

## City of Madison

## Proposed Annexation - Town of Verona

Annexation Name Watermark – Midtown Rd

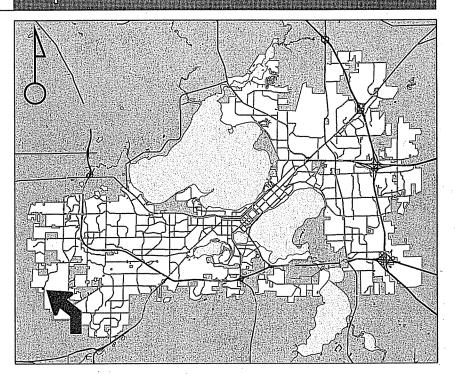
Location 7273 Midtown Rd

Petitioner JT Watermark LLC

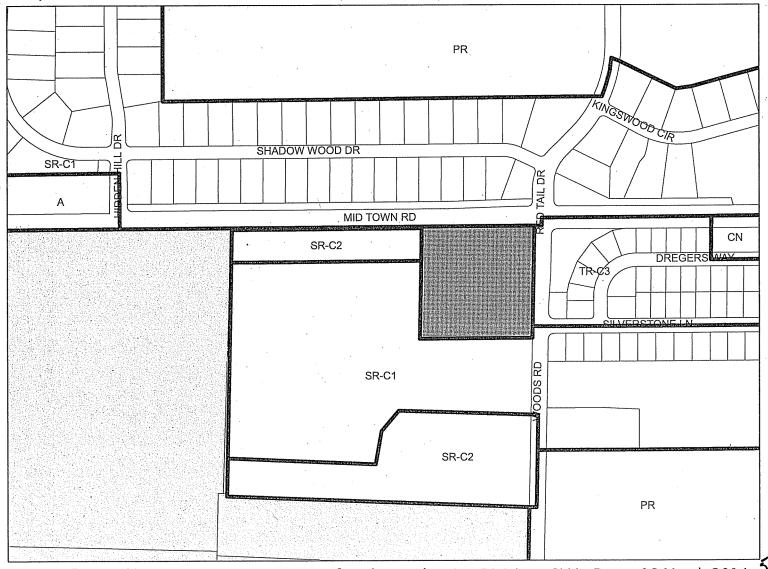
Existing Use Single Family House

Proposed Use Residential

Public Hearing Date Plan Commission 10 March 2014 Common Council 18 March 2014



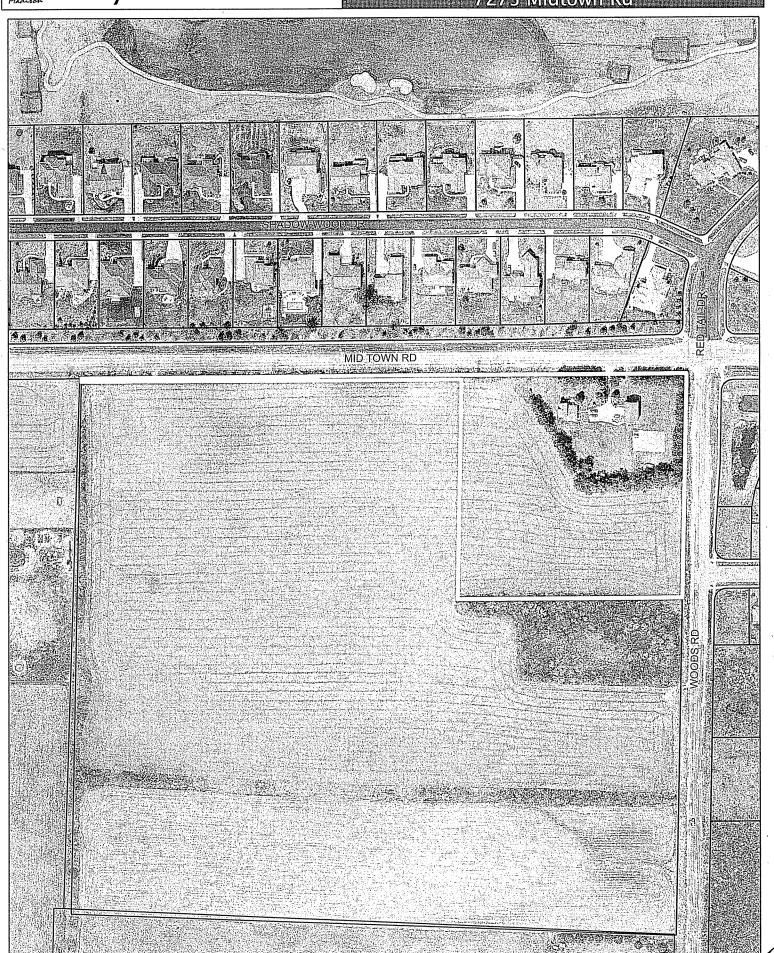
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale: 1'' = 400'

City of Madison, Planning Division: SLM: Date: 06 March 2014

## JT Watermark LLC 7273 Midtown Rd



Date of Aerial Photography: Spring 2013



### D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717 • Phone: 608.833.7530 • www.donofrio.cc

Date:	February 13, 2014		CITY OF MADISON
То:	City of Madison Attn: Tim Parks (hand carry)	•	FEB 1 3 2014
Re:	Hawks Valley	. Pia & Ea	anning & Community conomic Development
Enclosed	you will find the following related info	rmation:	
An	nexation Petition		
Wa	urranty Deed from closing		
D(	OA Annexation submittal - DKA to subm	it directly to DOA	
_1_	Number of Copies.		,
[x] [ ] [ ] [ ]	For your approval and/or comments. Per your request. With our approval as noted thereon. For your information. Preliminary only. Revised copy.		DECEIVED  N FEB 18 2014  MADISON CITY CLERK
Remarks:			
Sincerely Y D'Onofrio	Yours, , Kottke & Associates, Inc.		
	- Pare	FN:	13-07-115
Ke	vin J. Pape, RLS, PE		

cc: Town of Verona

#### PETITION FOR ANNEXATION

NOW COMES the undersigned, pursuant to Wisconsin Statutes Section 66.0217(2) and petitions the City of Madison, Dane County, State of Wisconsin as follows:

- 1. The undersigned are all of the owners of all of the real property described in the attached Exhibit I.
- The undersigned hereby petition and request the territory described in the attached Exhibit I to be directly annexed to the City of Madison, Dane County, State of Wisconsin.
- 3. Undersigned further petition and request that an annexation ordinance for the annexation of the above described territory be enacted by the governing body of the City of Madison, Dane County, State of Wisconsin in accordance with Wisconsin Statute Section 66.0217, forthwith.
- 4. A scale map of the property to be annexed, marked Exhibit II, showing the boundaries of such territory and the relation of the territory to the municipality to which annexation is requested, is attached hereto and incorporated by reference in this petition.
- 5. The area of the property to be annexed is 223,600 square feet; 5.133 acres; 0.0080 sq. mi.
- 6. The current population of the territory to be annexed is two including two electors.
- 7. There is currently one dwelling unit located on the property to be annexed.
- 8. The undersigned further petitions that upon annexation the territory so annexed be temporarily designated for zoning purposes as "Temporary A" until the zoning ordinance is amended as prescribed by the Wisconsin Statutes.
- 9. The undersigned state and affirm their unanimous approval of the proposed annexation.

	Watermark JT, LLC/	
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	Tony Heinrichs, authorized member	
		·
	STATE OF WISCONSIN)	
	)ss COUNTY OF DANE )	
	Personally came before me this 13th day of February above named person(s), to be known to be the person(s) who executed instrument and acknowledged the same.	, 2018, the
	My Commission Expires: 11-13-16 Notary Public, Dane Co	cto
	This instrument drafted by:	<u>ر</u> .
	D'Onofrio Kottke & Associates, Inc. 7530 Westward Way  SARAH PROCTO STATE OF WISCON	PR Jeini
	7530 Westward Way Madison, WI 53717	NOIN

u/user/1007116/project docs/annexation petition 2013.docx

#### EXHIBIT I

Being Lot 1, Certified Survey Map No. 1964, recorded in Volume 8 of Certified Survey Maps, pages 96-98 as Document No. 1464093 and a parcel of land located in the Northeast 1/4 of the Northwest 1/4 of Section 4, T6N, R8E, in the City of Madison, Dane County, Wisconsin, to-wit: Commencing at the North quarter corner of said Section 4; thence S89°16'00"W, 9.25 feet along the north line of said NW1/4; thence S00°44'57"W, 33.01 feet to the Northeast corner of said Lot 1, Certified Survey Map No. 1964 to the point of beginning, also being a point on the Westerly rightof-way line of Woods Road, said point being S89°16'00"W, 9.25 feet from the North - South 1/4 line of Section 4, T6N, R8E, as measured along the Southerly right-of-way of Mid Town Road; thence S00°44'57"W (S00°44'35"W per Certified Survey Map No. 1964 and S00°14'47"W per City of Madison NAD27 control) along said Westerly right-of-way line of Woods Road and East line of Lot 1, Certified Survey Map No. 1964, 467.00 feet to the Southeast corner of said Lot 1, Certified Survey Map No. 1964; thence S89°15'49"W, along the South line of said Lot 1, 467.00 feet to the Southwest corner thereof; thence N00°44'35"E, along the West line of said Lot 1, 460.00 feet, to a point 7.00 feet South of, measured at right angles to, the existing South right-of-way line of Mid Town Road as presently located (November 2013); thence S89°15'49"W, parallel with and 40.00 feet South of, measured at right angles to, the North line of the Northwest 1/4 of Section 4, Town 6 North, Range 8 East, 791.19 feet to a point on the East line of lands described in certain quit claim deed recorded as Document No. 4002902; thence N00°46'25"E, along the East line of said lands, 7.06 feet; thence N89°16'00"E, along the south right of way line of Mid Town Road, 1258.23 feet to the point of beginning.

## EXHIBIT II

# LANDS TO BE ANNEXED TO THE CITY OF MADISON

LOT 1   CERFIED SURVEY   OSS   LOT 1   CERFIED SURVEY   OSS   LOT 1   LOT 1   CERFIED SURVEY   OSS   CETY OF MADISON   CETY O	En	actment No.		<u></u>		Ald. Distr	ict Annexed to	
Date Published    Not consider   1/4   1/4   1/6	File	e ID No	***************************************			Area	223,600 sf; 5.133 ac; 0.0080 sq. mi.	
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N 1/4 CORNER   N 1/	Da	ite Published	İ				•	
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530 Westward Way, Madison, WI 53717	'ONOFRIO K	OTTKE AND ASS	OCIATES, INC.				REV.	
	330 Westwa	ard Way, Madiso	n, WI 53717	1		~		

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

#### STATE BAR OF WISCONSIN FORM 2 -2003 WARRANTY DEED

Document Name

Document Number

THIS DEED, made between James W. Weber and Gayla S. Garlick-Hansen a/k/a Gayla Garlick-Hansen husband and wife

("Grantor," whether one or more), and Watermark JT, LLC

("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate in Dane County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lot 1, Certified Survey Map 1964, recorded in Vol. 8 of Certified Survey Maps, page 96, as #1464093, in the Town of Verona, Dane County, Wisconsin.

RETURN TO Tony Heinrichs 702 N. Highpoint Rd. Madison, WI 53717

Tax Parcel No.: 062-0608-042-8000-6

This is a homestead property.

Exception to warrantles: Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's Real Estate Condition Report and in the Offer, and general taxes levied in the year of closing.

Dated this 13th day of February, 2014.

Garlick-Hanben

**AUTHENTICATION** 

**ACKNOWLEDGMENT** 

Signature(s)

DANE COUNTY

authenticated this \_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_

\*

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, \_\_\_\_\_\_ authorized by § 706.06, Wis. Stats.)

STATE OF WISCONSIN
DANE COUNTY

Personally came before me this 13th day of February, 2014 the above named James W. Weber and Gayla S. Garlick-Hansen; to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

(Signatures may be authenticated or acknowledged. Both are not necessary.)

THIS INSTRUMENT WAS DRAFTED BY Attorney Perry J. Armstrong

\* Wes Shaughnessy

Notary Public Dane County, WI My Commission expires: 12/04/2017

