

PETITION FOR DIRECT ANNEXATION  
BY UNANIMOUS CONSENT  
(Wis. Stats. 5 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
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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 6.  
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: 12/31/24  
Name: James S Schumacher  
Title: Facilities Director

SIGNATURE PAGE  
PETITION FOR DIRECT ANNEXATION BY UNANIMOUS CONSENT  
Of  
ELECTORS

  
Eugene W. Simpson Date

  
Sue Ellen Havey Date 12/30/24

  
Daniel L. Finley Date

  
Jacquelyn A. Finley Date 12/30/24

  
David A. Paskey Date 11/25/24

  
Kelli N. Paskey Date 11/25/24

# EXHIBIT A

## ANNEXATION LEGAL DESCRIPTION

### 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 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:

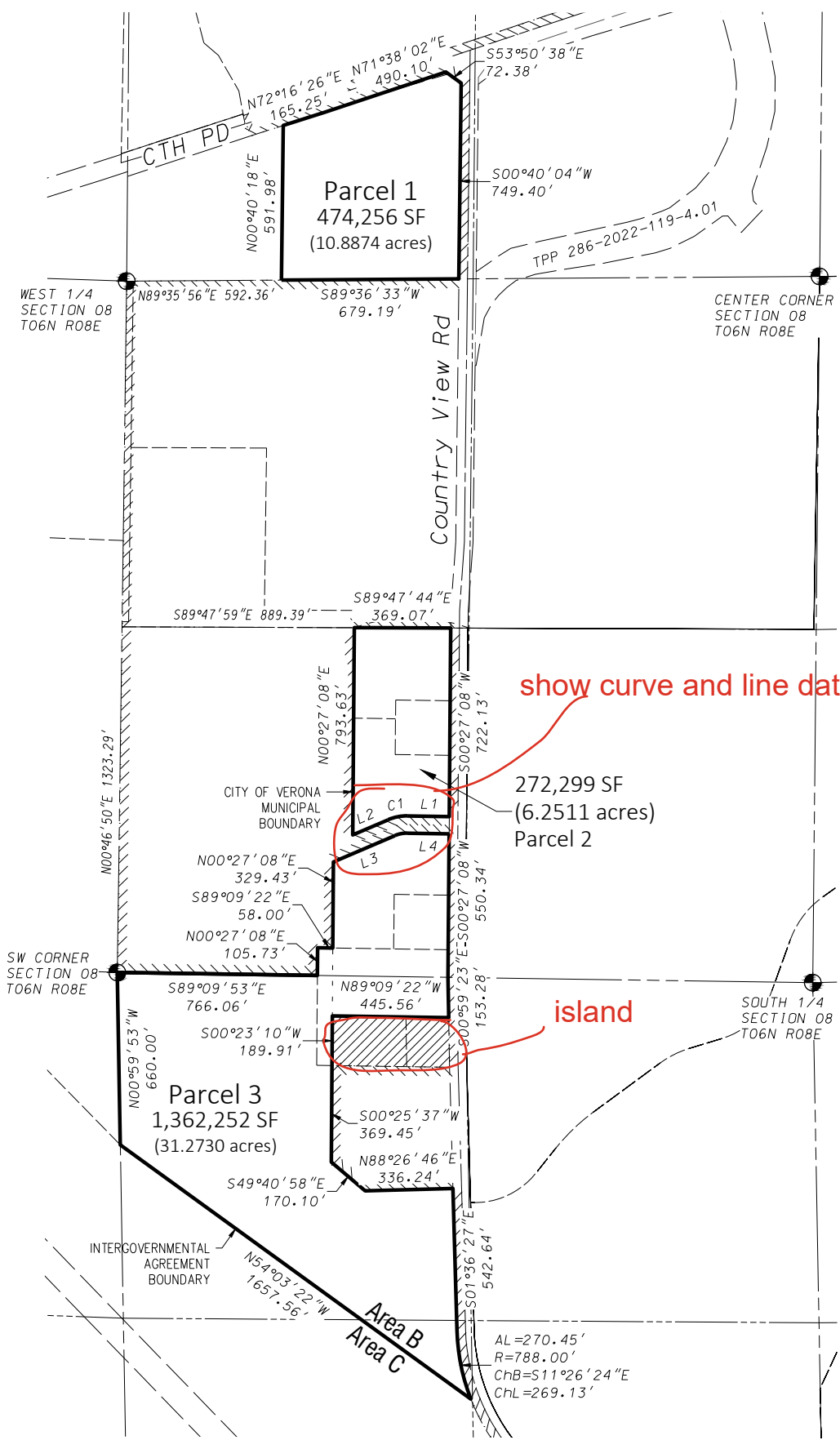
BEGINNING at the SW corner of said Section 8; thence along the South line of the SW 1/4 of said Section 8, S89°09'53"E, 766.06 feet to the West line of Lot 2 of said Certified Survey Map 2572; thence along the West line of Lot 2 of said Certified Survey Map 2572, N00°27'08"E, 105.73 feet to the NW corner 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 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-way 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)



# EXHIBIT B LANDS TO BE ANNEXED TO THE CITY OF VERONA



## LEGEND

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

show curve and line data

island



GRID NORTH  
WISCONSIN COUNTY  
COORDINATE SYSTEM  
DANE ZONE 83/2011

0 600

SCALE 1" = 600'

**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**

7590 Westward Way, Madison, WI 53717  
Phone: 608.833.7590 • Fax: 608.833.1089  
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](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Epic Systems**

Petition Number: **14731**

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

2. Area (Acres): 48.4115

3. Pick one:  Property Tax Payments

OR  Boundary Agreement

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

\$ 33,750.30

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$168,751.50

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: 6 Total: 6

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

Residential: 90 % Recreational: \_\_\_\_\_ % Commercial: \_\_\_\_\_ % Industrial: \_\_\_\_\_

%Undeveloped: 10 %

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

Residential: 90 % Recreational: \_\_\_\_\_ % Commercial: \_\_\_\_\_ % Industrial: \_\_\_\_\_ %

Other: 10 %

Comments: A portion may be used for geothermal borings in the future as the property is owned by Epic.

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?

Epic Systems Corporation own all of the properties to the east and the remaining properties abutting the proposed annexation properties. At this time, the residential land uses would remain as is today. **In the town?:** To the west is a town subdivision, Town Hall, and 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 \_\_\_\_\_

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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

<u>Sanitary Sewers</u> immediately	<input type="checkbox"/>	<input type="checkbox"/>
or, write in number of years.	<u>  5  </u>	_____
<u>Water Supply</u> immediately	<input checked="" type="checkbox"/>	<input type="checkbox"/>
or, write in number of years.	_____	_____

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: \_\_\_\_\_

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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? Farmland Preservation (FP-1), Residential (RR-2), Natural Resource Conservancy (NR-C)

c. How will the land be zoned and used if annexed? Rural Agriculture (RA)

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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](mailto:elections@wi.gov) or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

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

The properties are located in Areas A and B of the City and Town of Verona Intergovernmental Agreement . These lands have the ability to annex to the City. The City of Verona would need to apply for a Urban Service Area amendment to extend municipal sewer service to this area when it is needed.

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Prepared by:     Town     **City**     Village

Name: Katherine Holt

Email: [KHolt@veronawi.gov](mailto:KHolt@veronawi.gov)

Phone:

Date: January 21, 2025

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(March 2018)

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Please **RETURN PROMPTLY** to:

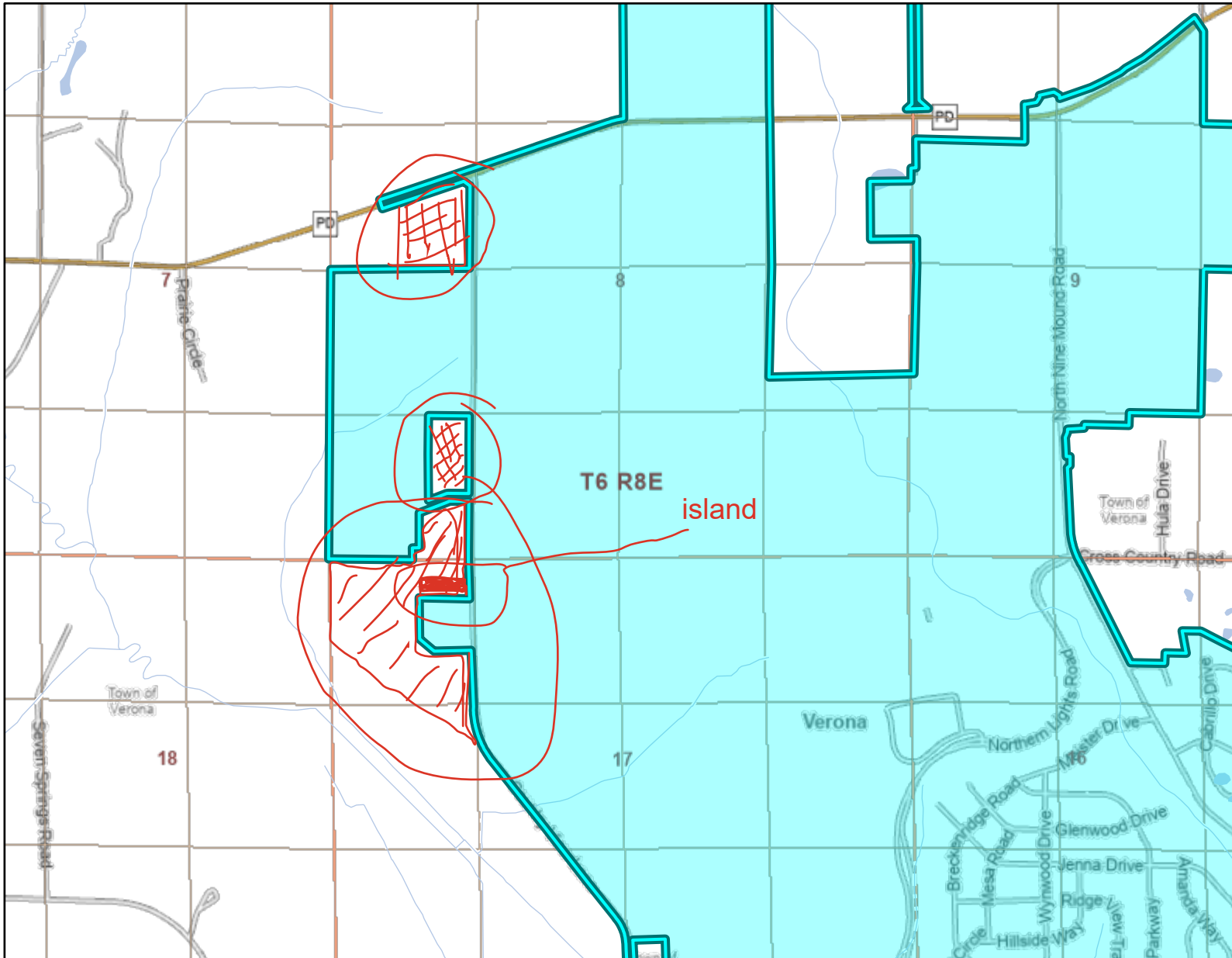
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)

Municipal Boundary Review













PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

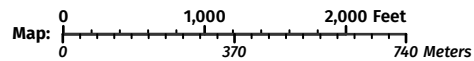
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**Legend:** (some map layers may not be displayed)

-  24K Lakes and Open Water
-  24K Streams and Rivers
-  24K Intermittent Streams
-  Township
-  Section
-  Quarter-Quarter
- Cities, Towns & Villages
-  City
-  Civil Town
-  City or Village
-  County Boundaries
- County and Local Roads
-  County HWY
-  Local Road

**Notes:**



Service Layer Credits:  
EN Basic Basemap WTM Ext: , Cadastral:

Map projection: NAD 1983 HARN Wisconsin TM

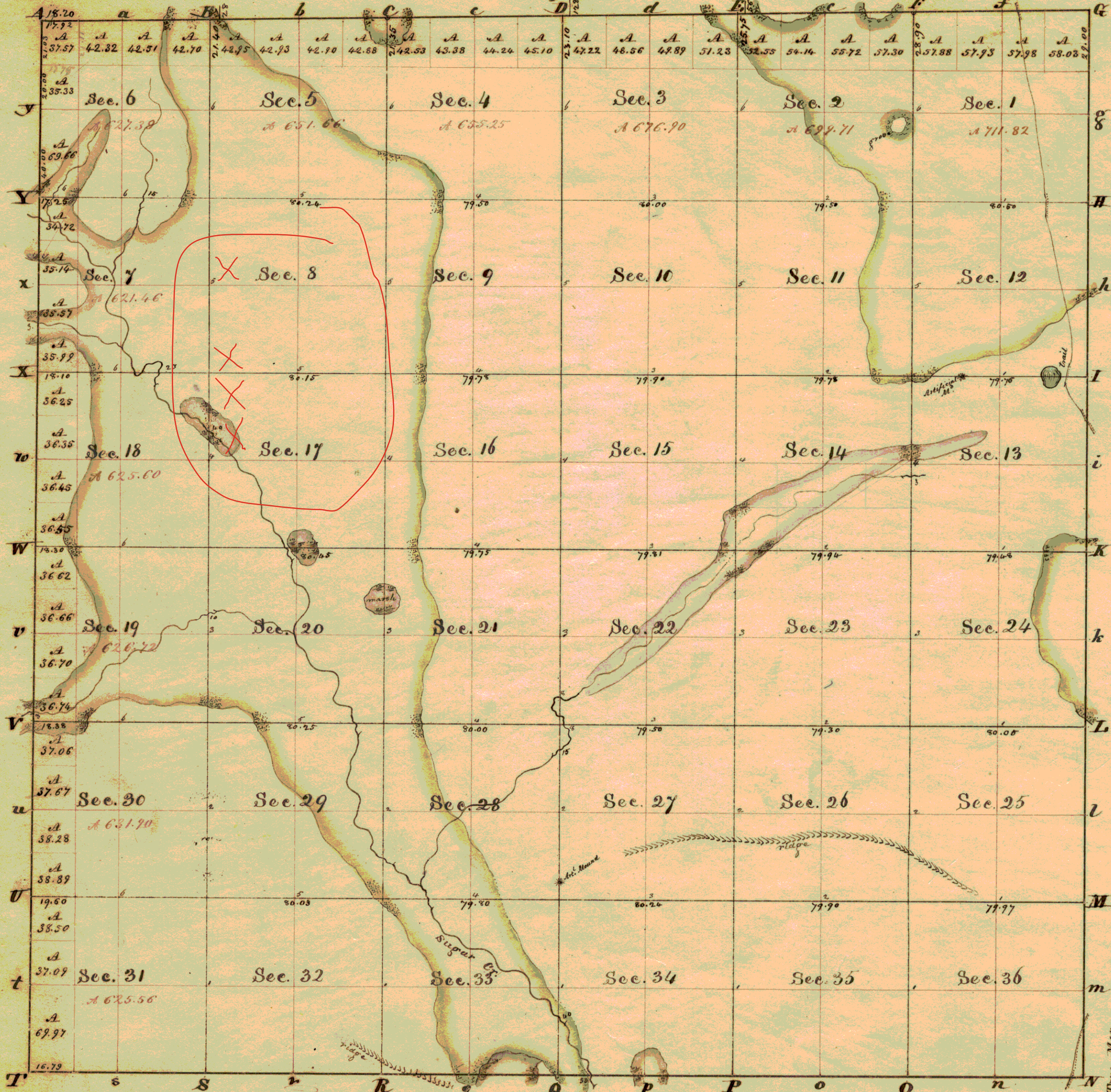
**This map is a product generated by a DNR web mapping application.**

This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: <https://dnr.wisconsin.gov/legal>

Date Printed: 2/6/2025 1:47 PM



Township N<sup>o</sup> 6 N. Range N<sup>o</sup> 8 East 4<sup>th</sup> Mer. (Wis. Ter.)



Total number of Acres 23,153,97

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

The above Map, of Township N<sup>o</sup> 6 North, of Range N<sup>o</sup> 8 East of the 4<sup>th</sup> 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

**Municipal Boundary Review**

PO Box 1645, Madison WI 53701

Voice (608) 264-6102 Fax (608) 264-6104

Email: [wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)

Web: <http://doa.wi.gov/municipalboundaryreview>

February 9, 2025

PETITION FILE NO. 14731

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 January 14, 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 Verona, which is able to provide needed municipal services.

Note: Boundary dimensions for the south line of Parcel 2 and the north line of Parcel 3 should be shown on the scale map of the territory to be annexed.

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 14731 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](mailto: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=2805>  
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner