

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 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
WINGRA BUILDING GROUP



WINGRA BUILDING GROUP

3/10/2025

DATE

1/4-sections, sections, town, range

EXHIBIT A

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

Commencing at the Southwest corner of the Southwest one-quarter of Section 21, Township 6 North, Range 8 East, and the POINT OF BEGINNING;

thence Northerly along the West line of said Southwest one-quarter to the North line of the Southwest one-quarter of the Southwest one-quarter;

thence Easterly along said North line to the Northwest corner of the Southeast one-quarter of the Southwest one-quarter;

thence Easterly along the North line of said Southeast one-quarter of the Southwest one-quarter to the Southwesterly right of way of U.S. Hwy 151;

thence Northeasterly across said U.S. Hwy 151, 400 feet, more or less, to a corner of Certified Survey Map No. 14846 on the Northeast right of way line of said U.S. Hwy 151;

thence Easterly along said right of way line 3,250 feet, more or less, to the Northwest right of way line of Paoli Street;

thence Northeasterly 1,600 feet, more or less, along said right of way to the East corner of Lot 1, CSM 10579;

thence Southeast 70 feet, more or less, across Paoli Street perpendicular to the Southeast right of way line to meet said right of way line;

thence Southwesterly 2,800 feet, more or less, along said Southeast right of way line to the South line of the Southeasterly one-quarter line of said Section 21;

thence continue Southwesterly 130 feet, more or less, along said Southeast right of way line;

thence Westerly 250 feet, more or less, across Paoli Street to the Southeast right of way corner of Valley Road;

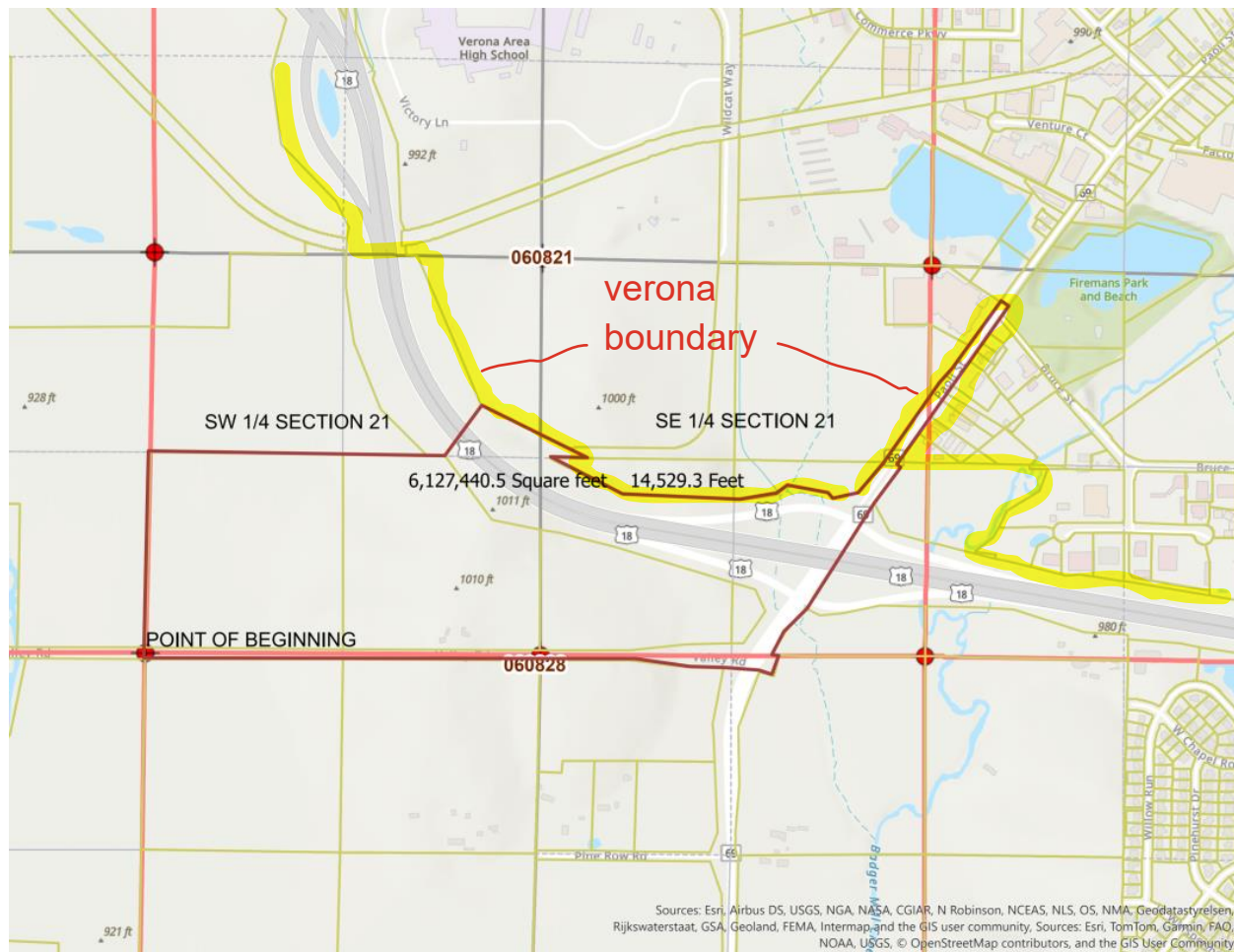
thence Westerly 3,870 feet, more or less, along the South right of way line of said Valley Road to the West line of said Southwest one-quarter of said Section 21;

thence Northerly 40 feet, more or less, to the POINT OF BEGINNING.

6,127,440 Square feet more or less

140 Acres More or Less

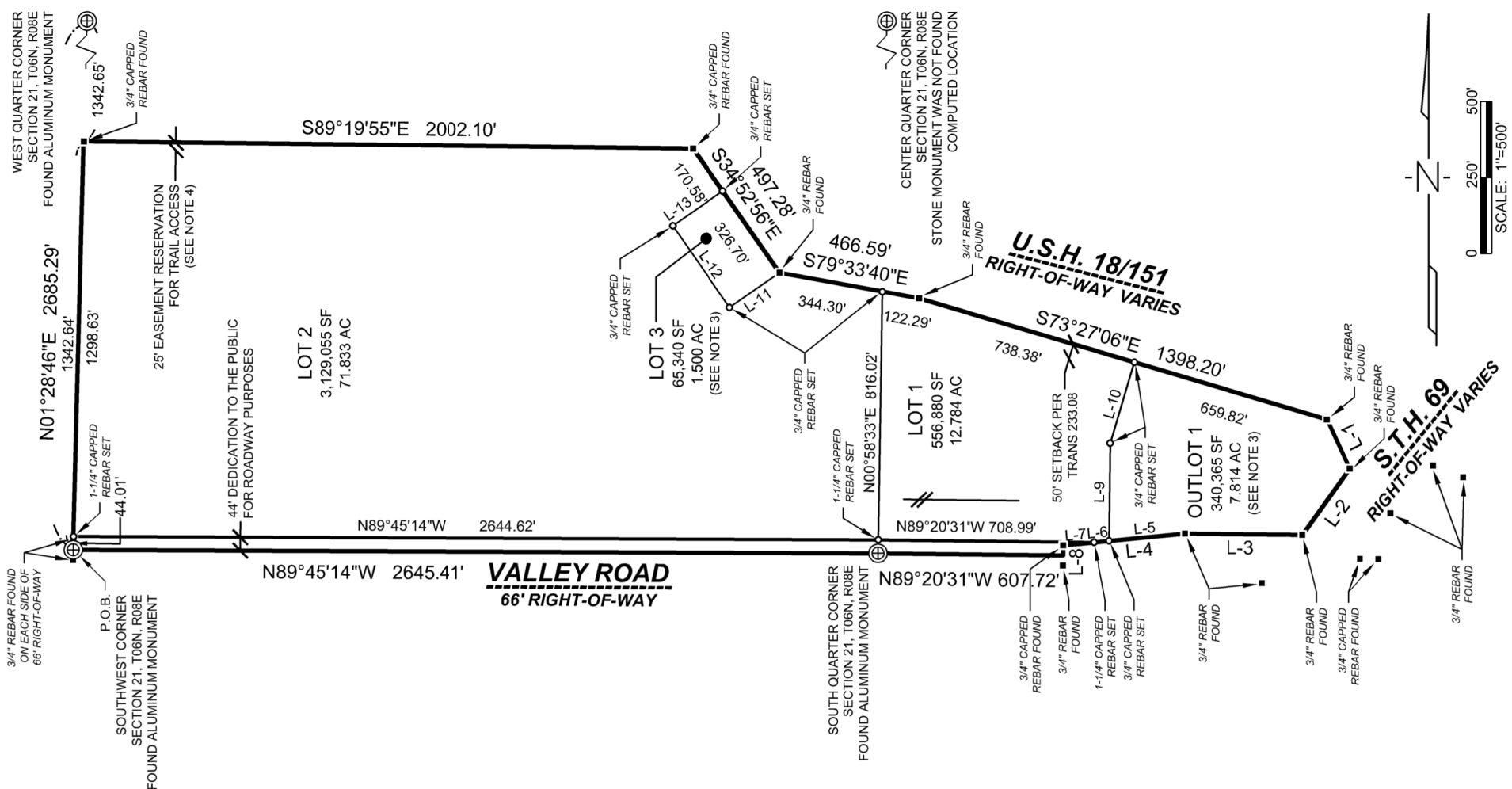
LOCATION MAP



ANNEXATION MAP

ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND PART OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 06 NORTH, RANGE 08 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN.

LINE TABLE		
LINE #	DISTANCE	BEARING
L-1	177.79'	S24°52'22"E
L-2	267.57'	S35°32'27"W
L-3	385.86'	N89°20'37"W
L-4	402.04'	S84°26'59"W
L-5	249.65'	S84°26'59"W
L-6	50.67'	S84°26'59"W
L-7	101.72'	S84°26'59"W
L-8	33.00'	S00°39'29"W
L-9	321.19'	N00°39'29"E
L-10	276.98'	N16°32'54"E
L-11	200.00'	S55°07'04"W
L-12	326.70'	N34°52'56"W
L-13	200.00'	N55°07'04"E



LEGEND

- PROPERTY LINE
- R/W LINE
- UTILITY EASEMENT
- EASEMENT
- CHAINLINK FENCE
- ACCESS RESTRICTIONS
- FOUND MONUMENT (TYPE/SIZE NOTED)
- SET MONUMENT (TYPE/SIZE NOTED)

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 21, WHICH BEARS N01°28'46"E ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE. ELEVATIONS ARE REFERENCED TO NAVD 88.

SOUTHEAST CORNER
SECTION 21, T06N, R08E
⊕ FOUND ALUMINUM MONUMENT

EXHIBIT C

Parcel Number: 060821497100

Parcel Number: 060821491800

Parcel Number: 060821395011

Parcel Number: 060821390007

And Adjoining Valley Road Right of Way and portions of STH 69 included in this Petition has no assigned Parcel Number.

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: **Wingra Building Group**

Petition Number: **14747**

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

2. Area (Acres): ~140

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 635.99

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$3,179.95

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: _____%

%Undeveloped: 100 %

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

Residential: _____% Recreational: _____% Commercial: 30 % Industrial: _____%

Other: _____%

Comments: Remaining land to be developed in 10 years or sold to developer intended for medical use.

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?

North: U.S. 18-151; West: property owned by DNR

In the town?: South: farmland in City/Town Boundary agreement for future development in the City

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 _____

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. _____ _____

Water Supply immediately ☒ ☐
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: \$250,000

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? Agriculture Transition (AT-35) zoning district

c. How will the land be zoned and used if annexed? Land will be zoned Suburban Commercial (SC) and Rural Agriculture (RA). The SC land will be used for a medical clinic. The remaining will be rezoned when it will be developed in the future.

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:

The City requested the petitioner to annex the remaining portion of Paoli Street to Bruce Street, the entire Valley Road fronting the property, and U.S. 18-151 abutting the property. These lands will ensure there are no gaps in the City boundary. SSM Health will build on a portion of their property upon annexation with the remaining portion to be used in the future for medical use when they determine it is needed.

Prepared by: ☐ Town ☒ City ☐ Village

Name: Katherine Holt

Email: KHolt@veronawi.gov

Phone: _____

Date: March 18, 2025

(March 2018)

Please **RETURN PROMPTLY** to:

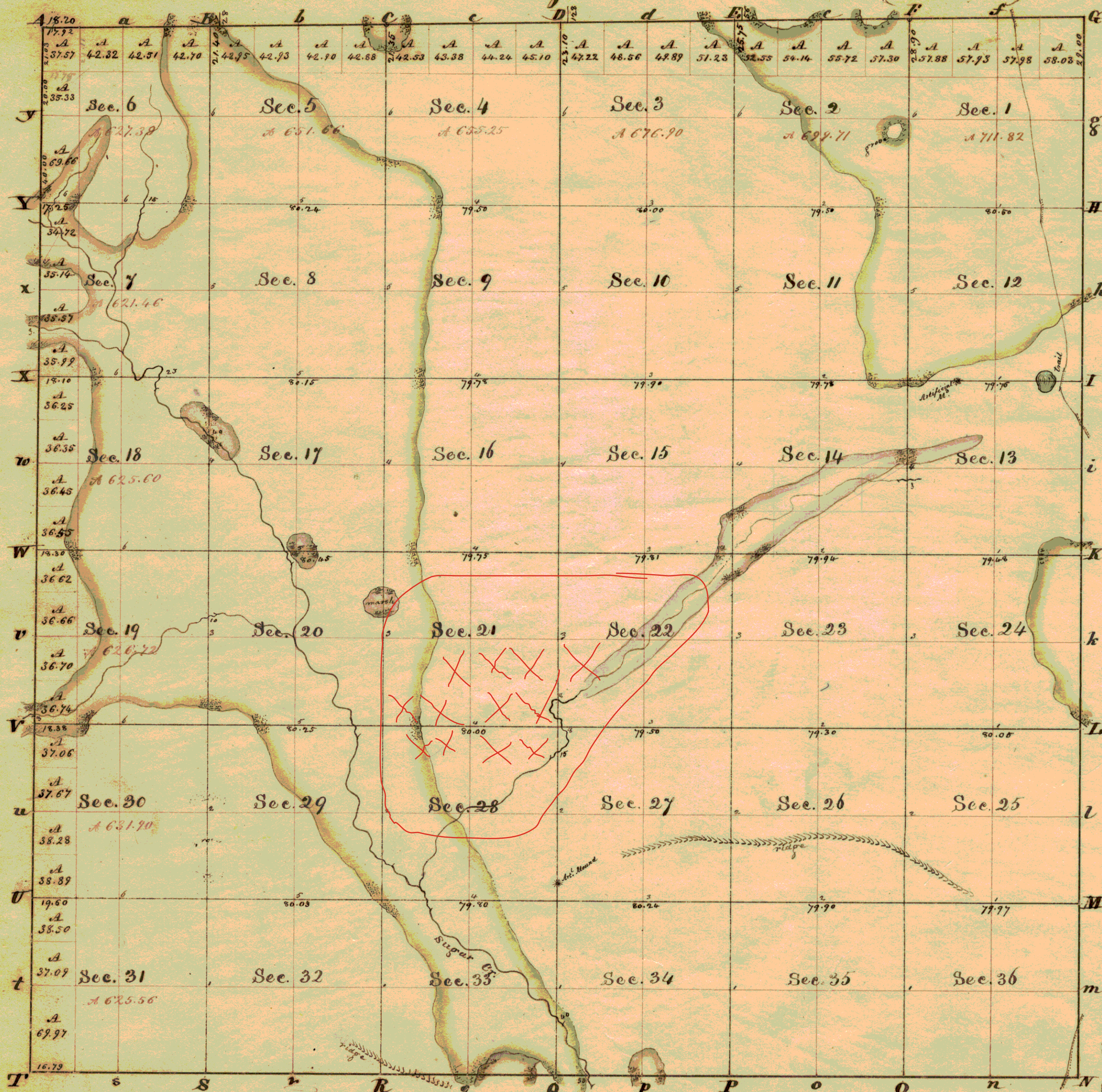
wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

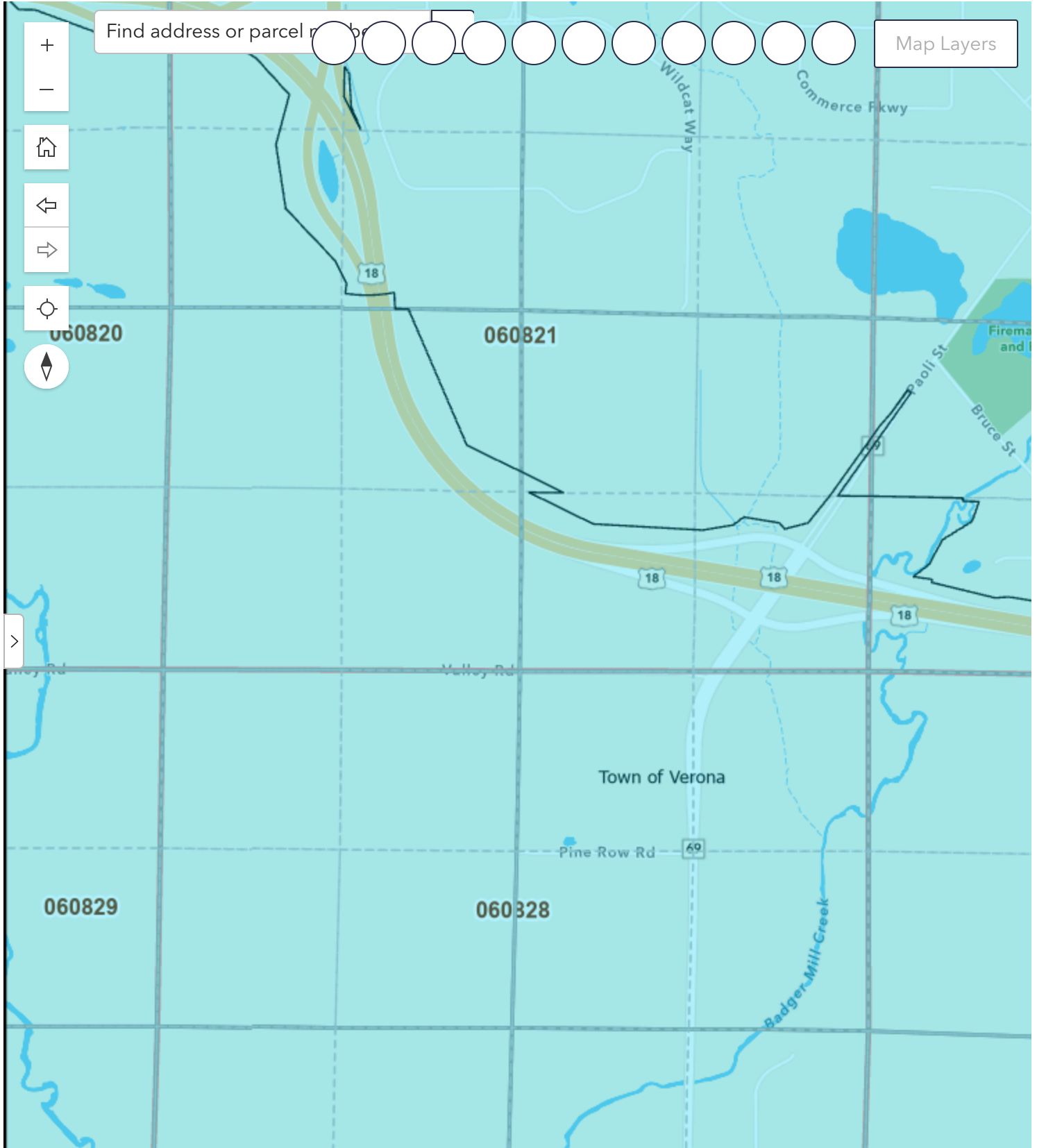
Fax: (608) 264-6104

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 to be in
Exterior Lines	John Mullett				Sur. Genl. acc ^t
Subdivisions	Lorin Miller	18. Nov. 1833		3. 9 th 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

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 1, 2025

PETITION FILE NO. 14747

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: WINGRA BUILDING GROUP ANNEXATION

The proposed annexation submitted to our office on March 11, 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.

Notes:

- 1) The scale map of the territory to be annexed must clearly show and identify the existing City of Verona municipal boundary in relation to the territory.
- 2) The location of the territory by 1/4-section, section, town, and range must be included in the header of the legal description of the territory. Currently this location information is missing.
- 3) The scale map of the territory to be annexed should include the road right-of-way being included. Currently the legal description shows the right-of-way to be included but the scale map does not.

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states that 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 14747 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=2821> Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner