



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

ORD12030

RECEIVED

January 7, 2026

Municipal Boundary Review
Wisconsin Dept. of Admin.

January 7, 2026

Ordinance #972/SC Harrison, II, Inc

To whom it may concern,

Enclosed please find a copy of the Ordinance for direct annexation of approximately 5.005 acres of land located east of Columbus Street and north of Progress Way on the 1700, from the Town of Bristol

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 August 19, 2025 Ordinance #972 in accordance with S.S. 66.0217. This ordinance was published on August 22, 2025 and became effective on August 23, 2025.

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

Sincerely,

Elena Hilby
City Clerk

ANNEXATION

**ORDINANCE #972 APPROVING A PETITION FOR DIRECT
ANNEXATION OF APPROXIMATELY 5.005 ACRES OF LAND
LOCATED EAST OF COLUMBUS STREET AND NORTH OF
PROGRESS WAY ON THE 1700, FROM THE TOWN OF BRISTOL
INTO THE CITY OF SUN PRAIRIE**

Part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 33, 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, 116.40 feet along the North Line of said Northeast $\frac{1}{4}$, thence S00°31'30"E, 350.04 feet to the point of beginning; thence S89°55'31"E, 842.05 feet; thence S00°31'30"E, 259.01 feet to the Northwest corner of Lot 2, Certified Survey Map No. 9980; thence N89°55'31"W, 841.89 feet along the North right-of-way line of Success Way and the North line of Lot 1 Certified Survey Map 16688 to the East right-of-way line of Columbus Street; thence N00°31'30"W, 259.01 feet along said right-of-way line to point of beginning; Containing 218,041 square feet, or 5.005 acres.

SC HARRISON II, INC – “2025 ANNEXATION”

This instrument was drafted by:

Kathleen McDaniel, Attorney
City of Sun Prairie
300 East 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 Number:

0911-331-8572-2; 0911-331-8501-7



CITY CLERK'S OFFICE

300 E Main Street
Sun Prairie, WI 53590-2227
608-825-1148
608-825-6879
CityofSunPrairie.com

I, Elena Hilby, City Clerk, of the City of Sun Prairie, hereby certify:

ORDINANCE #972

ADOPTED – August 19, 2025

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 August 29, 2025.

Signed by:

Elena Hilby

1FA3DBF4956F45C...

Elena Hilby, MMC, WCPC
City of Sun Prairie, City Clerk

(SEAL)

City of Sun Prairie, Wisconsin

**ORDINANCE APPROVING A PETITION FOR DIRECT
ANNEXATION OF APPROXIMATELY 5.005 ACRES OF LAND
LOCATED EAST OF COLUMBUS STREET AND NORTH OF
PROGRESS WAY ON THE 1700 BLOCK OF COLUMBUS
STREET, FROM THE TOWN OF BRISTOL TO THE CITY OF SUN
PRAIRIE.**

JBA LAND, LLC – “2025 ANNEXATION”

Presented: August 19, 2025

Adopted: August 19, 2025

Published: August 22, 2025

Ordinance No.: #972

ORDINANCE

WHEREAS, on June 30, 2025, 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 5.005 acres of land located east of Columbus Street and north of Progress Way on the 1700 block of Columbus Street, from the Town of Bristol to 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 Royle Printing; and,

WHEREAS, the proposed area for annexation is serviced by public sanitary sewer and public water; 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 29; Dane County Supervisory District 20; State Assembly District 48; State Senate District 16; and the Sun Prairie Area School District; and,

WHEREAS, the Department of Administration, Municipal Boundary Review Division, reviewed the proposed annexation petition (MRB No. 14779) and found it to be in the public interest; and,

WHEREAS, on August 12, 2025, 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. 14779); and

WHEREAS, the City Council has reviewed the Staff Report for Plan Commission Case No. PC25-3265, dated August 12, 2025, and the Plan Commission's recommendation to the Mayor and City Council, dated August 13, 2025, 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 June 30, 2025, under Case No. PC25-3265 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 Northwest ¼ of the Northeast ¼ of Section 33, 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, 116.40 feet along the North Line of said Northeast ¼, thence S00°31'30"E, 350.04 feet to the point of beginning; thence S89°55'31"E, 842.05 feet; thence S00°31'30"E, 259.01 feet to the Northwest corner of Lot 2, Certified Survey Map No. 9980; thence N89°55'31"W, 841.89 feet along the North right-of-way line of Success Way and the North line of Lot 1 Certified Survey Map 16688 to the East right-of-way line of Columbus Street; thence N00°31'30"W, 259.01 feet along said right-of-way line to point of beginning; Containing 218,041 square feet, or 5.005 acres.

Parcel Identification Number(s): 0911-331-8572-2; 0911-331-8501-7

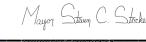
SECTION 2: EFFECT OF ANNEXATION. From and after the date of this ordinance, the territory described in Section 1 shall be a part of the City of Sun Prairie, at and for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules, 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 29, of the City of Sun Prairie, Dane County Supervisory District 20, State Assembly District 48, and State Senate District 16, 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: 

Steven C. Stocker, Mayor

Date Approved: August 19, 2025

Date Signed: August 20, 2025

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 August 2025, and was submitted for signatures on the 20th day of August 2025.



Elena Hilby, City Clerk

Affidavit - Proof of Publication

STATE OF WISCONSIN }
Dane County } SS.

Jennifer Noble being duly sworn deposes and says that he/she is the principal clerk of Adams Publishing Group of Southern Wisconsin, publishers of **The Star, SunPrairie-Star.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:

08/22/25

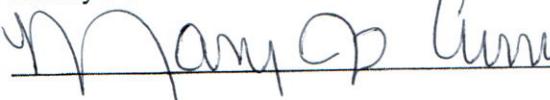
Publishing Fees: \$129.50

Signature:



Subscribed and sworn to before me
this **22nd day of August, A.D. 2025**

Notary Public


My Commission Expires: 12/14/26

MARY JO CURRIE
Notary Public
State of Wisconsin

City of Sun Prairie, Wisconsin
ORDINANCE APPROVING
A PETITION FOR DIRECT
ANNEXATION OF
APPROXIMATELY 5.005 ACRES
OF LAND LOCATED EAST
OF COLUMBUS STREET AND
NORTH OF PROGRESS WAY
ON THE 1700 BLOCK OF
COLUMBUS STREET, FROM
THE TOWN OF BRISTOL TO
THE CITY OF SUN PRAIRIE.
JBA LAND, LLC - "2025
ANNEXATION"
Presented: August 19, 2025
Adopted: August 19, 2025
Published: August 22, 2025
Ordinance No.: #972
ORDINANCE

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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 annexation is located within the following voting districts: Sun Prairie Aldermanic District 2, Ward 29; Dane County Supervisory District 20; State Assembly District 48; State Senate District 16; and the Sun Prairie Area School District; and,

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WHEREAS, the City Council has reviewed the Staff Report for Plan Commission Case No. PC25-3265, dated August 12, 2025, and the Plan Commission's recommendation to the Mayor and City Council, dated August 13, 2025, 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:

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County, Wisconsin is annexed to the City of Sun Prairie, Wisconsin:

Part of the Northwest ¼ of the Northeast ¼ of Section 33, 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, 116.40 feet along the North Line of said Northeast ¼, thence S00°31'30"E, 350.04 feet to the point of beginning; thence S89°55'31"E, 842.05 feet; thence S00°31'30"E, 259.01 feet to the Northwest corner of Lot 2, Certified Survey Map No. 9980; thence N89°55'31"W, 841.89 feet along the North right-of-way line of Success Way and the North line of Lot 1 Certified Survey Map 16688 to the East right-of-way line of Columbus Street; thence N00°31'30"W, 259.01 feet along said right-of-way line to point of beginning; Containing 218,041 square feet, or 5.005 acres.

Parcel Identification Number(s): 0911-331-8572-2; 0911-331-8501-7

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.

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APPROVED: Steven C. Stocker, Mayor

Date Approved: August 19, 2025

Date Signed: August 20, 2025

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 August 2025, and was submitted for signatures on the 20th day of August 2025. Elena Hilby, City Clerk

PUB. Star;
August 22, 2025
WNAXLP

RECEIVED

June 30, 2025

CITY OF SUN PRAIRIE
PLANNING DEPARTMENT

Scott Pierquet
Chief Financial Officer
S.C. Harrison II, Inc.
1750 Success Way
Sun Prairie, WI 53590
Phone: (608) 834-5101
Email: spierquet@royle.com

June 30, 2025

City of Sun Prairie
300 E Main St
Sun Prairie, WI 53590

RE: Letter of Intent – Facility Expansion at 1750 Success Way

To Whom It May Concern:

S.C. Harrison II, Inc. is submitting this Letter of Intent to formally express our plans to expand our facility located at 1750 Success Way, Sun Prairie, WI 53590 (Tax Parcel Number: 282/0911-331-2721-2) (the “Property”). The Property is currently occupied by Royle Printing Co., a company that, along with S.C. Harrison II, Inc., is fully owned by Chris Carpenter.

The project involves annexing an additional 5.005 acres of immediately adjacent and contiguous land currently located in the Town of Bristol (parts of Tax Parcel Numbers: 012/0911-331-8572-2 and 012/0911-331-8501-7) (the “Annexation Property”) into the City of Sun Prairie. The Annexation Property will be combined with the Property into a single lot pursuant to a Certified Survey Map submitted to the City of Sun Prairie simultaneously with an Annexation Petition for the Annexation Property. We intend to construct a 165,000 square foot expansion to the existing facility, with construction planned to begin in Fall 2025 (pursuant to a separate application for plan approval and permitting to be submitted to the City of Sun Prairie) and occupancy anticipated approximately 12 months later.

We are currently engaged with TJK Designs for the development of architectural and site

plans. Other involved parties include:

- Chris Carpenter – Owner
- S.C. Harrison II, Inc. – Property Owner
- Royle Printing Co. – Facility Occupant
- TJK Designs – Architect/Designer

The expanded facility will support the continued operations of Royle Printing Co. and is not anticipated to include residential dwellings or land divisions.

We are not aware of any wetlands, floodplains, or easements affecting the proposed expansion area. Access to the Property (including the Annexation Property) will continue from Success Way, with any adjustments to be reflected in the site plans under development.

As the Annexation Property is in the Extraterritorial Jurisdiction (ETJ) of Sun Prairie, we understand that coordination with other governmental entities may be required, and we are prepared to engage in those processes accordingly.

We look forward to working with the City of Sun Prairie throughout this project and are available to provide any additional details or documentation needed to support this request.

Sincerely,



Scott Pierquet
Chief Financial Officer
S.C. Harrison II, Inc.

PETITION FOR DIRECT ANNEXATION

Pursuant to Wis. Stat. § 66.0217(2), the undersigned, being the owner of all of the lands both in area and assessed valuation, and there being no electors within the territories which are shown on the scale map attached hereto as Exhibit A, and legally described on the attached Exhibit B, does hereby petition to annex said territory from the Town of Bristol, Dane County, Wisconsin, to the City of Sun Prairie, Dane County, Wisconsin. The population of said territory is zero (0) and there are zero (0) electors residing within the territory.

| | <u>PROPERTY OWNER</u> | <u>ELECTOR</u> |
|---|---|---|
| By:  | <hr/>  | <hr/>  |
| Alexander Renk, Member JBA Land, LLC 6809 Wilburn Road Sun Prairie, WI 53590 | <hr/>  | <hr/>  |
| | X | |

Date: June 30, 2025

Exhibit A

Scale Map
(See attached.)



BIRRENKOTT SURVEYING

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

June 25, 2025

SE $\frac{1}{4}$ - SW $\frac{1}{4}$

ANNEXATION MAP

A horizontal scale bar with tick marks at 0, 200, and 400. Below the scale, the text "SCALE 1" = 200'" is centered.

Legend

Corporate Boundary

Annexation Boundary



$$SW^{1/4} - SE^{1/4}$$

Northeast Corner
Section 33-9-11
-Found Nail/Washer

SECTION 28

SECTION 33

NW $\frac{1}{4}$ - NE $\frac{1}{4}$

TOWN OF BRISTOL S89°57'09"E
+ - - - - + - - - + - - - + - - - + - - - + - - - +
CITY OF SUN PRAIRIE 116.40'
EGRE ROAD North 1/4
- - - - - Corner - - - - -
Section - - - - -
33-9-11 - - - - -
Found - - - - -
Brass Cap - - - - -
Monument - - - - -

NE 1/4 - NW 1/4

LOT 1
CERTIFIED SURVEY
MAP NO. 15824

N00°31'30"W COLUMBUS STREET
259.01'
S00°31'30"E
350.04'
P.
9

Annexation description:

Part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 33, 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, 116.40 feet along the North Line of said Northeast $\frac{1}{4}$, thence S00°31'30"E, 350.04 feet to the point of beginning; thence S89°55'31"E, 842.05 feet; thence S00°31'30"E, 259.01 feet to the Northwest corner of Lot 2, Certified Survey Map No. 9980; thence N89°55'31"W, 841.89 feet along the North right-of-way line of Success Way and the North line of Lot 1 Certified Survey Map 16688 to the East right-of-way line of Columbus Street; thence N00°31'30"W, 259.01 feet along said right-of-way line to point of beginning; Containing 218,041 square feet, or 5.005 acres.

L:\2025\250064-Annex
SHEET 1 OF 1

Office Map No. 250064-Annex

Exhibit B

Legal Description

Part of the Northwest ¼ of the Northeast ¼ of Section 33, 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, 116.40 feet along the North Line of said Northeast ¼, thence S00°31'30"E, 350.04 feet to the point of beginning; thence S89°55'31"E, 842.05 feet; thence S00°31'30"E, 259.01 feet to the Northwest corner of Lot 2, Certified Survey Map No. 9980; thence N89°55'31"W, 841.89 feet along the North right-of-way line of Success Way and the North line of Lot 1 Certified Survey Map 16688 to the East right-of-way line of Columbus Street; thence N00°31'30"W, 259.01 feet along said right-of-way line to point of beginning; Containing 218,041 square feet, or 5.005 acres.



TONY EVERSON
GOVERNOR
KATHY BLUMENFELD
SECRETARY
Municipal Boundary Review
PO Box 1645, Madison WI 53701
Voice (608) 264-6102 Fax (608) 264-6104
Email: wimunicipalboundaryreview@wi.gov
Web: <http://doa.wi.gov/municipalboundaryreview>

August 4, 2025

PETITION FILE NO. 14779

ELENA HILBY, CLERK
CITY OF SUN PRAIRIE
300 E MAIN STREET
SUN PRAIRIE, WI 53590-2227

KIM GROB, CLERK
TOWN OF BRISTOL
7747 COUNTY RD N
SUN PRAIRIE, WI 53590-9502

Subject: JBA LAND LLC ANNEXATION

The proposed annexation submitted to our office on July 16, 2025, has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city...." so as, to ensure the resulting boundaries are rational and compact. The statute also requires the Department to consider whether the annexing city or village can provide needed municipal services to the territory. The subject petition is for territory that is reasonably shaped and contiguous to the City of Sun Prairie, which is able to provide needed municipal services.

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states:

"The clerk of a city or village which has annexed shall file immediately with the secretary of administration a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with the register of deeds and file a signed copy of the ordinance with the clerk of any affected school district..."

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Department of Administration. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14779 with your ordinance.** Ordinance filing checklist available at <http://mds.wi.gov/>, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to mds@wi.gov or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645.

The petition file is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2853>

Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

A handwritten signature in black ink, appearing to read "Erich Schmidtke".

Erich Schmidtke, Municipal Boundary Review

cc: petitioner