

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 2.

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: Facilities

SIGNATURE PAGE
PETITION FOR DIRECT ANNEXATION BY UNANIMOUS CONSENT
Of
ELECTORS

Dale Riegler 3/3/23
DALE R. ZIEGLER Date

Anette L. Ziegler 3/3/23
ANNETTE L. ZIEGLER Date

EXHIBIT A

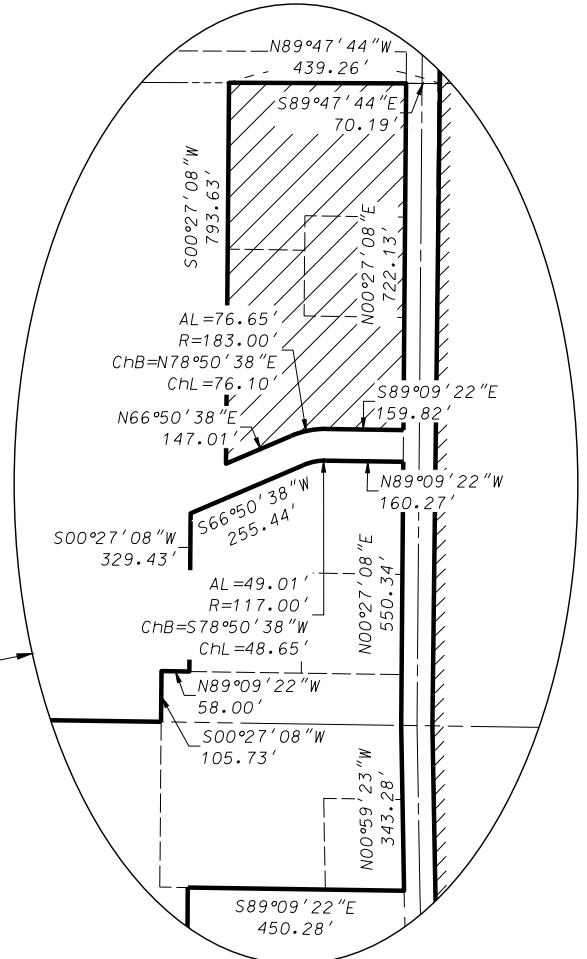
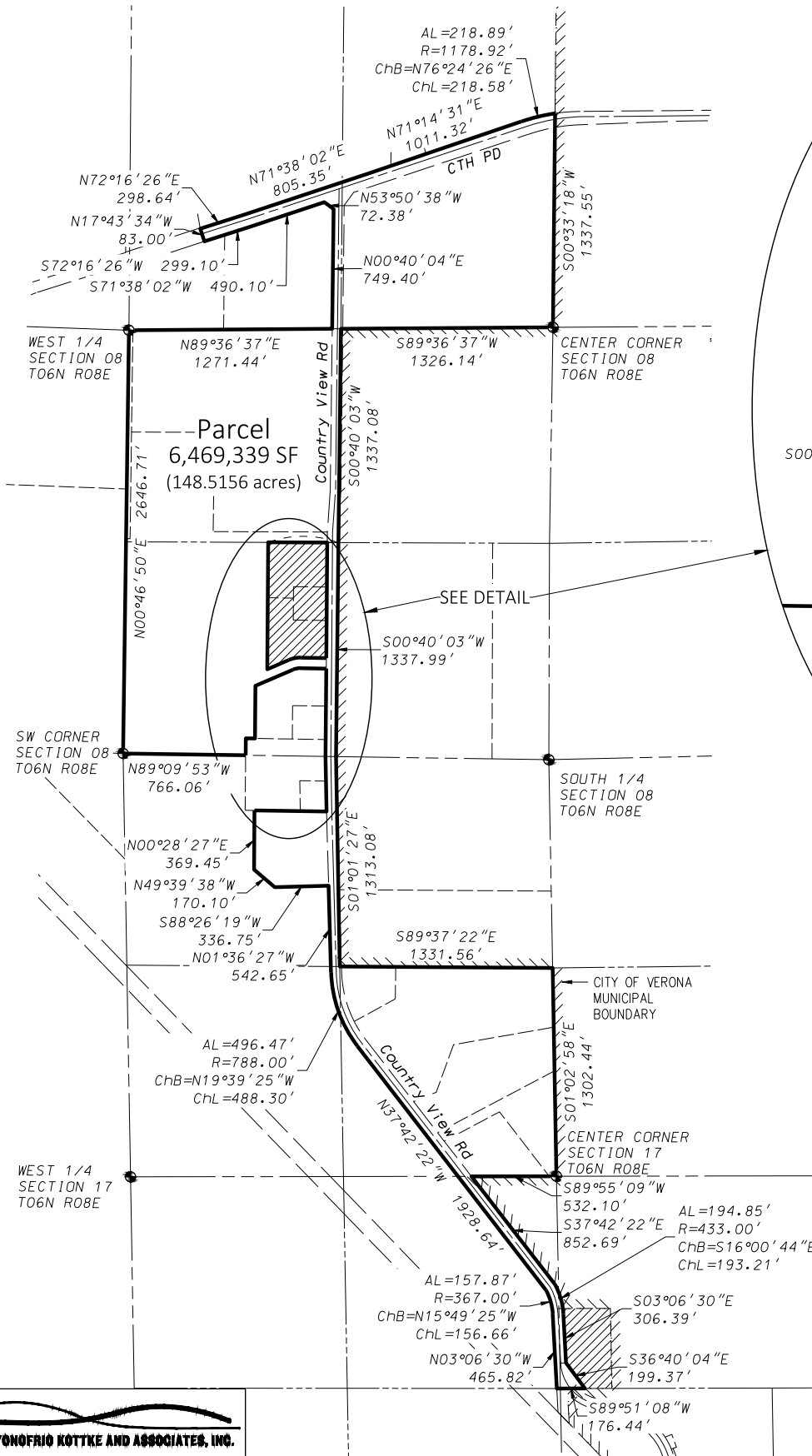
ANNEXATION LEGAL DESCRIPTION

LOT 1 CERTIFIED SURVEY MAP 6181, DOCUMENT NUMBER 2216499; LOT 1 CERTIFIED SURVEY MAP 7850, DOCUMENT NUMBER 2678596; LOT 1, LOT 2, LOT 3, AND LOT 4, CERTIFIED SURVEY MAP 10849, DOCUMENT NUMBER 3804033; LOT 1 CERTIFIED SURVEY MAP 14037, DOCUMENT NUMBER 5175291; LOT 1 CERTIFIED SURVEY MAP 15672, DOCUMENT NUMBER 5714404; PART OF THE SW 1/4 OF THE SW 1/4, PART OF THE NW 1/4 OF THE SW 1/4, PART OF THE SE 1/4 OF THE NW 1/4, AND PART OF THE SW 1/4 OF THE NW 1/4, SECTION 8; PART OF THE NW 1/4 OF THE SE 1/4, PART OF THE NE 1/4 OF THE SW 1/4, PART OF THE SE 1/4 OF THE NW 1/4, PART OF THE SW 1/4 OF THE NW 1/4, PART OF THE NW 1/4 OF THE NW 1/4, SECTION 17; ALL IN TOWNSHIP 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN, CONTAINING 6,469,339 SQUARE FEET (148.5156 ACRES) DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, N00°46'50"E, 2646.71 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, N89°36'37"E, 1271.44 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTRY VIEW ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, N00°40'04"E, 749.40 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, N53°50'38"W, 72.38 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY HIGHWAY PD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, S71°38'02"W, 490.10 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, S72°16'26"W, 299.10 FEET; THENCE N17°43'34"W, 83.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY HIGHWAY PD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, N72°16'26"E, 298.64 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, N71°38'02"E, 805.35 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, N71°14'31"E, 1011.32 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 218.89 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 1178.92 FEET AND CHORD OF N76°24'26"E, 218.58 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE ALONG SAID EAST LINE, S00°33'18"W, 1337.55 FEET TO THE CENTER OF SAID SECTION 8; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, S89°36'37"W, 1326.14 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, S00°40'03"W, 1337.08 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, N89°47'44"W, 439.26 FEET TO THE NORTHWEST CORNER OF LOT 3 OF CERTIFIED SURVEY MAP (CSM) 6126 AS RECORDED IN THE DANE COUNTY REGISTER OF DEEDS OFFICE; THENCE ALONG THE WEST LINE OF SAID LOT 3 CONTINUED ALONG THE WEST LINE OF LOT 2 OF SAID CSM 6126, S00°27'08"W, 793.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE SOUTH LINE OF SAID LOT 2, N66°50'38"E, 147.01 FEET; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID LOT 2, 76.65 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 183.00 FEET AND CHORD OF N78°50'38"E, 76.10 FEET; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID LOT 2, S89°09'22"E, 159.82 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTRY VIEW ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF COUNTRY VIEW ROAD, N00°27'08"E, 722.13 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE ALONG SAID NORTH LINE, S89°47'44"E, 70.19 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, S00°40'03"W, 1337.99 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17, S01°01'27"E, 1313.08 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17, S89°37'22"E, 