TO THE CITY OF VERONA, DANE COUNTY, WISCONSIN

The Common Council of the City of Verona, Dane County, State of Wisconsin, by at least a two-thirds (2/3) vote of its members, does hereby ordain as follows:

Section 1. Territory Annexed.

In accordance with Section 66.0217 of the Wisconsin Statutes the following described territory contiguous to the City of Verona and located in the Town of Verona, Dane County, Wisconsin is hereby annexed to the City of Verona:

Legal descriptions as surveyed in the Town of Verona, Dane County, State of Wisconsin

LANDS TO BE ANNEXED TO THE CITY OF VERONA

Parcel 1

Lot 2 Certified Survey Map 14299, Document Number 5899470; Part of the SW 1/4 of the NW 1/4 of Section 8; Township 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, containing 474,256 square feet (10.8874 acres) described as follows:

Commencing at the West 1/4 corner of said Section 8; thence along the South line of the NW 1/4 of said Section 8, N89°35'56"E, 592.36 feet to the SW corner of said Lot 2 being the POINT OF BEGINNING; thence along the West line of said Lot 2, N00°40'18"E, 591.98 feet to the South right-of-way line of County Highway PD; thence along said South right-of-way line, N72°16'26"E, 165.25 feet; thence continuing along said South right-of-way line, N71°38'02"E, 490.10 feet; thence continuing along said South right-of-way line, S53°50'38"E, 72.38 feet to the West right-of-way line of Country View Road; thence along said West right-of-way line, S00°40'04"W, 749.40 feet to the South line of the NW 1/4 of said Section 8; thence along said South line of the NW 1/4 of said Section 8, S89°36'33"W, 679.19 feet to the POINT OF BEGINNING.

Parcel 2

Lot 2 and Lot 3 Certified Survey Map 6126, Document Number 2205250; Part of the SW 1/4 of the SW 1/4 of Section 8; Township 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, containing 272,299 square feet (6.2511 acres) described as follows:

Commencing at the SW corner of said Section 8; thence along the West line of the SW 1/4 of said Section 8, N00°46'50"E, 1323.29 feet to the NW corner of the SW 1/4 of the SW 1/4 of said Section 8; thence S89°47'59"E, 889.39 feet to the NW corner of Lot 3 of said Certified Survey Map 6126 being the POINT OF BEGINNING; thence along the North line of said Lot 3, S89°47'44"E, 369.07 feet to the West right-of-way line of

Country View Road; thence along said West right-of-way line of Country View Road, S00°27'08"W, 722.13 feet to the SE corner of Lot 2 of said Certified Survey Map 6126; thence along the South line of said Lot 2, N89°09'22"W, 159.82 feet; thence continuing along the South line of said Lot 2, 76.65 feet along the arc of a curve to the left with a radius of 183.00 feet and chord of S78°50'38"W, 76.10 feet; thence continuing along the South line of said Lot 2, S66°50'38"W, 147.01 feet to the SW corner of said Lot 2; thence along the West line of said Lot 2 continuing along the West line of said Lot 3, N00°27'08"E, 793.63 feet to the POINT OF BEGINNING.

Parcel 3

Lot 1 and part of Lot 2 Certified Survey Map 2572, Document number 1537897; Lot 1 Certified Survey Map 6126, Document Number 2205250; Lot 2 Certified Survey Map 14037, Document Number 5175291, Part of the SW 1/4 of the SW 1/4 of Section 8; Part of the NW 1/4 of the NW 1/4 and part of the SW 1/4 of the NW 1/4 of Section 17; All in Township 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, containing 1,362,252 square feet (31.2730 acres) described as follows:

BEGINNING at the SW corner of said Section 8; thence along the South line of the SW 1/4 of said Section 8, S89°09'53"E, 766.06 feet to the West line of Lot 2 of said Certified Survey Map 2572; thence along the West line of Lot 2 of said Certified Survey Map 2572, N00°27'08"E, 105.73 feet to the NW corner of Lot 2 of said Certified Survey Map 2572, thence along the North line of Lot 2 of said Certified Survey Map 2572, S89°09'22"E, 58.00 feet to the SW corner of Lot 1 of said Certified Survey Map 6126; thence along the West line of Lot 1 of said Certified Survey Map 6126, N00°27'08"E, 329.43 feet to the NW corner of Lot 1 of said Certified Survey Map 6126; thence along the North line of of Lot 1 of said Certified Survey Map 6126, N66°50'38"E, 255.44 feet; thence continuing along the North line of Lot 1 of said Certified Survey Map 6126, 49.01 feet along the arc of a curve to the right with a radius of 117.00 feet and chord of N78°50'38"E, 48.65 feet; thence continuing along the North line of Lot 1 of said Certified Survey Map 6126, S89°09'22"E, 160.27 feet to the West right-of-way line of Country View Road; thence along said West right-of-way line, S00°27'08"W, 550.34 feet; thence continuing along said West right-of-way line, S00°59'23"E, 153.28 feet to the NE corner of Lot 1 of said Certified Survey Map 2572; thence along the North line of Lot 1 of said Certified Survey Map 2572 extended to the West line of Lot 2 of said Certified Survey Map 2572, N89°09'22"W, 445.56 feet; thence along the West line of Lot 2 said Certified Survey Map 2572, S00°23'10"W, 189.91 feet; thence along the West line of Lot 1 said Certified Survey Map 14037, S00°25'37"W, 369.45 feet; thence continuing along the West line of Lot 1 of said Certified Survey Map 14037, S49°40'58"E, 170.10 feet to the South line of Lot 1 of said Certified Survey Map 14037; thence along the South line of Lot 1 of said Certified Survey Map 14037, N88°26'46"E, 336.24 feet to the West right-of-line of Country View Road; thence along said West right-of-way line of S01°36'27"E, 542.64 feet; thence continuing along said West right-of-way line, 270.45 feet along the arc of a curve to the left with a radius of 788.00 feet and chord of S11°26'24"E, 269.13 feet to the South line of Area B of the City of Verona and Town of Verona Intergovernmental Agreement Under Section 66.0301, Wisconsin Statutes Adopted June 20, 2016; thence along said South line of said Area B, N54°03'22"W, 1657.56 feet

to the West line of the NW 1/4 of said Section 17; thence along the West line of the NW 1/4 of said Section 17, N00°59'53"W, 660.00 feet to the POINT OF BEGINNING.

Area Summary

Parcel 1	474,256 square feet	(10.8874 acres)
Parcel 2	272,299 square feet	(6.2511 acres)
Parcel 3	1,362,252 square feet	(31.2730 acres)
Total	2,108,807 square feet	(48.4115 acres)

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 Verona, Dane County, Wisconsin for any and all purposes provided by law and all persons coming to or residing within such territory shall be subject to all ordinances, rules and regulations governing the City of Verona. Per Chap. 66.0217(14)(a)1 the City of Verona agrees to pay annually to the Town of Verona, for five (5) years, an amount equal to the amount of property taxes that the Town of Verona levied on the annexed territory, as shown on the tax roll under s. 70.65, in the year in which the annexation is final.

Section 3. Temporary Zoning Classification.

Upon recommendation by the Plan Commission, the territory annexed to the City of Verona by this Ordinance is temporarily designated to be a part of the following district of the City for zoning purposes and subject to all provisions of the zoning ordinance of the City of Verona relating to such district classification and to zoning in the City: Rural Agriculture.

Section 4. Voting Districts.

The territory annexed shall be within the following voting districts:

- (a) Aldermanic District No. 1
- (b) Ward No. 13
- (c) Dane County Supervisory District No. 29

Section 5. Severability.

If any provision of this Ordinance is invalid or unconstitutional, or if the application of this Ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid or unconstitutional provision or application.

Section 6. Effective Date.

This Ordinance shall not be effective and, therefore, the territory described in Section 1 shall not be considered annexed to the City of Verona until an annexation agreement with Epic Systems Corporation is executed. The City Council hereby declares that it would not have adopted this Ordinance without the language and contingency contained in this paragraph. Following satisfaction of the earlier contingency identified in this paragraph, this Ordinance shall be effective upon publication as required by law.



CITY OF VERONA

A handwritten signature in black ink, appearing to read 'Luke Diaz', written over a horizontal line.

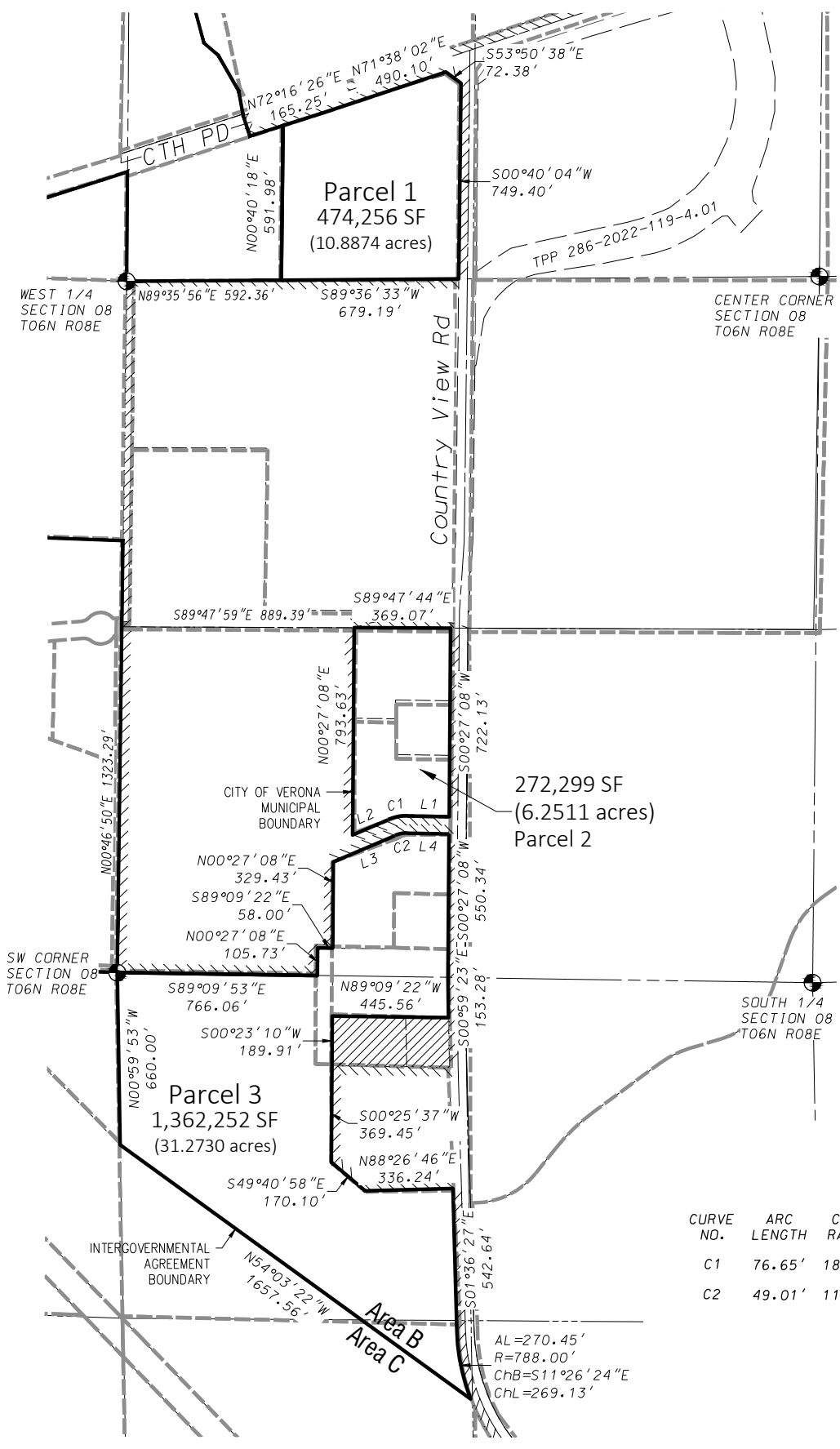
Luke Diaz, Mayor

A handwritten signature in black ink, appearing to read 'Holly Licht', written over a horizontal line.

Holly Licht, City Clerk

Date Enacted: 2/10/2025
Date Published: 2/20/2025

EXHIBIT B LANDS TO BE ANNEXED TO THE CITY OF VERONA



LEGEND

- ANNEXATION BOUNDARY
- CURRENT MUNICIPAL LIMITS
- AREA EXCLUDED FROM ANNEXATION



GRID NORTH
WISCONSIN COUNTY
COORDINATE SYSTEM
DANE ZONE 83/2011

0 600

SCALE 1" = 600'

LINE TABLE

LINE#	DIRECTION	LENGTH
L1	N89°09'22"W	159.82'
L2	S66°50'38"W	147.01'
L3	N66°50'38"E	255.44'
L4	S89°09'22"E	160.27'

CURVE TABLE

CURVE NO.	ARC LENGTH	CURVE RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	76.65'	183.00'	24°00'00"	S78°50'38"W	76.10'
C2	49.01'	117.00'	24°00'00"	N78°50'38"E	48.65'

AL=270.45'
R=788.00'
ChB=S11°26'24"E
ChL=269.13'

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7590 Westwood Way, Madison, WI 53717
Phone: 608.833.7590 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

ORDINANCE NO. 25-1058
CITY OF VERONA, DANE COUNTY, WISCONSIN
MBR Number 14731

I certify that the current population of the territory to be annexed as described in Ordinance No. 25-1058 is six (6).



Holly Licht, City Clerk