

PETITION FOR ANNEXATION

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

Clerk, Town of Verona
7669 County Rd PD
Verona, WI 53593

The undersigned do hereby petition the Common Council of the City of Verona, a municipal corporation located in Dane County, Wisconsin, for attachment by unanimous consent pursuant to Wis. Stat. Section 66.0307 as follows:

1. The undersigned are all of the owners of all of the real property described in the attached Exhibit A.
2. The undersigned hereby petition and request the territory described in the attached Exhibit A to be directly attached from the Town of Verona, located in Dane County, Wisconsin, to the City of Verona.
3. A scale map of the property to be attached, marked Exhibit B, showing the boundaries of such territory and the relation of the territory to the municipality to which attachment is requested, is attached hereto and incorporated by reference in this petition.
4. The tax parcels affected by this attachment are listed on the attached Exhibit C.
5. The area of the property to be attached is 1,393,741 square feet; 31.996 acres.
6. The current population of the territory to be attached is 0.
7. There are currently no dwelling units located on the property to be attached.
8. The undersigned hereby request that the property be temporarily assigned to the Rural Agricultural District (RA-35) concurrent with this attachment.
9. The undersigned state and affirm their unanimous approval of the proposed attachment.

Jan P. Holcomby, Head Deacon
West Madison Bible Church



State of Wisconsin)
County of Dane) ss

Personally came before me this 2nd day of December, 2022, the above-named persons to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires: 12/09/2025,
[Signature]
Notary Public, Dane County, Wisconsin

Psalms Partners 4 LLC

State of Wisconsin)
County of Dane) ss

Personally came before me this ____ day of _____, 2022, the above-named persons to me known to be the persons who executed the foregoing instrument and acknowledged the same.

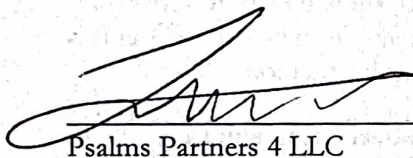
My commission expires: _____,
Notary Public, Dane County, Wisconsin

West Madison Bible Church

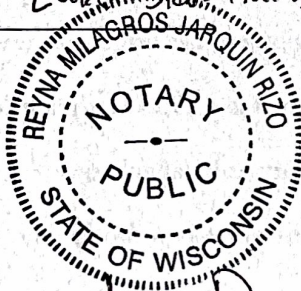
State of Wisconsin)
County of Dane) ss

Personally came before me this ____ day of _____, 2022, the above-named persons to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires: _____,
Notary Public, Dane County, Wisconsin


Psalms Partners 4 LLC

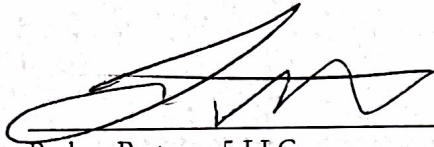
Luke Staufacher - Member



State of Wisconsin)
County of Dane) ss

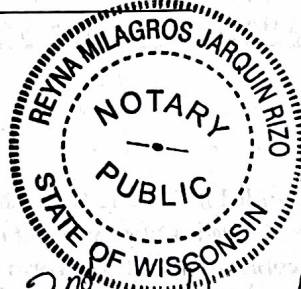
Personally came before me this 2nd day of December, 2022, the above-named persons to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires: 03/09/26, Reyna Milagros Jarquin Rizo
Notary Public, Dane County, Wisconsin



Psalms Partners 5 LLC

Luke Stauffacher - Member



State of Wisconsin)
County of Dane) ss

Personally came before me this 2nd day of December, 2022, the above-named persons to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires:

03/09/26 Reyna Milagros Jarquin Rizo

Notary Public, Dane County, Wisconsin

EXHIBIT "A"

LEGAL DESCRIPTION OF LAND TO BE ATTACHED TO THE CITY OF VERONA

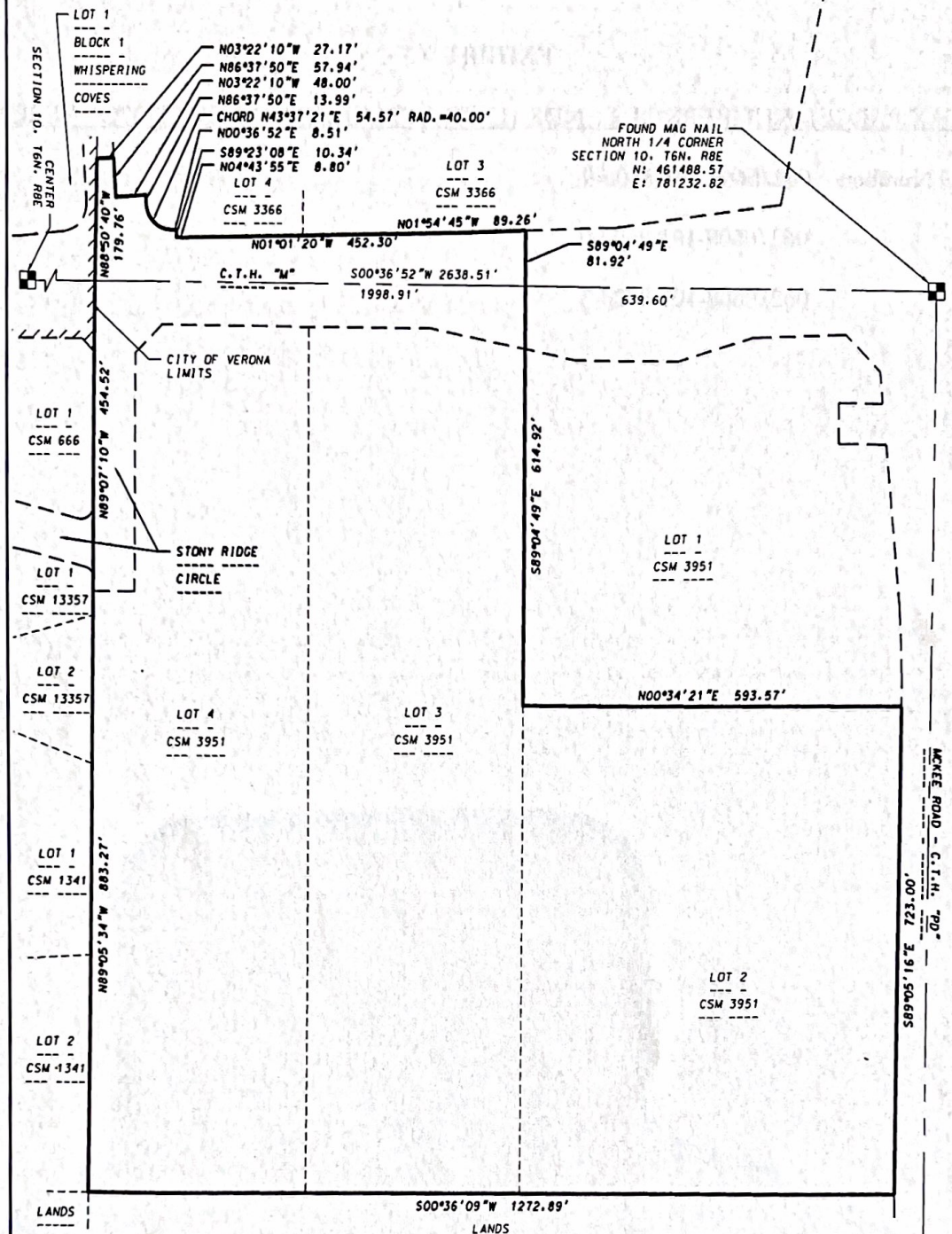
LEGAL DESCRIPTION

Part of Lots 2, 3 and 4, Certified Survey Map No. 3951, recorded in Volume 16 of Certified Survey Maps on pages 219-220 as Document Number 1748272 in the Dane County Register of Deeds Office and portions of Stony Ridge Circle and County Highway "M", located in the NW1/4 of the NE1/4 of Section 10, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit:

Commencing at the North 1/4 corner of said Section 10; thence S00°36'52"W, 639.60 feet along the West line of said NE1/4 to a point on the Westerly extension of the North line of said Lot 2, also being the point of beginning; thence S89°04'49"E, 614.92 feet along said Westerly extension and North line to the Southwest corner of said Lot 1, Certified Survey Map No. 3951; thence N00°34'21"E, 593.57 feet along the West line of said Lot 1 to a point on the South right-of-way line of County Highway "PD"; thence S89°05'16"E, 723.00 feet along said South right-of-way line; thence S00°36'09"W, 1272.89 feet to the Northeast corner of Lot 2, Certified Survey Map No. 1341; thence N89°05'34"W, 883.27 feet along the North lines of Lots 1 and 2, Certified Survey Map No. 1341, and the North lines of Lots 1 and 2, Certified Survey Map No. 13357 to a point on the East right-of-way line of Stony Ridge Circle; thence N89°07'10"W, 454.52 feet along the South line of Lot 1, Certified Survey Map No. 13357 and the North line of Lot 1, Certified Survey Map No. 666 and the Westerly extension thereof to a point on the West line of said NE1/4; thence N88°50'40"W, 179.76 feet; thence N03°22'10"W, 27.17 feet to a point on the Westerly right-of-way line of County Highway "M"; thence N86°37'50"E, 57.94 feet along said Westerly right-of-way line; thence N03°22'10"W, 48.00 feet along said Westerly right-of-way line; thence N86°37'50"E, 13.99 feet along said Westerly right-of-way line to a point of curve; thence Northeasterly along said Westerly right-of-way line along a curve to the left which has a radius of 40.00 feet and a chord which bears N43°37'21"E, 54.57 feet; thence N00°36'52"E, 8.51 feet along said Westerly right-of-way line; thence S89°23'08"E, 10.34 feet; thence N04°43'55"E, 8.80 feet along said Westerly right-of-way line; thence N01°01'20"W, 452.30 feet along said Westerly right-of-way line; thence N01°54'45"W, 89.26 feet along said Westerly right-of-way line; thence S89°04'49"E, 81.92 feet to the point of beginning. Containing 1,393,741 square feet (31.996 acres).

EXHIBIT "B"

LANDS TO BE ANNEXED TO THE CITY OF VERONA



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



THE WEST LINE OF THE NE1/4
OF SECTION 10, T6N, R8E IS
ASSUMED TO BEAR
S00°36'52"W

0 200
Scale 1" = 200'

DATE: October 25, 2022

F.N.: 22-07-104

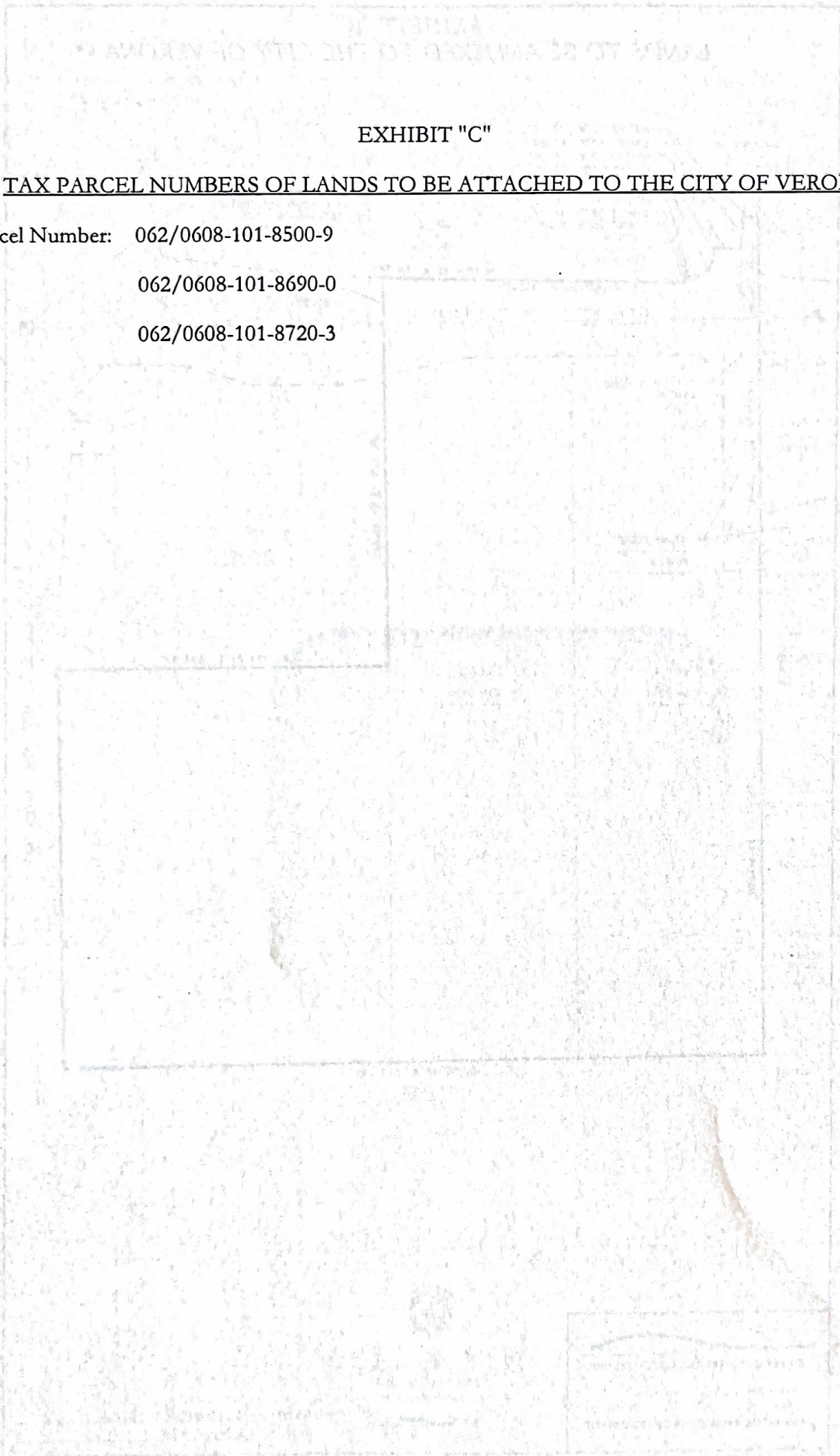
EXHIBIT "C"

TAX PARCEL NUMBERS OF LANDS TO BE ATTACHED TO THE CITY OF VERONA

Parcel Number: 062/0608-101-8500-9

062/0608-101-8690-0

062/0608-101-8720-3



Request for Annexation Review

Submission Info

PetitionerName	Psalms Partners 4 LLC, Psalms Partners 5 LLC, West Madison Bible Church
PropertyTown	Verona
Petitioned	Verona
TaxParcelNumber	062/0608-101-8500-9, 062/0608-101-8690-0, 062/0608-101-8720-3
Cost	1150
Receipt Id	WINMBR021393547
Receipt Date	12/5/2022 8:53:26 AM
Submission Id	851f4ef7-7aa9-4562-95bd-e7c93a50ace2
Start Date	12/5/2022 8:45:18 AM
User	75.6.182.24
Completed Date	12/5/2022 8:53:26 AM
IP Address	75.6.182.24

Response Data

Petitioner Information

Name:

Psalms Partners 4 LLC, Psalms Partners 5 LLC, West Madison Bible Church

Phone:

608-354-8748

Email:

luke@cascadedevelop.com

Representative Name:

Luke Stauffacher

Phone:

608-354-8748

Email:

luke@cascadedevelop.com

Section Title: Property Information

Town(s) where property is located:

Verona

Petitioned City or Village:

Verona

County where property is located:

Dane

Check this box if there are multiple counties for this annexation.:

false

List the additional counties involved in the annexation.:

Population of the territory to be annexed:

0

Area (in acres) of the territory to be annexed:

31.996

This annexation a road right-of-way only.:

false

Tax parcel numbers(s) of territory to be annexed (if the territory is part or all of an exiting parcel):

062/0608-101-8500-9, 062/0608-101-8690-0, 062/0608-101-8720-3

Required Items

Section Title: The Description

Legal Description of the property being annexed:

[Legal Description Avalon Ridge - Annexation Petition 2022.10.25\[55\].pdf](#)

Section Title: The Map

Map of the parcel being annexed:

[Map Avalon Ridge - Annexation Petition 2022.10.25\[55\]-2.pdf](#)

Section Title: The Petition

Signed Petition or Notice of Intent to Circulate:

[West Madison Bible Church and Wirtanen Property Annexation Petition.pdf](#)

Fees

Total Fee 1:

1150

Preliminary Fee:

Initial Filing Fee of (31.996 acres) \$350 + Review Fee \$800 = \$1150

Right-of-way only:

Right-of-way only - \$800

Total Fee Due:

\$1,150.00

Review

I confirm that this information is correct as entered.:

true

Data Fields

Counties

AdditionalCounties false

Pre-Cost 1150

SendEmailRepresentative

Representative Choice

ReviewFeeExists 1

ReviewFee 800

FilingFee 350

road false

Quantity 1

Cost \$1,150.00

PetitionPurpose

Filing50000

FilingNotice

FilingFiled

RepresentativeEmail luke@cascadedevelop.com

RepresentativePhone 608-354-8748

RepresentativeZip

RepresentativeState

RepresentativeCity	
RepresentativeAddress2	
RepresentativeAddress1	
RepresentativeName	Luke Stauffacher
Representative	
TaxParcelNumber	062/0608-101-8500-9, 062/0608-101-8690-0, 062/0608-101-8720-3
Acres	31.996
Population	0
County	Dane
Petitioned	Verona
PropertyTown	Verona
PetitionerEmail	luke@cascadedevelop.com
PetitionerPhone	608-354-8748
PetitionerZip	
PetitionerState	
PetitionerCity	
PetitionerAddress2	
PetitionerAddress1	
PetitionerName	Psalms Partners 4 LLC, Psalms Partners 5 LLC, West Madison Bible Church
Name	
Address1	
Address2	
City	
State	
Zip	
Phone	
Email	
CompanyName	

Payment Info

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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: **Psalm Partners 4 & 5 LLC**

Petition Number: **14545**

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

2. Area (Acres): 1,393,741 (31.996 ac)

3. Pick one: ☒ **Property Tax Payments**

OR ☐ Boundary Agreement

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

\$ 1,721.61

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 8,628.05

c. Participating jurisdictions _____

c. Paid by: ☐ Petitioner ☒ **City** ☐ Village

d. Statutory authority (pick one)

☐ 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: 75 % Institutional: 25 %

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

Residential: 75 % Recreational: _____ % Commercial: 10 % Industrial: _____ %

Other: 15 %

Comments: New apartments & additional commercial development will be built; The place of worship will remain.

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

Plat Name: Avalon Ridge

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

To the west the City has the approved Whispering Coves subdivision.

In the town?: Single family residential neighborhood to the south & single family resident to the east. The City of Madison is to the north & an electrical substation.

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

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

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 Agricultural (RA-35)

c. How will the land be zoned and used if annexed? Suburban commercial with commercial, Public Institution with place of worship, & Urban Residential for market rate apartments

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:

This will be the last remaining portion of land to be annexed into the City east of CTH M and south of CTH PD as the City will not annex north of CTH PD in this area.

Prepared by: ☐ Town ☒ City ☐ Village

Name: Katherine Holt

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

Phone: (608) 203-9383

Date: December 7, 2002

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

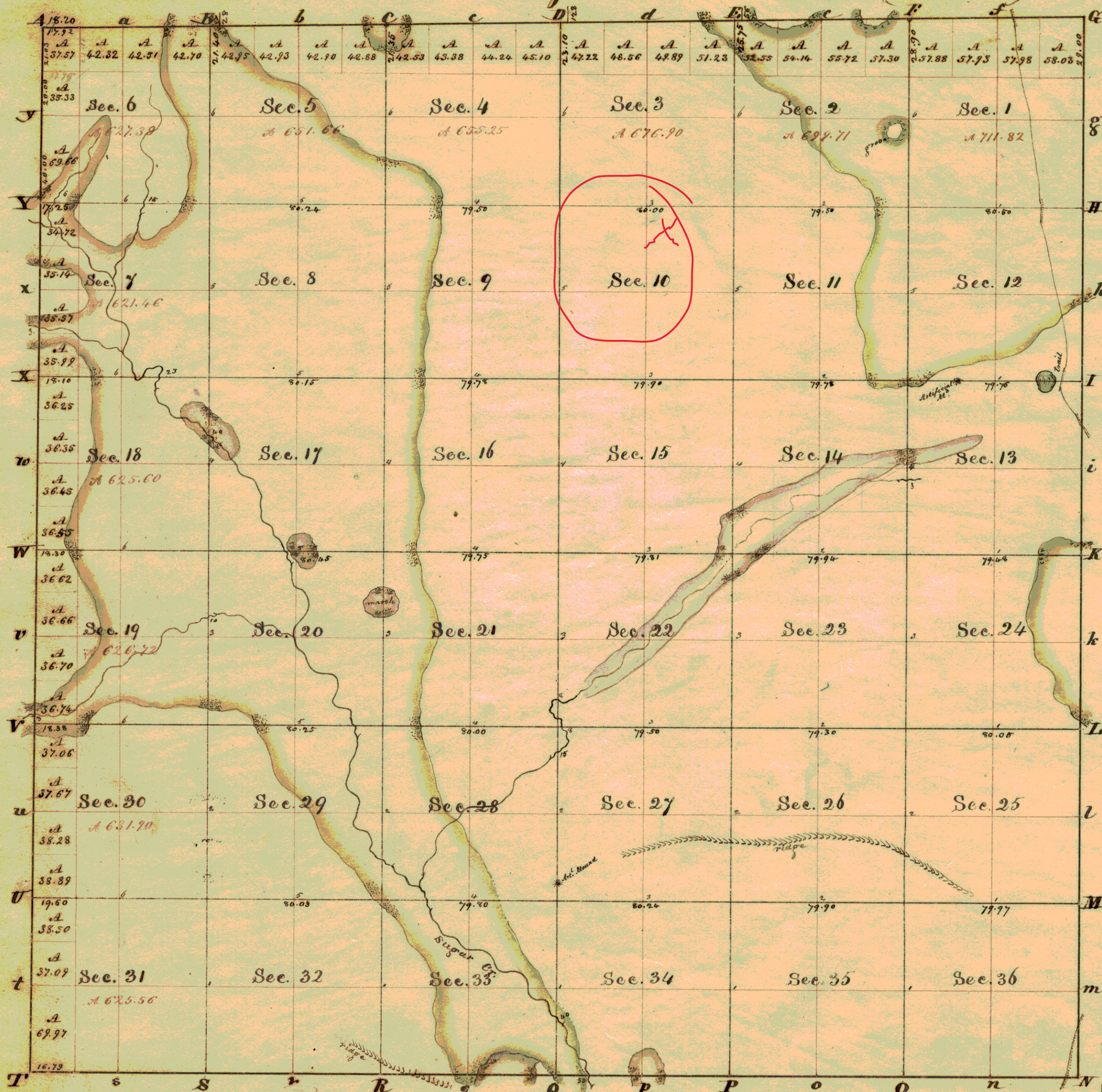
Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)

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



Total number of Acres 23,153.97

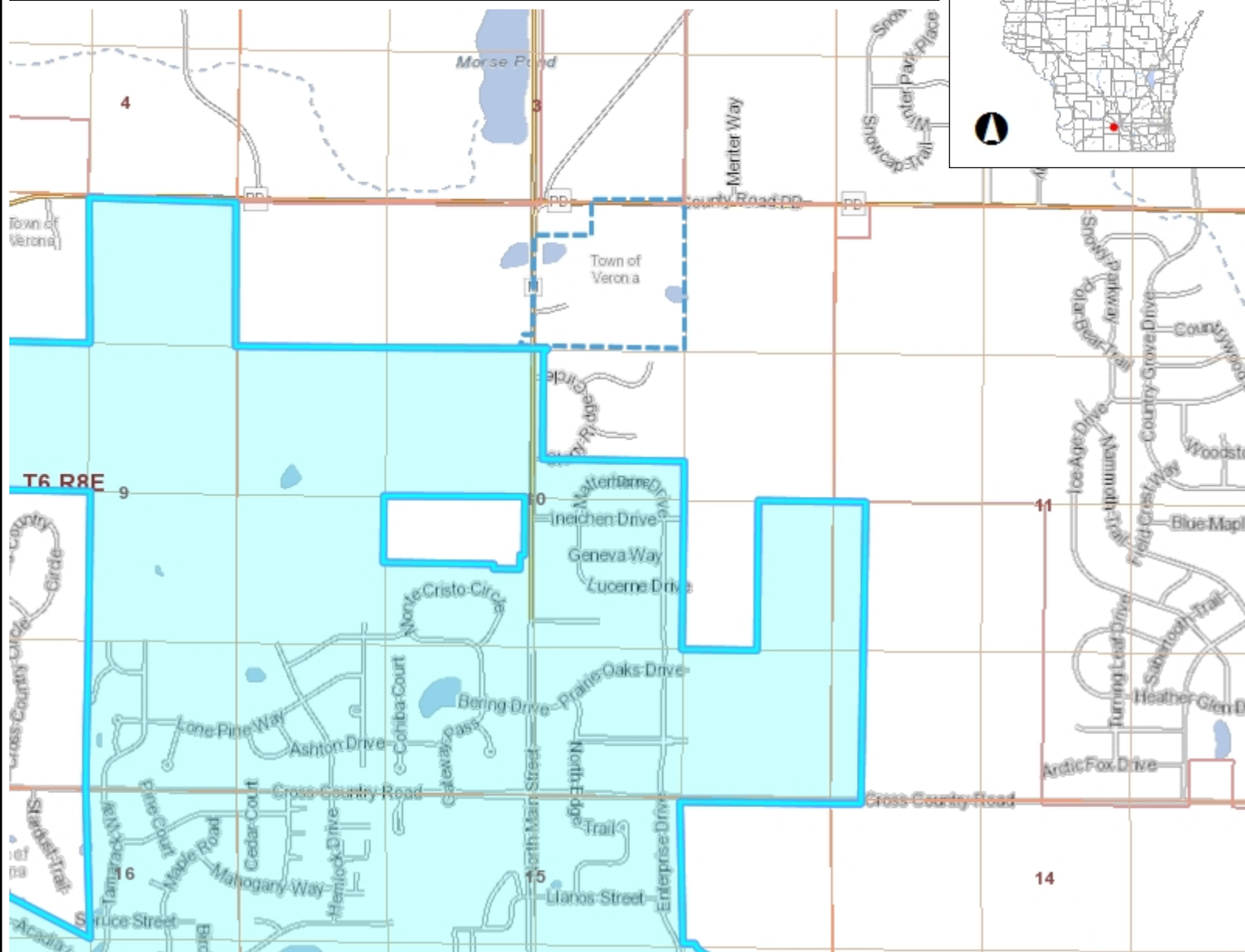
Scale 40 chs to an inch

Survey designated	By whom surveyed	Date of contract	Am ^t of Survey	When surveyed	Thenceforth for years
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.



Surface Water Data Viewer Map



Legend

- Township
- Section
- Quarter-Quarter
- County Boundary
- Cities, Towns & Villages
 - City
 - Village
 - Civil Town
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
 - Interstate Highway
 - State Highway
 - US Highway
- County and Local Roads
 - County HWY
 - Local Road
- Railroads
- Tribal Lands
- Rivers and Streams
- Intermittent Streams
- Lakes and Open water

0.5 0 0.25 0.5 Miles

NAD_1983_HARN_Wisconsin_TM

1: 15,840

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



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>

December 15, 2022

PETITION FILE NO. 14545

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: PSALMS PARTNERS 4 & 5 LLC ANNEXATION

The proposed annexation submitted to our office on December 05, 2022, 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: It appears that the call to the North line of said Lot 2 (CSM 3951) in line (2) of the metes and bounds description should be changed to Lot 3; the call to the West line of said Lot 1 (CSM 3951) in line 4 should be to the East line; and the call to the South line of Lot 1 CSM 13357 in line 8 should be to the North line.

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 14545 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=2619>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner

