

**WRITTEN DESCRIPTION OF INTENDED USE OF LANDS BEING ANNEXED
BY DREGER AND ENDRES TO THE CITY OF VERONA**

The following is a written description of the intended use of the lands being annexed by Dreger and Endres for Morningside Boulevard in the City of Verona, per the Verona Plan Commission application:

Proposed Zoning: None. This will be a public street right of way (Morningside Boulevard), which will be dedicated to the City of Verona.

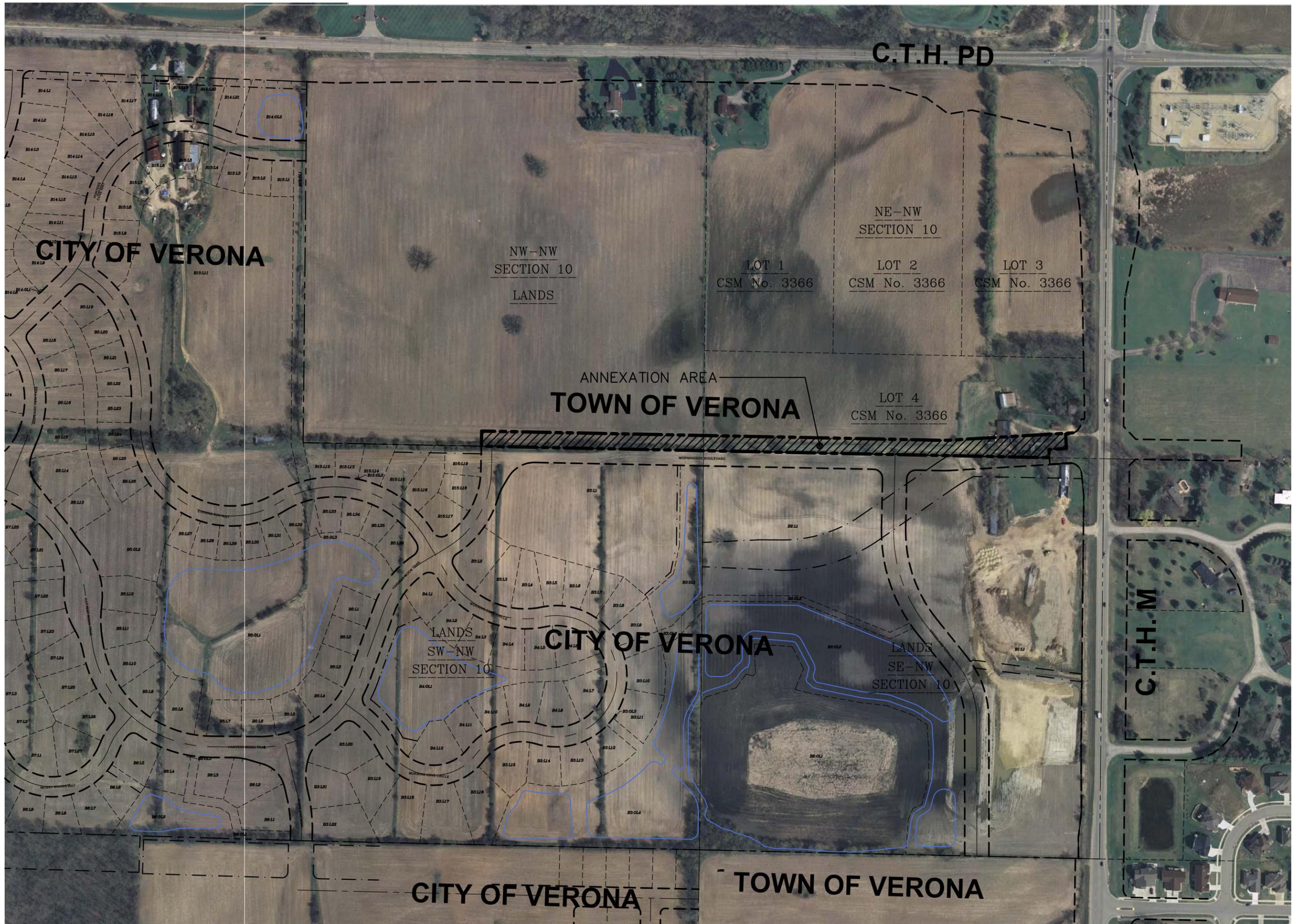
Current Land Uses: Active Agriculture, Residence and Accessory Buildings

Land Use Map Designations: The project site is located within the North Neighborhood Plan planning area. As such, the North Neighborhood Plan Future Land Use Map provides the future land use recommendations for the project site and its surrounds. As shown on the Future Land Use Map, the lands comprising the project site reflect a roadway and one of three points of access from County Highway M for the North Neighborhood. The lands adjacent to the project site are recommended for commercial mixed-use land uses.

Proposed Land Uses: Public street right-of-way for Morningside Boulevard in the City of Verona

Other Information: The land being annexed will be dedicated to the City of Verona for public street purposes upon approval of the annexation, development agreement and construction plans for the public improvements.

File: I:\2017\177777\DWG\Survey - Exhibits\177777 Exhibit-Aerial-Location Map.dwg User: dtheiler Plotted: Oct 29, 2019 - 4:12pm Xrefs:



CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

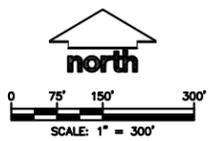
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
**FORWARD DEVELOPMENT
GROUP, LLC**

CLIENT ADDRESS:
**161 HORIZON DRIVE, SUITE 101A
VERONA, WI 53593**

PROJECT:
WHISPERING COVES

PROJECT LOCATION:
**CITY OF VERONA
DANE COUNTY, WISCONSIN**



Design/Drawn: **JK 10/29/19**
Approved: **TJB 10/29/19**

SHEET TITLE:
**LOCATION
MAP**

SHEET NUMBER:
1 OF 1

JSD PROJECT NO: 19-0025

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

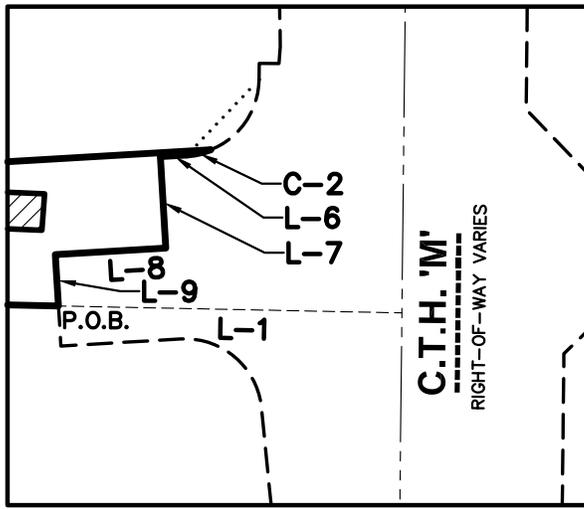
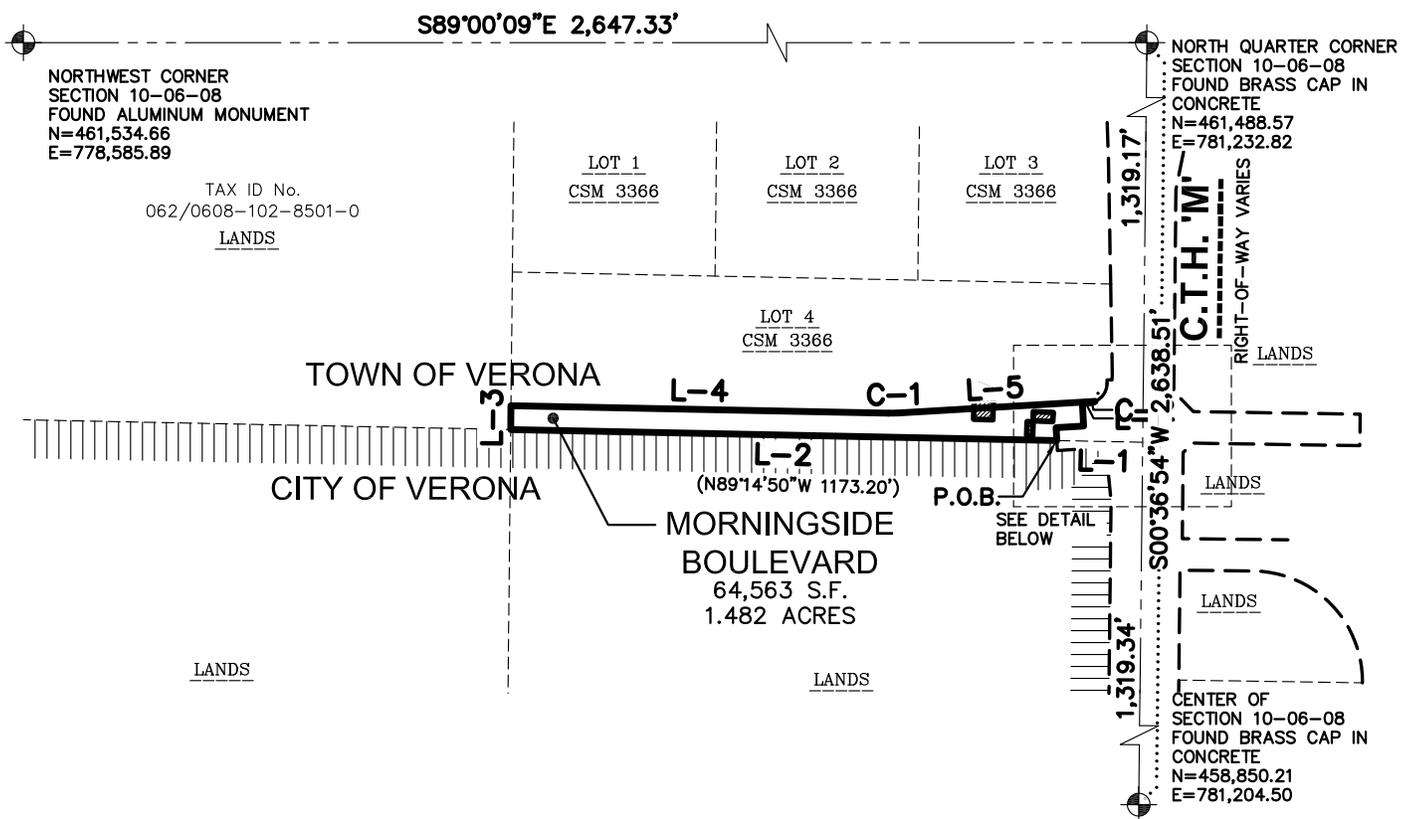
LANDS FOR FUTURE ROAD RIGHT-OF-WAY
Legal Description

Lot 4, Certified Survey Map No. 3366, as recorded in Volume 13, on pages 153-154, as Document No. 1648625, Located in the Northeast Quarter of the Northwest Quarter of Section 10, Township 06 North, Range 08 East, Town of Verona, Dane County, Wisconsin, described more particularly as follows:

Commencing at the North Quarter corner of Section 10, aforesaid; thence South 00 degrees 36 minutes 54 seconds West along the East line of the Northwest Quarter of Section 10, aforesaid, 1,319.17 feet; thence North 88 degrees 50 minutes 39 seconds West, 179.78 feet to the Westerly right-of-way line of County Trunk Highway 'M', also being the Point of Beginning; thence continuing North 88 degrees 50 minutes 39 seconds West, 1,143.47 feet; thence North 00 degrees 35 minutes 45 seconds East, 50.00 feet; thence South 88 degrees 50 minutes 40 seconds East, 790.29 feet to a point of curve; thence Northeasterly 19.74 feet along an arc of a curve to the left, having a radius of 250.00 feet, the chord bears North 88 degrees 53 minutes 36 seconds East, 19.74 feet; thence North 86 degrees 37 minutes 50 seconds East, 413.21 feet to a point on the curving Westerly right-of-way line of County Trunk Highway 'M'; thence Southwesterly 12.70 feet along an arc of a curve to the right, having a radius of 40.00 feet, the chord bears South 77 degrees 32 minutes 07 seconds West, 12.65 feet; thence South 86 degrees 37 minutes 37 seconds West, 13.99 feet; thence South 03 degrees 22 minutes 09 seconds East, 48.00 feet; thence South 86 degrees 37 minutes 50 seconds West, 57.94 feet; thence South 03 degrees 35 minutes 16 seconds East, 26.97 feet to the Point of Beginning.

Parcel contains 64,563 square feet or 1.482 acres.

File: I:\2017\177777\DWG\Survey - Exhibits\177777 Exhibit Endres Roadway.dwg Layout: 8.5x11port User: jk Plotted: Jul 23, 2019 - 12:32pm



DETAIL
SCALE 1" = 100'

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N88°50'39"W	179.78'
L-2	N88°50'39"W	1143.47'
L-3	N00°35'45"E	50.00'
L-4	S88°50'40"E	790.29'
L-5	N86°37'50"E	413.21'

LINE TABLE		
LINE	BEARING	DISTANCE
L-6	S86°37'37"W	13.99'
L-7	S03°22'09"E	48.00'
L-8	S86°37'50"W	57.94'
L-9	S03°35'16"E	26.97'

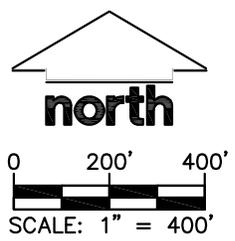
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C-1	19.74'	250.00'	4°31'30"	N88°53'36"E	19.74'
C-2	12.70'	40.00'	18°11'28"	S77°32'07"W	12.65'

LEGEND

- GOVERNMENT CORNER
- ANNEXATION BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- BUILDING
- CORPORATE BOUNDARY

NOTES

1. FIELD WORK PERFORMED ON MAY 16, 2019.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (DANE COUNTY). THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10-06-8, RECORDED AS S89°00'09"E.
3. THE LAND DESCRIBED HEREON IS INTENDED TO BE INCLUDED AND DEDICATED AS ROAD RIGHT OF WAY ON A CERTIFIED SURVEY MAP.



JSD Professional Services, Inc.
Engineers • Surveyors • Planners
MADISON REGIONAL OFFICE
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 P. 608.848.5060

PROJECT:
GERALD ENDRES
 VERONA, WI 53593

SHEET TITLE:
EXHIBIT MAP

JSD PROJECT NUMBER: 19-9025
 SHEET NUMBER: 1
 DRAWN BY: JK CHECKED BY: TJB
 DATE: JULY 01, 2019

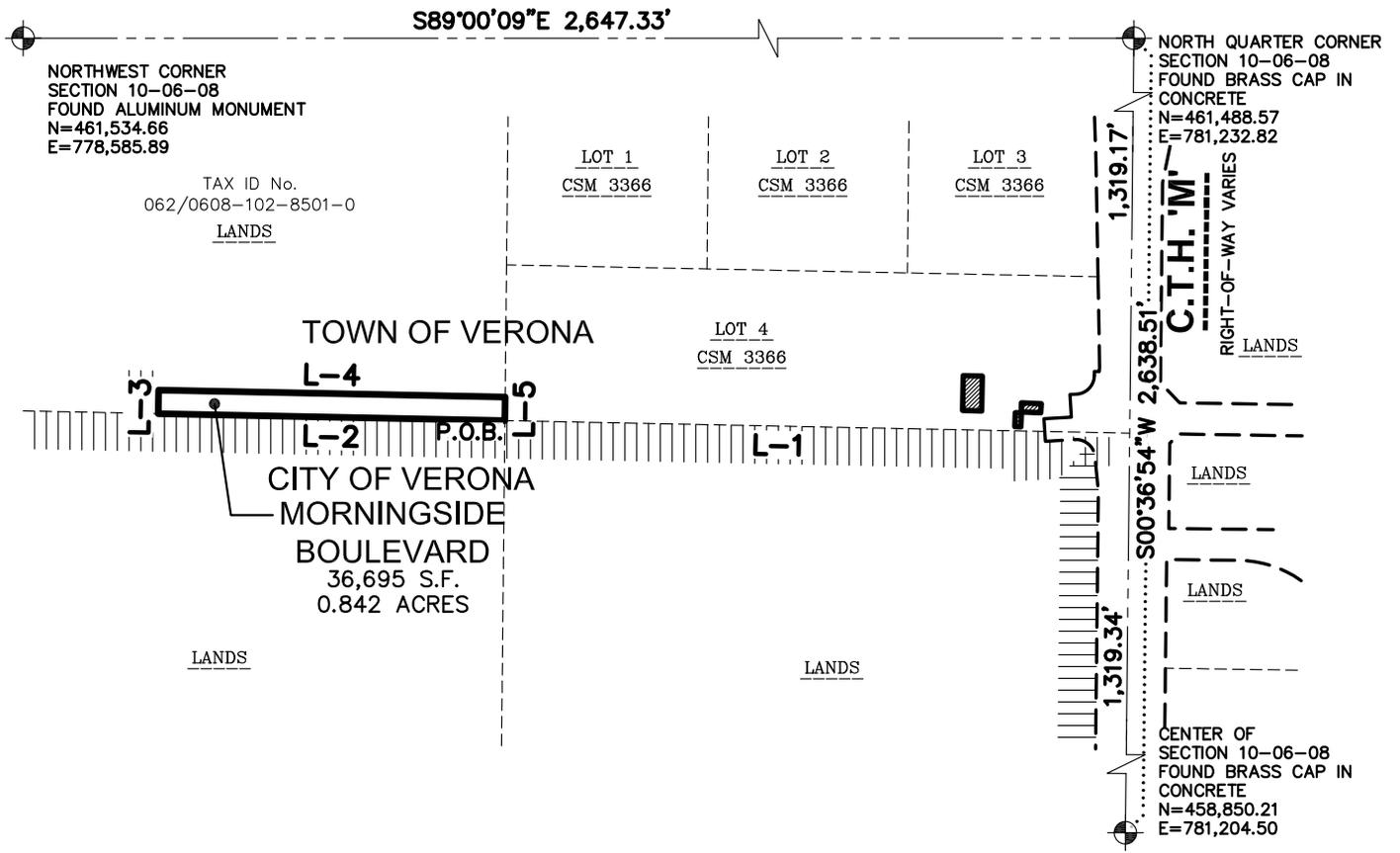
LANDS FOR FUTURE ROAD RIGHT-OF-WAY
Legal Description

Part of the Northwest Quarter of the Northwest Quarter of Section 10, Township 06 North, Range 08 East, Town of Verona, Dane County, Wisconsin, described more particularly as follows:

Commencing at the North Quarter corner of Section 10, aforesaid; thence South 00 degrees 36 minutes 54 seconds West along the East line of the Northwest Quarter of Section 10, aforesaid, 1,319.17 feet; thence North 88 degrees 50 minutes 39 seconds West, 1,323.25 feet to the Southeast corner of the Northwest Quarter of the Northwest Quarter of Section 10, aforesaid, also being the Point of Beginning; thence North 88 degrees 51 minutes 14 seconds West along the South line of the Northwest Quarter of the Northwest Quarter, aforesaid, 734.17 feet; thence North 01 degrees 08 minutes 46 seconds East, 50.00 feet; thence South 88 degrees 51 minutes 12 seconds East, 733.69 feet to the East line of the Northwest Quarter of the Northwest Quarter, aforesaid; thence South 00 degrees 35 minutes 45 seconds West along said line, 50.00 feet to the Point of Beginning.

Parcel contains 36,695 square feet or 0.842 acres.

File: I:\2017\177777\DWG\Survey - Exhibits\177777 Exhibit Draeger Roadway.dwg Layout: Exhibit User: jk Plotted: Jul 23, 2019 - 12:29pm



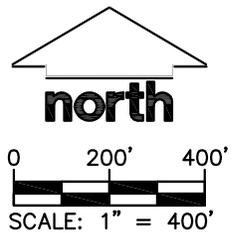
LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N88°50'39"W	1323.25'
L-2	N88°51'14"W	734.17'
L-3	N01°08'46"E	50.00'
L-4	S88°51'12"E	733.69'
L-5	S00°35'45"W	50.00'

LEGEND

- GOVERNMENT CORNER
- ROADWAY BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- BUILDING
- CORPORATE BOUNDARY

NOTES

1. FIELD WORK PERFORMED ON MAY 16, 2019.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (DANE COUNTY). THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10-06-8, RECORDED AS S89°00'09"E.
3. THE LAND DESCRIBED HEREON IS INTENDED TO BE INCLUDED AND DEDICATED AS ROAD RIGHT OF WAY ON A CERTIFIED SURVEY MAP.



JSD Professional Services, Inc.
Engineers • Surveyors • Planners
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

PROJECT:
**DOROTHY L. DREGER
REVOCABLE TRUST**

VERONA, WI 53593

SHEET TITLE:
EXHIBIT MAP

JSD PROJECT NUMBER: 19-9025	SHEET NUMBER: 1
DRAWN BY: JK	CHECKED BY: TJB
DATE: JULY 1, 2019	

**UNANIMOUS PETITION FOR DIRECT ANNEXATION
UNDER § 66.0217(2), WIS. STATS.**

To the Mayor and Common Council of the City of Verona, Dane County, Wisconsin:

1. The undersigned hereby petition for direct annexation of the territory legally described on Exhibit A attached hereto to the City of Verona, Dane County, Wisconsin, whereby said territory will be detached from the Town of Verona, Dane County, Wisconsin, pursuant to § 66.0217(2), Wis. Stats.
2. Attached hereto as Exhibit B is a scale map which accurately reflects the legal description of the property to be annexed and the boundary of the annexing City and includes a graphic scale on the face of the map.
3. The current population of the territory proposed to be annexed is -0-.
4. This petition has been signed by the owners of all of the land within the territory proposed to be annexed. There are no electors residing within the territory proposed to be annexed.

Owners of All Lands Within the Territory Proposed to be
Annexed:

Name of Owner: THE DOROTHY L. DREGER
REVOCABLE LIVING TRUST

Address of Owner: 200 West Verona Avenue, Verona,
Wisconsin 53593

Signature: By: Marilyn A. Dreger
Marilyn A. Dreger, Trustee

Date of Signing: October 14, 2019

REC'D

OCT 15 2019

TOWN OF VERONA

Name of Owner: ENDRES 4, LLC

Address of Owner: 7055 County Highway PD, Verona,
WI 53593

Signature: By: Gerald A Endres
Gerald A. Endres, Member

Signature: By: Linda K Endres
Linda K. Endres, Member

ANNEXATION
Legal Description

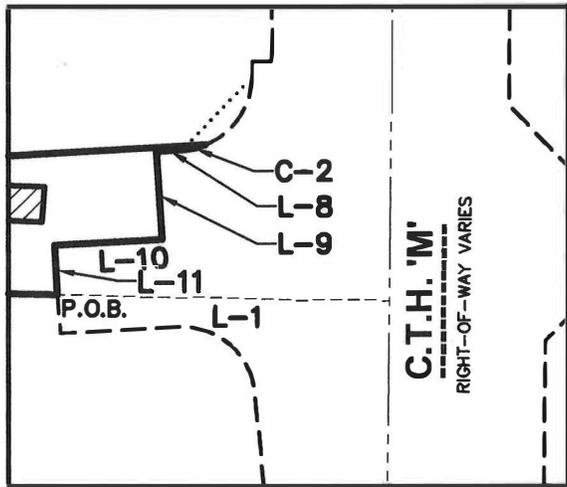
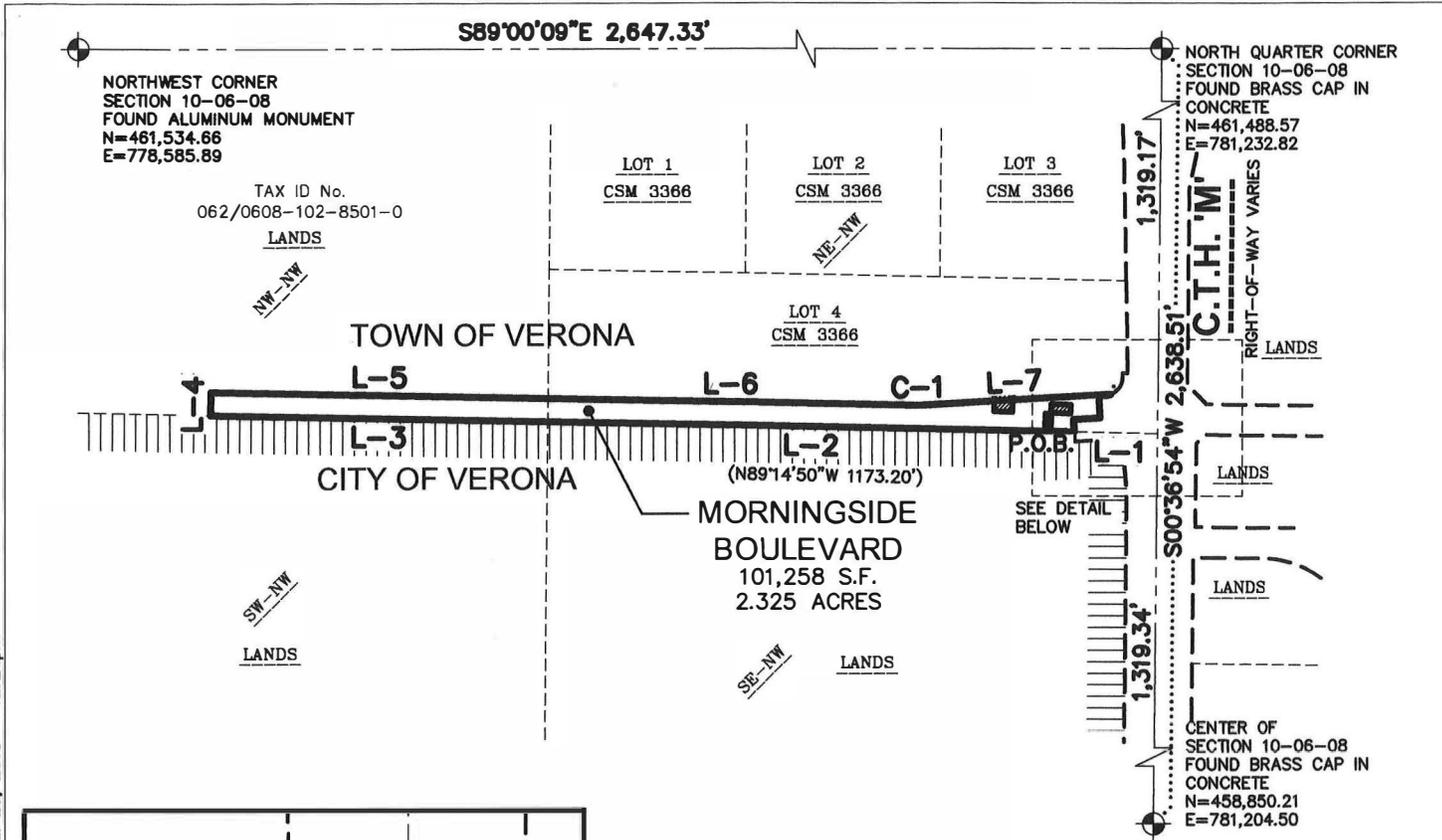
Morningside right-of-way, part of Lot 4, Certified Survey Map No. 3366, as recorded in Volume 13, on pages 153-154, as Document No. 1648625, and Part of the Northwest Quarter of the Northwest Quarter of Section 10, Township 06 North, Range 08 East, Town of Verona, Dane County, Wisconsin, described more particularly as follows:

Commencing at the North Quarter corner of Section 10, aforesaid; thence South 00 degrees 36 minutes 54 seconds West along the East line of the Northwest Quarter of Section 10, aforesaid, 1319.17 feet; thence North 88 degrees 50 minutes 39 seconds West, 179.78 feet to the Westerly right-of-way line of County Trunk Highway 'M' also being the Point of Beginning; thence continuing North 88 degrees 50 minutes 39 seconds West, 1,143.47 feet; thence North 88 degrees 51 minutes 14 seconds West, 734.17 feet; thence North 01 degrees 08 minutes 46 seconds East, 50.00 feet; thence South 88 degrees 51 minutes 12 seconds East, 733.69 feet; thence South 88 degrees 50 minutes 40 seconds East, 790.29 feet to a point of curve; thence Northeasterly 19.74 feet along an arc of a curve to the left, having a radius of 250.00 feet, the chord bears North 88 degrees 53 minutes 36 seconds East, 19.74 feet; thence North 86 degrees 37 minutes 50 seconds East, 413.21 feet to a point on the curving Westerly right-of-way line of County Trunk Highway 'M'; thence Southwesterly 12.70 feet along an arc of a curve to the right, having a radius of 40.00 feet, the chord bears South 77 degrees 32 minutes 07 seconds West, 12.65 feet; thence South 86 degrees 37 minutes 37 seconds West, 13.99 feet; thence South 03 degrees 22 minutes 09 seconds East, 48.00 feet; thence South 86 degrees 37 minutes 50 seconds West, 57.94 feet; thence South 03 degrees 35 minutes 16 seconds East, 26.97 feet to the Point of Beginning.

Parcel contains 101,258 square feet or 2.325 acres.

EXHIBIT A

File: I:\2017\17777\DWG\Survey - Exhibits\17777 Exhibit Annex-Roadway.dwg Layout: 8.5x11port User: jk Plotted: Jul 23, 2019 - 12:24pm



DETAIL
SCALE 1" = 100'

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N88°50'39"W	179.78'
L-2	N88°50'39"W	1143.47'
L-3	N88°51'14"W	734.17'
L-4	N01°08'46"E	50.00'
L-5	S88°51'12"E	733.69'
L-6	S88°50'40"E	790.29'

LINE TABLE		
LINE	BEARING	DISTANCE
L-7	N86°37'50"E	413.21'
L-8	S86°37'37"W	13.99'
L-9	S03°22'09"E	48.00'
L-10	S86°37'50"W	57.94'
L-11	S03°35'16"E	26.97'

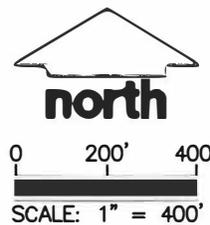
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C-1	19.74'	250.00'	4°31'30"	N88°53'36"E	19.74'
C-2	12.70'	40.00'	18°11'28"	S77°32'07"W	12.65'

LEGEND

- GOVERNMENT CORNER
- ANNEXATION BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- BUILDING
- CORPORATE BOUNDARY

NOTES

1. FIELD WORK PERFORMED ON MAY 16, 2019.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (DANE COUNTY). THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10-06-8, RECORDED AS S89°00'09"E.



 MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	PROJECT: GERALD ENDRES	SHEET TITLE: ANNEXATION	JSD PROJECT NUMBER: 19-9025	
	VERONA, WI 53593		DRAWN BY: JK CHECKED BY: TJB	SHEET NUMBER: 1
			DATE: MAY 16, 2019	