1331.56 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE ALONG SAID EAST LINE, S01°02'58"E, 1302.44 FEET TO THE CENTER OF SAID SECTION 17; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17, S89°55'09"W, 532.10 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTRY VIEW ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF COUNTRY VIEW ROAD, S37°42'22"E, 852.69 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE OF COUNTRY VIEW ROAD, 194.85 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 433.00 FEET AND CHORD OF S16°00'44"E, 193.21 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE OF COUNTRY VIEW ROAD, S03°06'30"E, 306.39 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE OF COUNTRY VIEW ROAD, S36°40'04"E, 199.37 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP 7850 AS RECORDED IN THE DANE COUNTY REGISTER OF DEEDS OFFICE; THENCE S89°51'08"W, 176.44 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTRY VIEW ROAD, THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, N03°06'30"W, 465.82 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 157.87 FEET ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 367.00 FEET AND CHORD OF N15°49'25"W, 156.66 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, N37°42'22"W, 1928.64 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 496.47 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 788.00 FEET AND CHORD OF N19°39'25"W, 488.30 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, N01°36'27"W, 542.65 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP 14037 AS RECORDED IN THE DANE COUNTY REGISTER OF DEEDS OFFICE; THENCE ALONG THE SOUTH LINE OF LOT 1 OF SAID CSM 14037, S88°26'19"W, 336.75 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, N49°39'38"W, 170.10 FEET TO THE WEST LINE OF LOT 1 OF SAID CSM 14037; THENCE ALONG SAID WEST LINE, N00°28'27"E, 369.45 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID CSM 14037; THENCE ALONG THE NORTH LINE OF LOT 1 OF SAID CSM 14037, S89°09'22"E, 450.28 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTRY VIEW ROAD, THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF COUNTRY VIEW ROAD, N00°59'23"W, 343.28 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE OF COUNTRY VIEW ROAD, N00°27'08"E, 550.34 FEET TO THE NORTHEAST CORNER OF LOT 1 CERTIFIED SURVEY MAP 6126 AS RECORDED IN THE DANE COUNTY REGISTER OF DEEDS OFFICE; THENCE ALONG THE NORTH LINE OF SAID LOT 1, N89°09'22"W, 160.27 FEET; THENCE CONTINUING ALONG THE NORTH LINE OF SAID LOT 1, 49.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 117.00 FEET AND CHORD OF S78°50'38"W, 48.65 FEET; THENCE CONTINUING ALONG THE NORTH LINE OF SAID LOT 1, S66°50'38"W, 255.44 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE WEST LINE OF SAID LOT 1, S00°27'08"W, 329.43 FEET TO THE NORTH LINE OF LOT 1 OF CSM 2572 AS RECORDED IN THE DANE COUNTY REGISTER OF DEEDS OFFICE; THENCE ALONG SAID NORTH LINE, N89°09'22"W, 58.00 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID CSM 2572; THENCE ALONG THE WEST LINE OF LOT 1 OF SAID CSM 2572, S00°27'08"W, 105.73 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE ALONG SAID SOUTH LINE, N89°09'53"W, 766.06 FEET TO THE POINT OF BEGINNING.

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




EXHIBIT B LANDS TO BE ANNEXED TO THE CITY OF VERONA



DETAIL

1" = 400'

LEGEND

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



GRID NORTH
WISCONSIN COUNTY
COORDINATE SYSTEM
DANE ZONE 83/2011

0 1000



SCALE 1" = 1000'

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: **14573**

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

2. Area (Acres): 6,469,339 s.f. (148.5156 ac.)

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 5,572.51

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$ 27,862.55

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: 2 Total: 2

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

Residential: 50 % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Undeveloped: 50 %

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

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

Other: 50 %

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, north and south is Epic depending on the property.

In the town?: The properties to the west are single-family residential or 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? UTC, FP-1, LC, RR-2, RR-4, and RR-8 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	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, 1/4 - 1/4 section, section, township, range and county

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

☐ Y (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

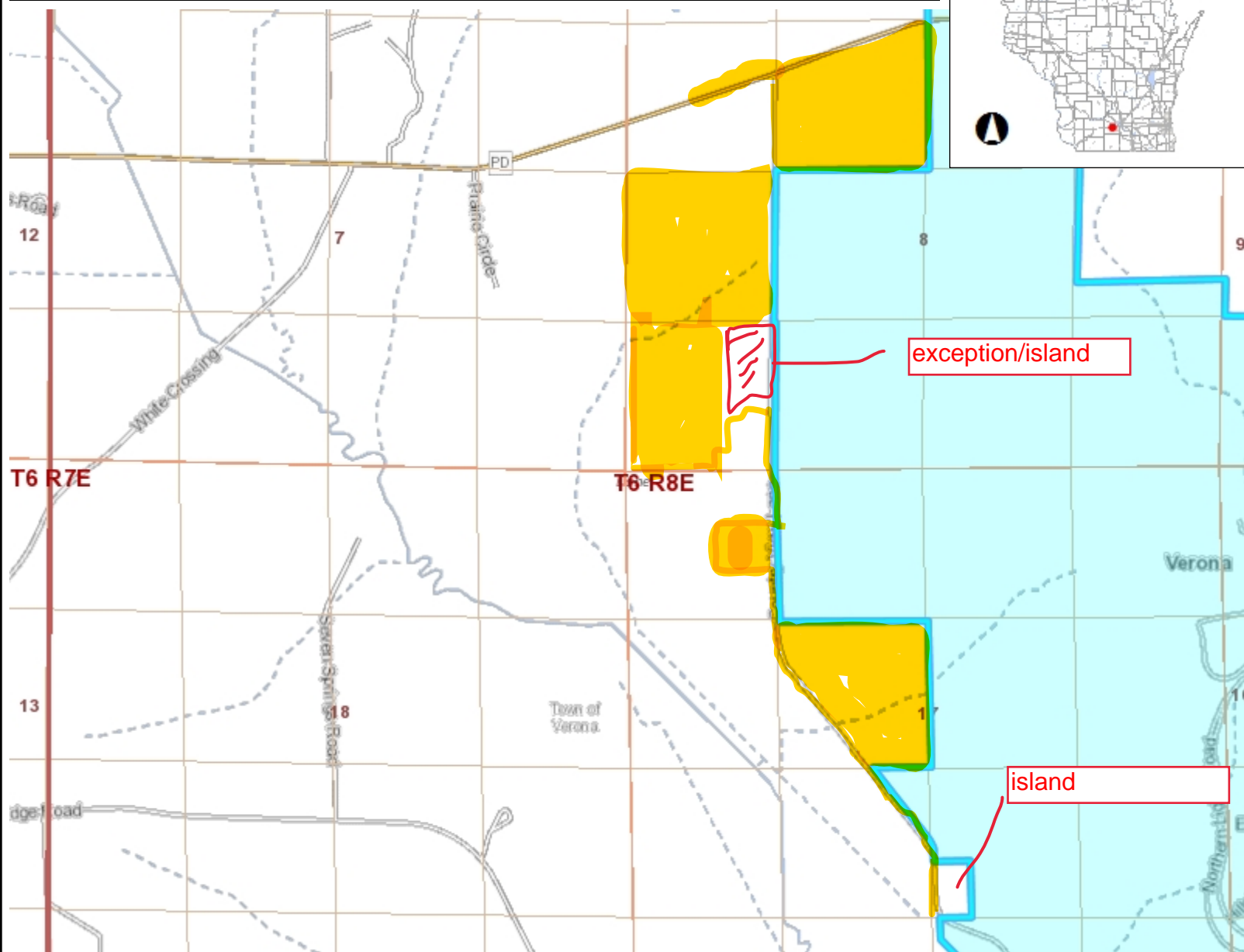
3. Other relevant information and comments:

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



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

Notes

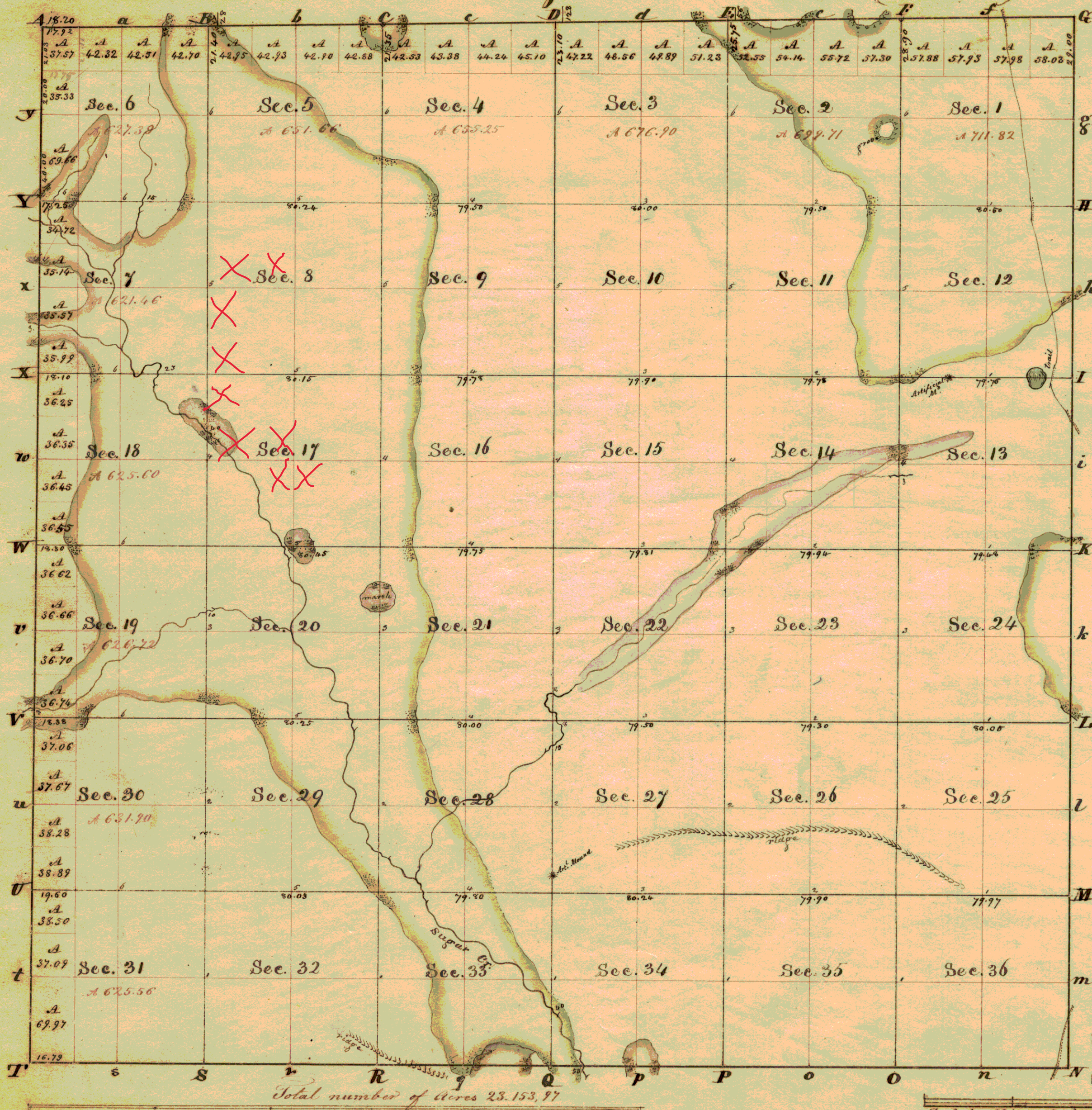
0.5 0 0.25 0.5 Miles

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/>

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-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 03, 2023

PETITION FILE NO. 14573

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.

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 14573 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=2647>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner