



789 N. Water Street, Suite 500, Milwaukee, Wisconsin 53202
Phone 414.226.4535 • Fax 414.226.4523 • www.fred-inc.com

September 18, 2025

Wisconsin Department of Administration

101 E Wilson St.
Madison, WI 53703

Dear Sir/Madam:

Enclosed please find our Petition for Annexation for Direct Annexation by Unanimous Approval. The Petition is signed by 100% of the owners of the territory, and the population of said territory is zero. Please contact me with any questions at twitzel@fred-inc.com, or 414-274-8252.

Thank you,

A handwritten signature in blue ink, appearing to read "T. Witzel", is written over the printed name. The signature is fluid and stylized, with a long horizontal stroke extending to the right.

Thomas E. Witzel

Petition for Annexation

The undersigned, constituting 100 percent of the owners of the following described territory located in the Town of Verona, Dane County, Wisconsin, lying contiguous to the City of Verona, petition the City of Verona to annex the territory described below and shown upon the attached map, as permitted by Chapter 66 of the Wisconsin Statutes, to the City of Verona, Dane County, Wisconsin.

Being a part of the Northeast 1/4 of the Southwest 1/4 of Section 10, Township 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, described as follows:

Commencing at the northwest 1/4 of the Southwest 1/4 of said Section 10; Thence South 88°41'31" East along the north line of said Southwest 1/4, 1322.86 feet to the Point of Beginning;

Thence continuing South 88°41'31" East along said north line, 1242.85 feet to the west right of way line of North Main Street; Thence South 01°01'36" West along said west right of way line, 310.22 feet to the north line of Certified Survey Map No. 6580; Thence North 88°27'33" West along said north line, 241.41 feet; Thence South 05°12'22" West along the west line of said Certified Survey Map No. 6580, 271.56 feet to the north line of First Addition to Gateway Estates, a recorded subdivision; Thence North 88°41'56" West along said north line and then along the north line of Gateway Estates, a recorded subdivision, 981.00 feet to the east line of Kettle Creek North, a recorded subdivision; Thence North 00°57'42" East along said east line and then along the east line of Kettle Creek North Replat No. 1, a recorded subdivision, 580.30 feet to the Point of Beginning.

Said area is 14.9900 acres of land.

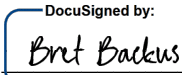
There are no electors residing in the territory.

Dated this 18th day of September, 2025.

SIGNATURE PAGE TO FOLLOW

OWNER:

JELIVANN WAUKESHA, LLC
By: TOYL, LLC, its Sole Member

DocuSigned by:

F70F20B835694B5
By: Bret A. Backus, Manager

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

Being a part of the Northeast 1/4 of the Southwest 1/4 of Section 10, Township 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, described as follows:

Commencing at the northwest 1/4 of the Southwest 1/4 of said Section 10; Thence South 88°41'31" East along the north line of said Southwest 1/4, 1322.86 feet to the Point of Beginning;

Thence continuing South 88°41'31" East along said north line, 1242.85 feet to the west right of way line of North Main Street; Thence South 01°01'36" West along said west right of way line, 310.22 feet to the north line of Certified Survey Map No. 6580; Thence North 88°27'33" West along said north line, 241.41 feet; Thence South 05°12'22" West along the west line of said Certified Survey Map No. 6580, 271.56 feet to the north line of First Addition to Gateway Estates, a recorded subdivision; Thence North 88°41'56" West along said north line and then along the north line of Gateway Estates, a recorded subdivision, 981.00 feet to the east line of Kettle Creek North, a recorded subdivision; Thence North 00°57'42" East along said east line and then along the east line of Kettle Creek North Replat No. 1, a recorded subdivision, 580.30 feet to the Point of Beginning.



EXHIBIT

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

SHEET 2 OF 2

09/02/2025

PLAN | DESIGN | DELIVER

WWW.PINNACLE-ENGR.COM

PEG JOB #5954.00

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: **Jelivann Waukesha LLC**

Petition Number: **14801**

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

2. Area (Acres): 14.99

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 45.24

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$226.20

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: _____ % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Undeveloped: 100 %

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

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

Other: _____ %

Comments: Apartments, 2 new roads, and a stormwater pond are proposed for the property

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

Plat Name: The applicant has submitted a certified survey map for the Plan Commission to review.

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

South & west are residential neighborhoods & north is zoned commercial land & SWM pond

In the town?: East are two single-family lots

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: _____

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? Rural Mixed Use (RM-8) _____

c. How will the land be zoned and used if annexed? Urban Residential for apartments, 2 new roads, and SWM pond

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 properties to the north, south, & west are in the City of Verona. The two properties to the east will remain in the Town of Verona due to the City's Boundary Agreement with the Town & the property owners' are not interested in annexing into the City. Blue Ice Pass will extend to CTH M & Grassland Terrace will connect Morningside Blvd. to Blue Ice Pass.

Prepared by: ☐ Town ☒ City ☐ Village

Name: Katherine Holt

Email: KHolt@veronawi.gov

Phone: _____

Date: 9/22/25

(March 2018)

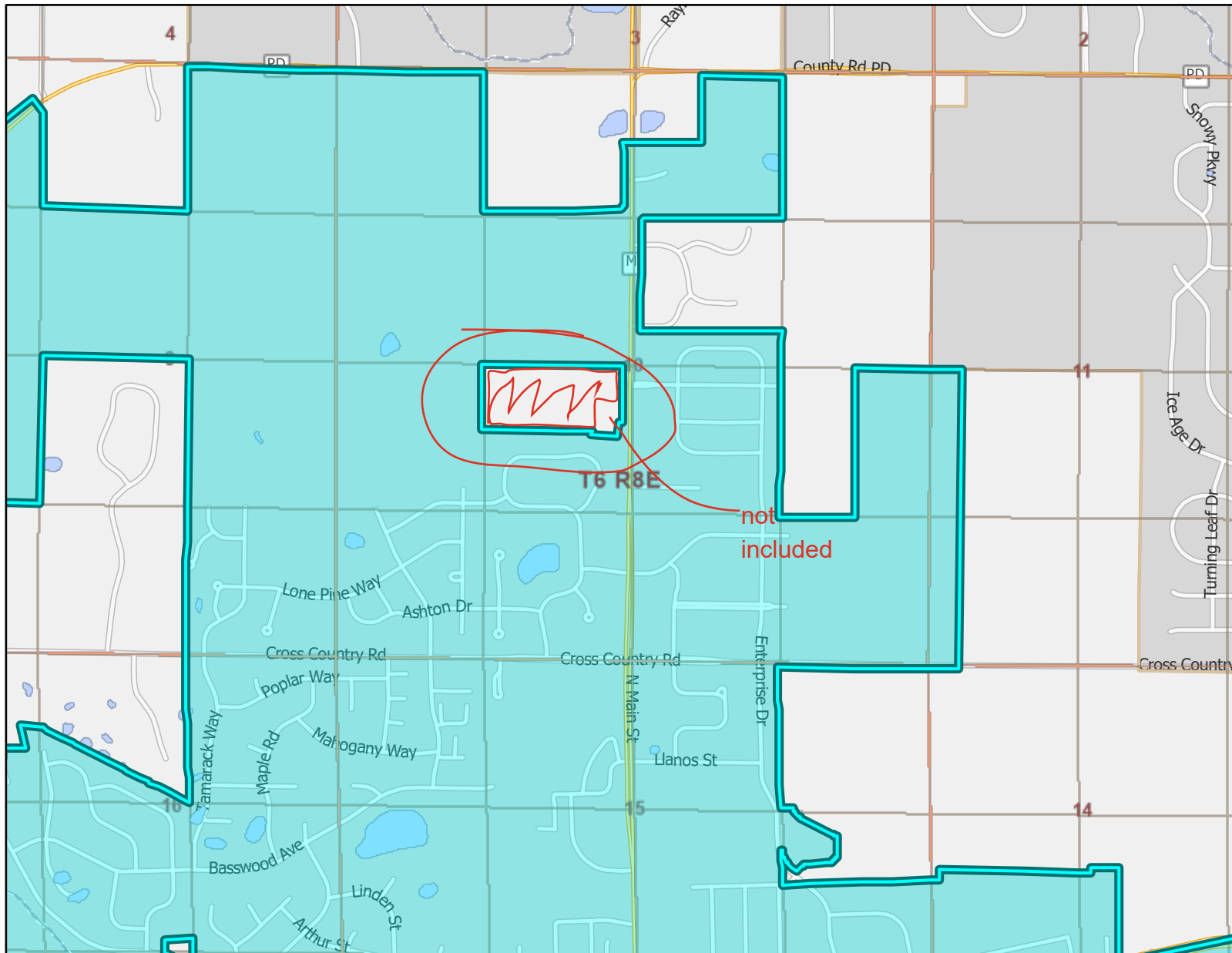
Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104



Legend: (some map layers may not be displayed)

- Rivers and Streams
- Intermittent Streams
- Open Water
- 24K Intermittent Streams
- 24K Lakes and Open Water
- Township
- Section
- Quarter-Quarter
- Cities, Towns & Villages
- City
- Civil Town

Notes:



Map: 0 1,000 2,000 Feet
0 360 720 Meters

Service Layer Credits:
DNR Basic Feature Vector Tile Layer WTM: , Cadastral: , Surface Water (Cached): WiDNR, USGS, and other data

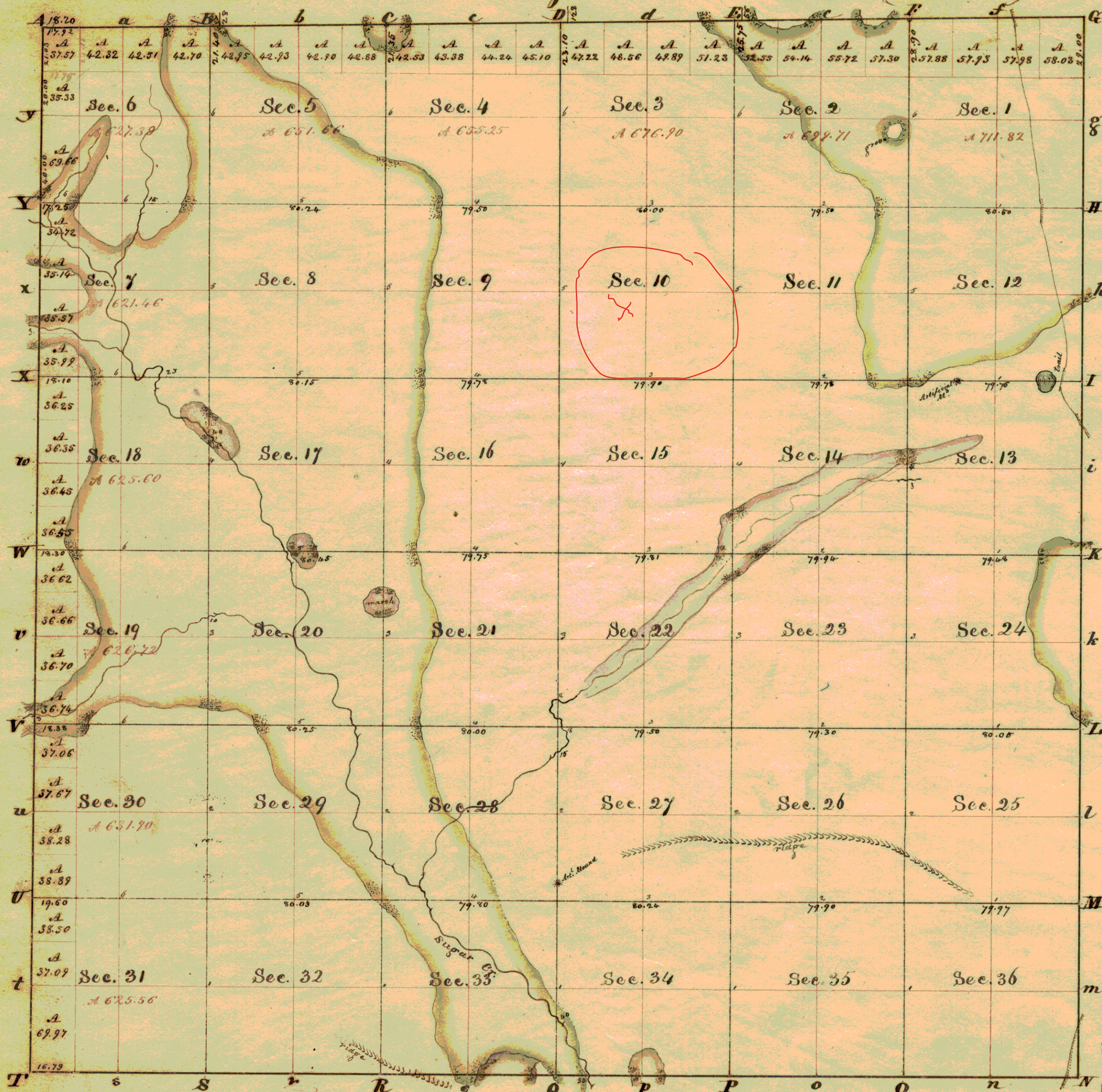
Map projection: NAD 1983 HARN Wisconsin TM

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: 10/10/2025 8:38 AM

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. 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>

October 10, 2025

PETITION FILE NO. 14801

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: JELIVANN WAUKESHA LLC ANNEXATION

The proposed annexation submitted to our office on September 18, 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.

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 14801 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=2875>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner