

Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645
Madison WI 53701
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Western Investments LLC**

Petition Number: **14562**

1. Territory to be annexed: From **TOWN OF VERONA** To **CITY OF VERONA**

2. Area (Acres): 241,223 sq. ft. (5.54 ac.)

3. Pick one: Property Tax Payments

OR Boundary Agreement

a. Annual town property tax on territory to be annexed:

\$ 1,349.80

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$6,749

c. Participating jurisdictions _____

d. Statutory authority (pick one)

c. Paid by: Petitioner City Village

s.66.0307 s.66.0225 s.66.0301

Other: _____

4. Resident Population: Electors: 0 Total: 0

5. Approximate **present land use** of territory:

Residential: 100 % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Undeveloped: _____ %

6. If territory is undeveloped, what is the **anticipated use**?

Residential: _____ % Recreational: _____ % Commercial: _____ % Industrial: 100 %

Other: _____ %

Comments: This will be a landscape contractor business.

7. Has a preliminary or final plat been submitted to the Plan Commission: Yes No

Plat Name: _____

8. What is the **nature of land use adjacent** to this territory in the city or village?

Single-family residential located to the north and west, commercial located to the south, & U.S. Highway 18/151 located to the east

In the town?: _____

9. What are the **basic service needs** that precipitated the request for annexation?

Sanitary sewer Water supply Storm sewers

Police/Fire protection EMS Zoning

Other Annexation of the property creates a continuous City of Verona boundary that does not have a hole in this area.

**PETITION FOR DIRECT
ANNEXATION BY
UNANIMOUS CONSENT
(Wis. Stats. § 66.0217(2))**

TO:

City of Verona
Attn: City Clerk
111 Lincoln Street
Verona, WI 53593

Town of Verona
Attn: Town Clerk
7669 County Highway PD
Verona, WI 53593

The undersigned, being all of the owners of all of the real property in the Territory, do hereby unanimously petition the city of Verona for the purpose of annexing the Territory from the Town of Verona to the City of Verona.

The “Territory” proposed for annexation from the Town of Verona to the City of Verona is more particularly described on the attached Exhibit A, and is shown on the scale map attached as Exhibit B. Parcel Numbers for parcels included in the Territory are shown on Exhibit C. The Territory is located in Dane County, Wisconsin.

The undersigned do hereby request that this annexation be approved and take effect in the manner provided for by law.

There are no electors residing in the Territory. The population of the Territory is 0.

This Petition for Annexation is filed pursuant to Wis. Stats. § 66.0217(2).

[SIGNATURES ON FOLLOWING PAGES]

cc: Wisconsin Department of Administration

SIGNATURE PAGE

**PETITION FOR DIRECT ANNEXATION BY UNANIMOUS
CONSENT
Of
WESTERN INVESTMENTS LLC**

Elijah Skalsky

1/13/2023

Elijah Skalsky, Managing Member
Western Investments LLC

Date

Sam Skalsky

1/13/2023

Samuel Skalsky, Managing Member
Western Investments LLC

Date

EXHIBIT A

LEGAL DESCRIPTION OF LANDS TO BE ANNEXED TO THE CITY OF VERONA

ALL OF LOT 1 AND LOT 2, CERTIFIED SURVEY MAP 7393 (CSM 7393) RECORDED IN VOLUME 38 OF CERTIFIED SURVEY MAPS ON PAGES 63 AND 64 AS DOCUMENT 2583819 IN THE DANE COUNTY REGISTER OF DEEDS OFFICE, AND PORTIONS OF COUNTY HIGHWAY "M", LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 22, T6N, R8E, TOWN OF VERONA, DANE COUNTY, WISCONSIN. BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER (SE) OF SAID SECTION 22;

THENCE N00°01'47"W, 364.95 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) TO THE NORTHERLY EXISTING RIGHT OF WAY LINE OF USH 18, ALSO BEING THE POINT OF BEGINNING;

THENCE S74°03'41"W, 170.61 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE OF USH 18 TO THE EASTERLY EXISTING RIGHT OF WAY LINE OF CTH M;

THENCE S85°27'28"W, 420.50 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE OF USH 18 TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF CTH M;

THENCE N33°47'51"E, 217.01 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE OF CTH M TO THE CENTERLINE OF CTH M;

THENCE 388.46 FEET ON THE CENTERLINE CTH M AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1272.50 FEET, A DELTA ANGLE OF 17°29'28", A CHORD BEARING OF N30° 13' 45"W, AND A CHORD LENGTH OF 386.96 FEET;

THENCE N21°31'58"W, 93.66 FEET ALONG THE CENTERLINE CTH M;

THENCE S88°39'49"E, 146.52 FEET TO THE EASTERLY RIGHT OF WAY LINE OF CTH M;

THENCE CONTINUING S88°39'49"E, 101.89 FEET;

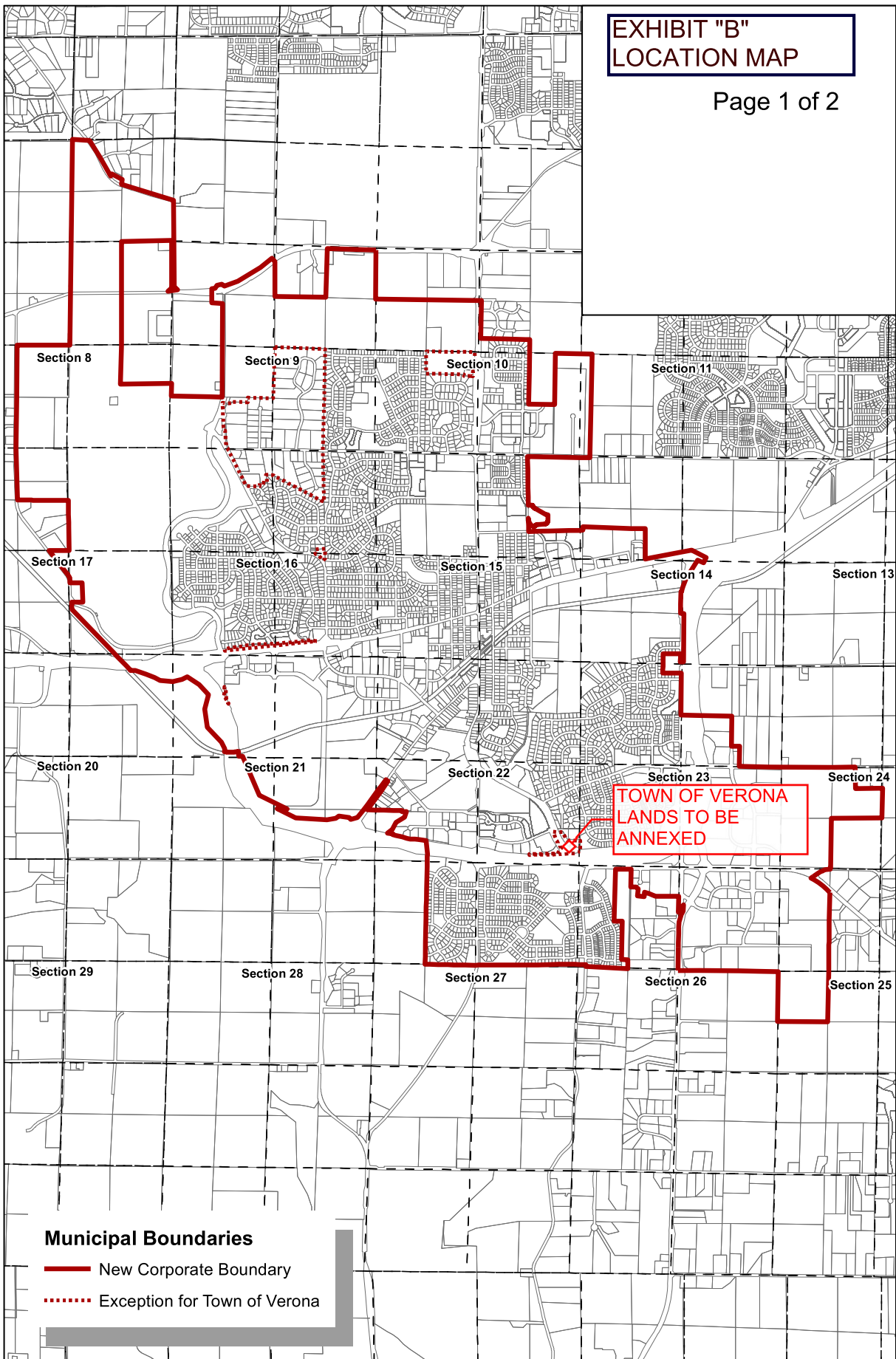
THENCE S28°27'28"E, 241.86 FEET;

THENCE S88°40'27"E 328.06 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 22;

THENCE S00°01'47"E, 295.63 FEET ALONG THE EAST LINE OF THE SE1/4 TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 5.54 ACRES (241,223 SQUARE FEET) MORE OR LESS.

EXHIBIT "B"
LOCATION MAP



Municipal Boundaries

- New Corporate Boundary
- Exception for Town of Verona

January 24, 2022

EXHIBIT B
CITY OF VERONA
DANE COUNTY, WISCONSIN

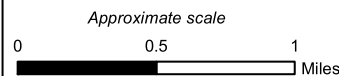
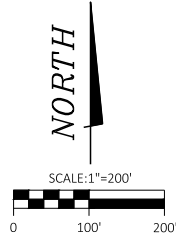


EXHIBIT "B"

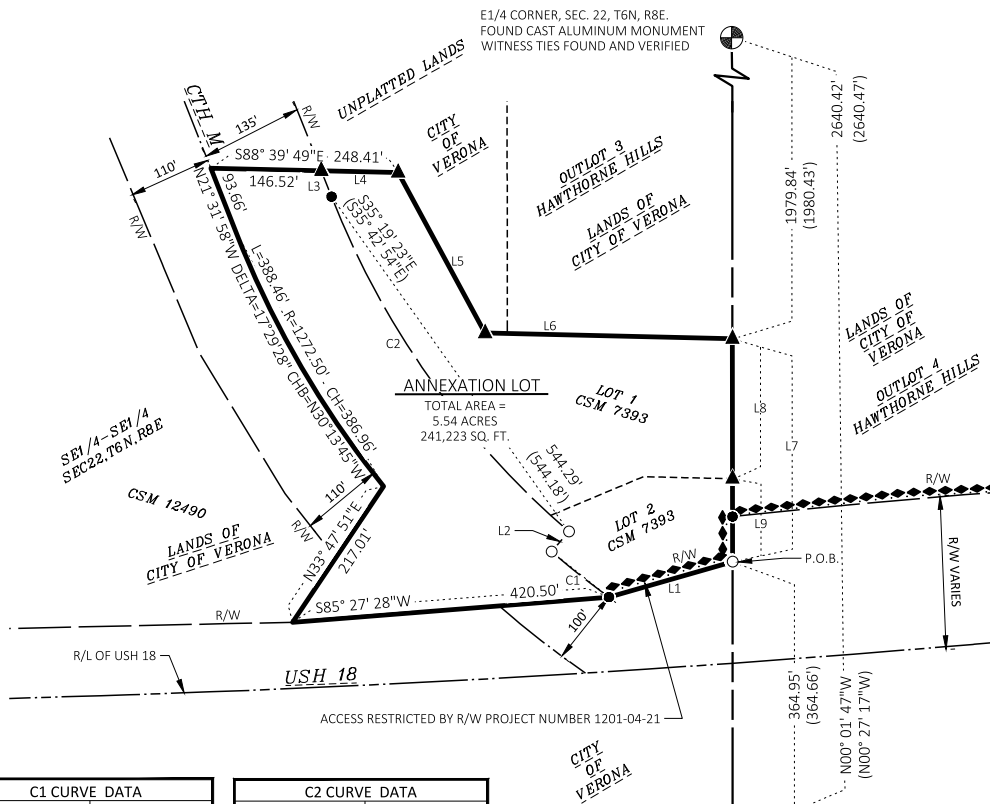
Map of Annexation

PART OF THE SE1/4 OF THE SE1/4, AND ALL OF LOT 1 AND LOT 2 OF CSM 7393 IN THE SE1/4 OF THE SE1/4 OF SECTION 22, TOWN 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN.

LEGEND	
	SECTION CORNER MONUMENT FOUND AS NOTED
	SET 3/4"Ø X 24" LONG IRON REBAR WEIGHING 1.502 LB./FT.
	FOUND 5/8" ROD W/ CAP
	FOUND 1" IRON PIPE
	RECORDED AS



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE1/4 OF SECTION 22, T6N, R8E, WHICH BEARS N00°01'47"W ACCORDING TO WISCRS, DANE COUNTY, NAD 83(2011)



C1 CURVE DATA	
MEASURED	RECORDED
L=96.94	-
R=1172.50'	R=(1172.50')
DELTA=04°44'13"	DELTA=(04°44'03")
CH=96.91'	CH=(96.85')
CHB=N52°31'24"W	CHB=(S51°55'17"E)

C2 CURVE DATA	
MEASURED	RECORDED
L=549.62'	-
R=1137.50'	R=(1137.50')
DELTA=27°41'03"	DELTA=(27°40'43")
CH=544.29'	CH=(544.18')
CHB=N35°19'23"W	CHB=(S35°42'54"E)

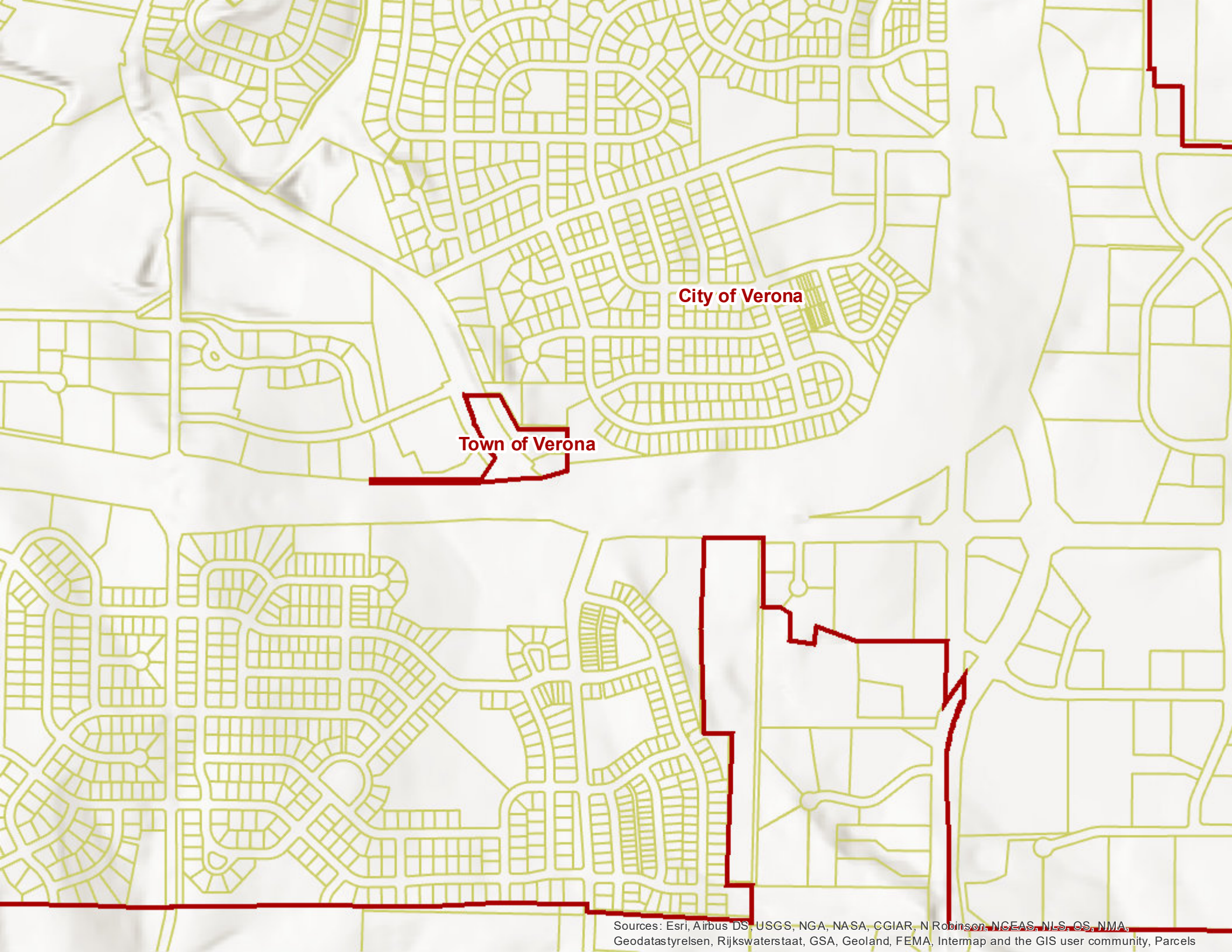
LOT 1 BOUNDARY LINE COURSE TABLE				
LINE NUMBER	MEASURED BEARING	MEASURED DISTANCE	RECORDED BEARING	RECORDED DISTANCE
L1	S74°03'41"W	170.61'	(N73°41'25"E)	(170.62')
L2	N40°49'58"E	35.00'	(S40°26'44"W)	(35.00')
L3	N21°31'58"W	36.78'	(S21°53'23"E)	(36.90')
L4	S88°39'49"E	101.89'	(N89°02'37"W)	(101.88')
L5	S28°27'28"E	241.86'	(N28°52'W)	(241.83')
L6	S88°40'27"E	328.06'	(N89°00'24"W)	(327.81')
L7	S00°01'47"E	295.63'	(N00°27'17"W)	(295.38')
L8	S00°01'47"E	185.62'	(N00°27'17"W)	(185.38')
L9	S00°01'47"E	110.01'	(N00°27'17"W)	(110.00')

EXHIBIT C

Lot 1, CSM 7393 Parcel Number 060822499005

Lot 2, CSM 7393 Parcel Number 060822499201

CTH M Right of Way included in this Petition has no assigned Parcel Number.



City of Verona

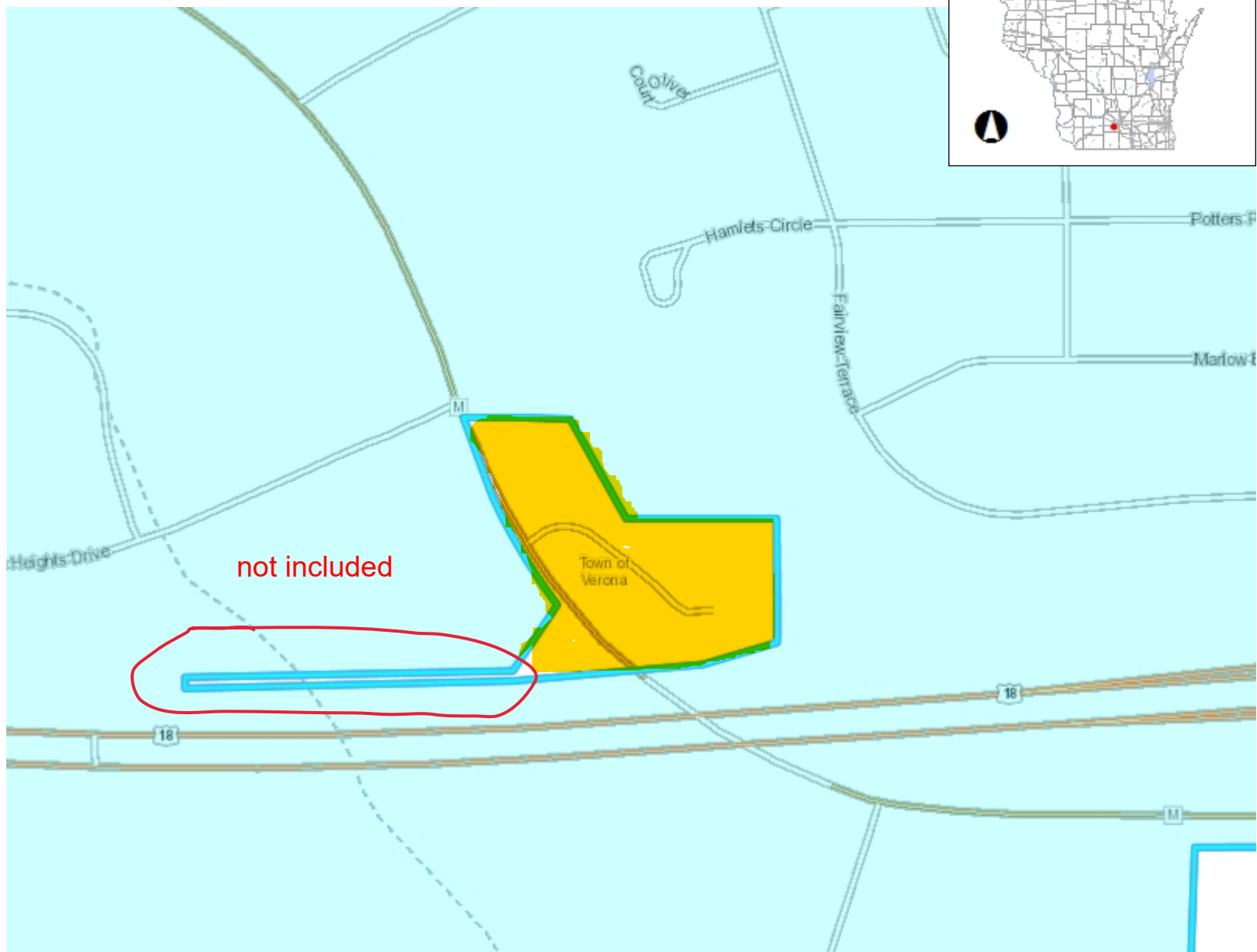
Town of Verona



Surface Water Data Viewer Map



- Legend**
- Municipality
 - State Boundaries
 - County Boundaries
 - Major Roads**
 - Interstate Highway
 - State Highway
 - US Highway
 - County and Local Roads**
 - County HWY
 - Local Road
 - Railroads
 - Tribal Lands
 - Railroads
 - Rivers and Streams
 - Intermittent Streams
 - Lakes and Open water



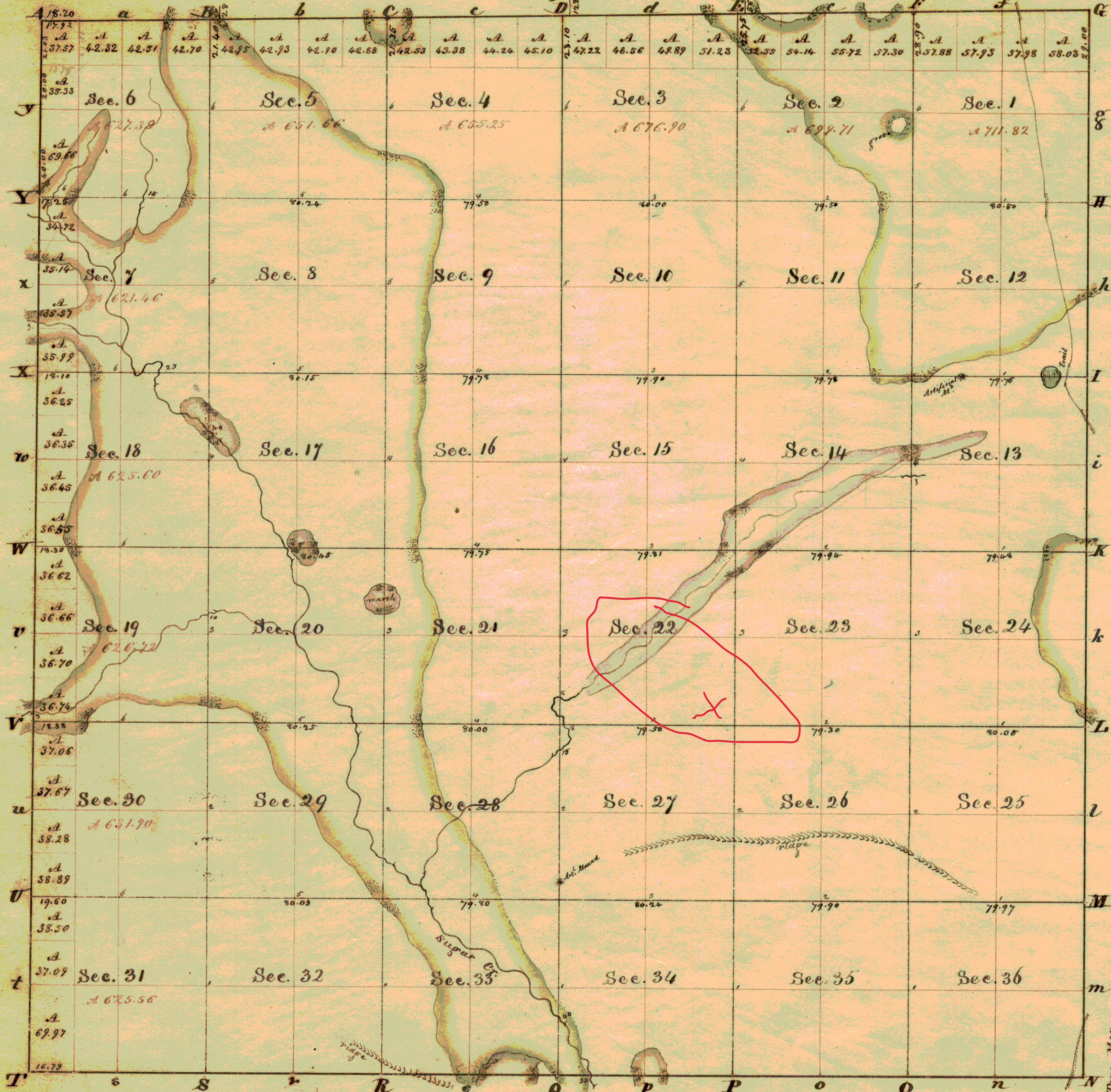
NAD_1983_HARN_Wisconsin_TM

1: 3,960

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Notes

Township N^o 6 N. Range N^o 8 East 4th Mer. (Wis. Ter.)



Total number of Acres 23,153.97

Surveys designated	By whom surveyed	Date of contract	Am ^t of Surveys	When surveyed	When forfeited or Sur. Cont. acc ^t
Exterior Lines	John Mullett				
Subdivisions	Lorin Miller	18. Nov. 1833		3. 9. 1833	

The above Map, of Township N^o 6 North, of Range N^o 8 East of the 4th Meridian, North West Territory, is strictly conformable to the field notes of the survey thereof on file in this Office, which have been examined & approved.
 Surveyor General's Office,
 Cincinnati, Nov. 30. 1835 } M. T. Williams
 Sur. Genl.



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY-DESIGNEE

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>

February 08, 2023

PETITION FILE NO. 14562

HOLLY LICHT, CLERK
CITY OF VERONA
111 LINCOLN ST
VERONA, WI 53593-1520

TERESA WITHEE, CLERK
TOWN OF VERONA
7669 COUNTY HIGHWAY PD
VERONA, WI 53593

Subject: WESTERN INVESTMENTS LLC ANNEXATION

The proposed annexation submitted to our office on January 19, 2023, 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 Verona, which is able to provide needed municipal services.

Note: This annexation eliminates an existing town island which is surrounded by City territory. However, the annexation appears to leave some Highway 18 right-of-way which should be included in the annexation to completely eliminate the island.

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 14562 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=2636>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner