

PETITION FOR DIRECT ANNEXATION
BY UNANIMOUS CONSENT
(Wis. Stats. 5 66.0217(2))

TO:	City of Verona	Town of Verona
	Attn: City Clerk	Attn: Town Clerk
	111 Lincoln Street	7669 County Highway PD
	Verona, WI 53593	Verona, WI 53593

The undersigned, being all of the electors residing in the Territory, and 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 scaled map attached as Exhibit B. 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 is 1 property owner residing in the Territory. The population of the Territory is 0.

This Petition for Annexation is filed pursuant to Wis. Stats. 5 66.0217(2).

[SIGNATURES ON FOLLOWING PAGES]

cc: Wisconsin Department of Administration

SIGNATURE PAGE
PETITION FOR DIRECT ANNEXATION BY UNANIMOUS CONSENT
Of
EPIC SYSTEMS CORPORATION

EPIC SYSTEM CORPORATION

By: 

Date: 3/3/2023

Name: James S Schumacher

Title: Philanthropist

EXHIBIT A
ANNEXATION LEGAL DESCRIPTION

???

PART OF THE NE1/4 OF THE SW1/4 PART OF THE NW1/4 OF THE SW1/4, AND PART OF THE SW1/4 OF THE NW1/4 OF SECTION 9, AND PART OF THE SE1/4 OF THE NE1/4 OF SECTION 8, ALL IN TOWNSHIP 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN, CONTAINING 3,402,456 SQUARE FEET (78.1096 ACRES) DESCRIBED AS FOLLOWS:

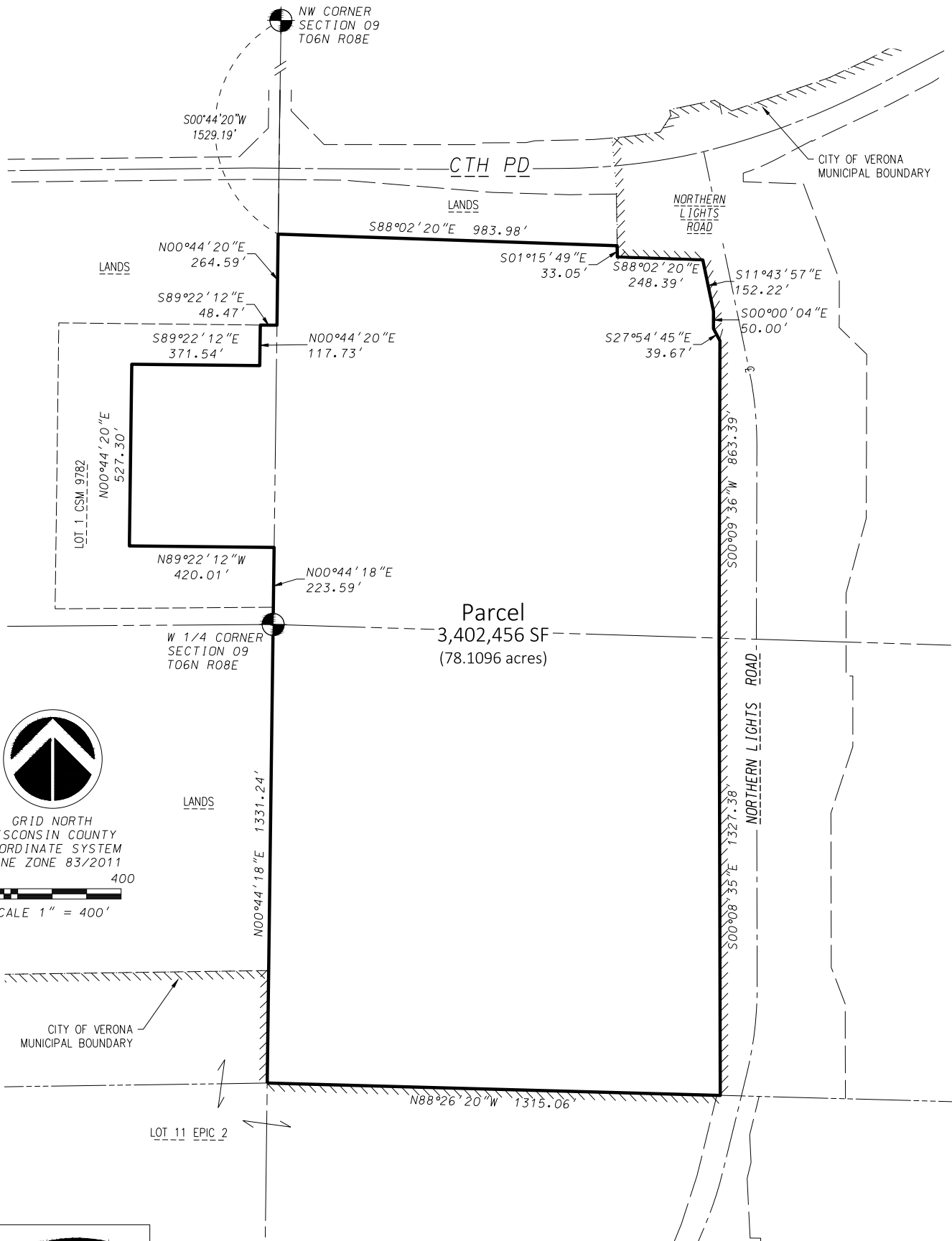
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 9;
THENCE ALONG THE WEST LINE OF THE NW1/4 OF SAID SECTION 9, S00°44'20"W, 1529.19 FEET TO THE POINT OF BEGINNING;
THENCE S 88° 02' 20" E, 983.98 FEET TO THE WEST LINE OF NORTHERN LIGHTS ROAD RIGHT-OF-WAY AS RECORDED IN VOLUME 60-064B OF PLATS PAGE 347, AS DOCUMENT NO. 5274778;
THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S 01° 15' 49" E, 33.05 FEET;
THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, S 88° 02' 20" E, 248.39 FEET;
THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, S 11° 43' 57" E, 152.22 FEET;
THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, S 00° 00' 04" E, 50.00 FEET;
THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, S 27° 54' 45" E, 39.67 FEET;
THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, S 00° 09' 36" W, 863.39 FEET TO THE WEST LINE OF NORTHERN LIGHTS ROAD RIGHT-OF-WAY AS RECORDED IN VOLUME 60-064B OF PLATS PAGE 346, AS DOCUMENT NO. 5274777;
THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S 00° 08' 35" E, 1327.38 FEET TO THE NORTH LINE OF LOT 11 EPIC 2;
THENCE ALONG SAID NORTH LINE, N 88° 26' 20" W, 1315.06 FEET TO AN EASTERLY LINE OF SAID LOT 11; THENCE ALONG SAID EASTERLY LINE CONTINUING ALONG THE WEST LINE OF THE NW1/4 OF THE SW1/4 OF SAID SECTION 9, N 00° 44' 18" E, 1331.24 FEET TO THE W1/4 CORNER OF SAID SECTION 9;
THENCE ALONG THE WEST LINE OF THE SW1/4 OF THE NW1/4 OF SAID SECTION 9, N 00° 44' 18" E, 223.59 FEET TO A CORNER OF LOT 1 CSM 9782;
THENCE ALONG A LINE OF SAID LOT 1, N 89° 22' 12" W, 420.01 FEET TO A CORNER OF SAID LOT 1;
THENCE ALONG A LINE OF SAID LOT 1, N 00° 44' 20" E, 527.30 FEET TO A CORNER OF SAID LOT 1;
THENCE ALONG A LINE OF SAID LOT 1, S 89° 22' 12" E, 371.54 FEET TO A CORNER OF SAID LOT 1;
THENCE ALONG A LINE OF SAID LOT 1, N 00° 44' 20" E, 117.73 FEET TO A CORNER OF SAID LOT 1;
THENCE S 89° 22' 12" E, 48.47 FEET TO THE WEST LINE OF THE SW1/4 OF THE NW1/4 OF SAID SECTION 9;
THENCE ALONG SAID WEST LINE, N 00° 44' 20" E, 264.59 FEET TO THE POINT OF BEGINNING.

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7590 Westward Way, Madison, WI 53717
Phone: 608.835.7590 • Fax: 608.835.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

EXHIBIT B

LANDS TO BE ANNEXED TO THE CITY OF VERONA



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7590 Westward Way, Madison, WI 53717

Phone: 608.839.7590 • Fax: 608.839.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

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: **Epic Systems Corporation**

Petition Number: **14572**

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

2. Area (Acres): 3,402,456 s.f. (78.1096 ac.)

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 2,862.10

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$14,310.50

c. Paid by: ☐ Petitioner ☒ City ☐ Village

☐ Other: _____

a. Title of boundary agreement _____

b. Year adopted _____

c. Participating jurisdictions _____

d. Statutory authority (pick one)

☐ s.66.0307 ☐ s.66.0225 ☐ s.66.0301

4. Resident Population: _____ Electors: 0 Total: 0

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

Residential: _____% Recreational: _____% Commercial: _____% Industrial: 100 % (Quarry)

Undeveloped: _____%

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

Residential: _____% Recreational: _____% Commercial: _____% Industrial: 100 % (Quarry)

Other: _____%

Comments: Everything will remain status quo until an unknown time in the future.

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?

The property to the east is future parkland and Epic is to the south.

In the town?: The property to the west and north is farmland.

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 Everything will remain status quo until it is determined a rezoning is needed or other City services.

10. Is the city/village or town capable of providing needed utility services?

City/Village ☒ Yes ☐ No Town ☐ Yes ☐ No

If yes, approximate timetable for providing service: City/Village Town

Sanitary Sewers immediately ☐ ☐
or, write in number of years. 10

Water Supply immediately ☐ ☐
or, write in number of years. 10

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)?

☐ Yes ☒ No

If yes, identify the nature of the anticipated improvements and their probable costs: _____

11. Planning & Zoning:

a. Do you have a comprehensive plan for the City/Village/Town? ☒ Yes ☐ No

Is this annexation consistent with your comprehensive plan? ☒ Yes ☐ No

b. How is the annexation territory now zoned? AT-35 in the Town of Verona

c. How will the land be zoned and used if annexed? Rural Agriculture in the City of Verona

12. Elections: ☐ New ward or ☒ Existing ward? Will the annexation create a new ward or join an existing ward? For more information, please contact the Wisconsin Election Commission at (608) 266-8005, elections@wi.gov or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

13. Other relevant information and comments bearing upon the public interest in the annexation:

Prepared by: ☐ Town ☒ City ☐ Village

Name: Katherine Holt

Email: Katherine.Holt@ci.verona.wi.us

Phone: _____

Date: March 17, 2023

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed: Epic Systems – Off Northern Lights Rd	From Town of: Verona	To City/Village of: Verona
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2. Checklist: (Y) Yes; (N) No; (NA) Not applicable; (NC) Not checked

Location and Position

☐ Y (1) Location description by government lot, recorded private claim, ¼ - ¼ section, section, township, range and county

☐ Y (2) Contiguous with existing village/city boundaries

☐ N (3) Creates an island area in Township (completely surrounded by city)

☐ N (4) Creates an island area in City (completely surrounded by town)

Petition and Map Information

☐ Y (1) Identify owner(s) of annexed land

☐ N (2) Identify parcel ID numbers included in annexation.

☐ N (3) Identify parcel ID numbers being split by annexation

☐ Y (4) North arrow

☐ Y (5) Graphic Scale

☐ Y (6) Streets and Highways shown and identified

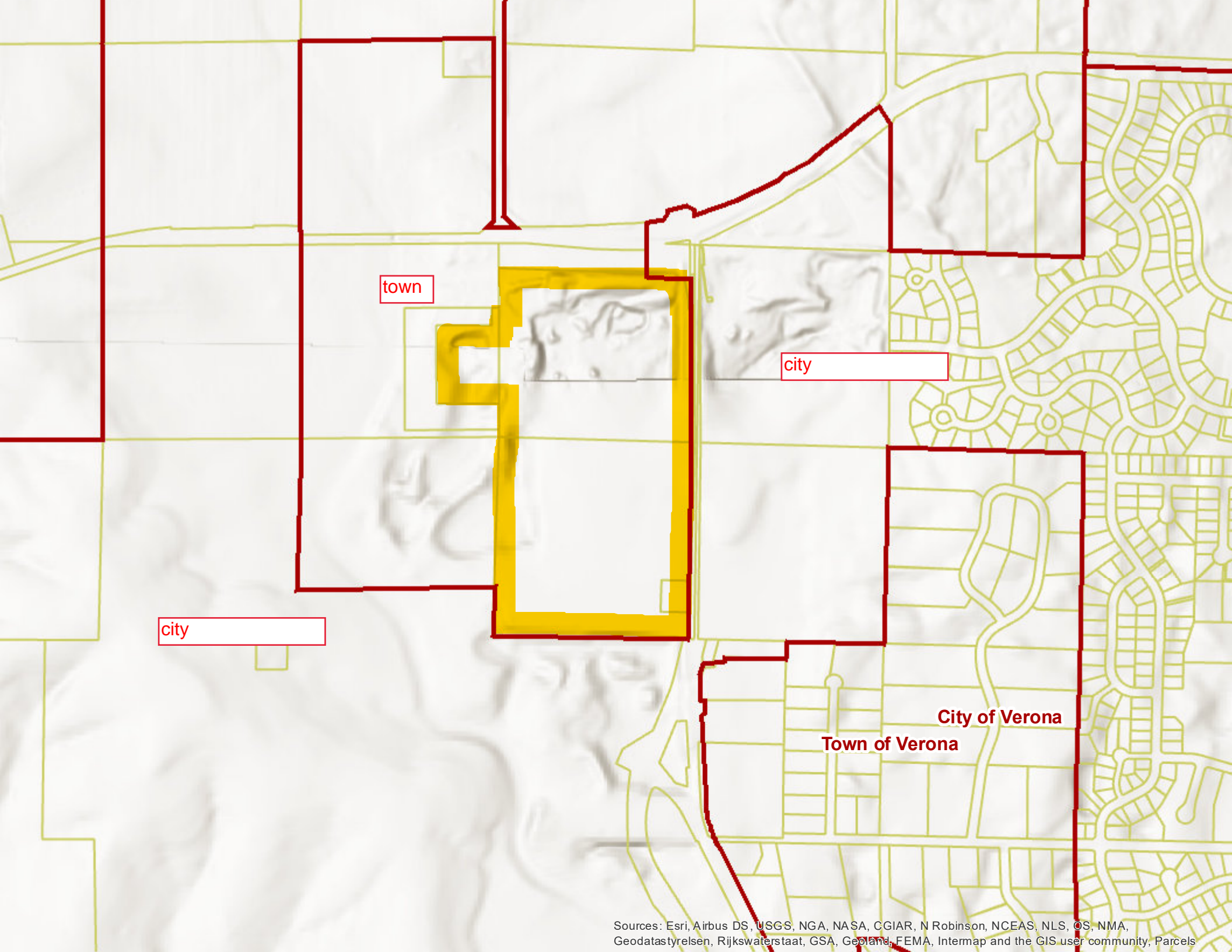
☐ Y (7) Legend

☐ Y (8) Total area/acreage of annexation

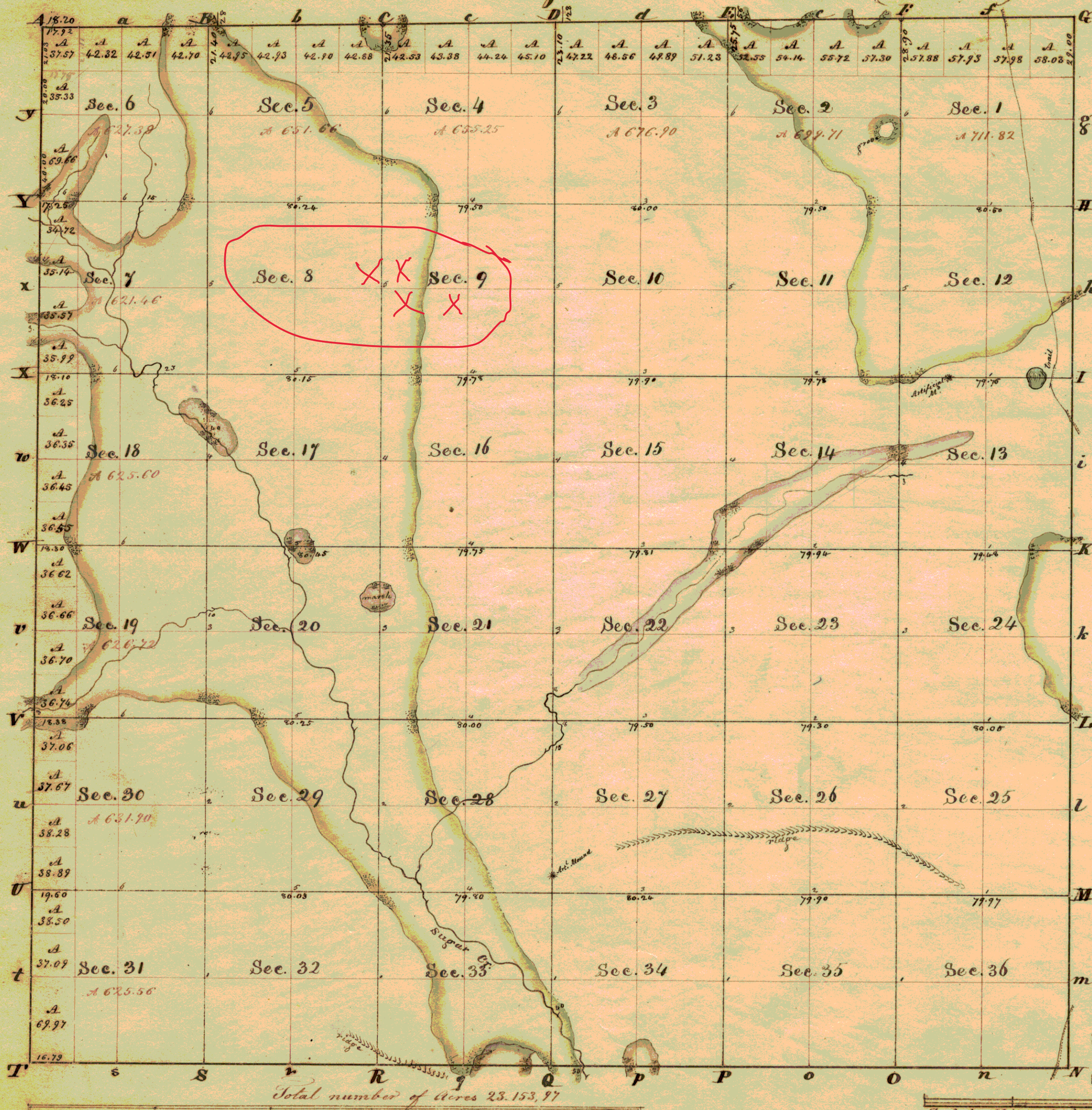
3. Other relevant information and comments:

Prepared by: Troy Everson
 Title: Land Records Administrator
 Phone: 608-261-9750
 Date: 3/17/23

Please **RETURN PROMPTLY** to:
 Municipal Boundary Review
 PO Box 1645
 Madison WI 53701
 (608) 264-6102 **FAX** (608) 264-6104
wimunicipalboundaryreview@wi.gov



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



Survey designated	By whom surveyed	Date of contract	Am ^t of Survey	When surveyed	Thenceforth for years in
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. 20. 1835 } M. T. Williams
 Secy. 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>

April 3, 2023

PETITION FILE NO. 14572

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: EPIC SYSTEMS CORPORATION ANNEXATION

The proposed annexation submitted to our office on March 13, 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: We recommend verification that part of the territory to be annexed lies in the NE 1/4 of the SW 1/4 of Section 9 as stated in the legal description.

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 14572 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=2646>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner