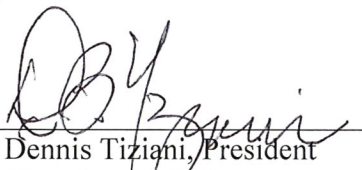


PETITION FOR DIRECT ANNEXATION

Pursuant to Wis. Stat. § 66.0217(2), the undersigned, being the owners of all of the lands both in area and assessed valuation, and there being no electors within the territories which are shown on the scale maps attached hereto as Exhibit A, and legally described on the attached Exhibit B, do hereby petition to annex said territory from the Town of Westport, Dane County, Wisconsin, to the City of Madison, Dane County, Wisconsin, with such annexation to be effective on January 31, 2024. The population of said territory is zero (0) and there are zero (0) electors residing within the territory.

Upon annexation to the City of Madison, the City of Madison may designate a temporary zoning classification which is consistent with the City of Madison Zoning code.

By: 
Dennis Tiziani, President
Cherokee Park, Inc.
13 Cherokee Circle
Madison, WI 53704

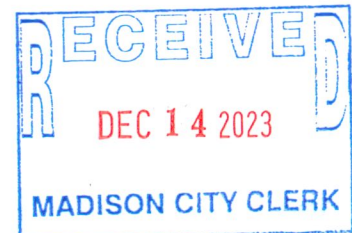
PROPERTY OWNER

ELECTOR

 X

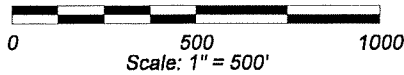
Date: December 5, 2023

4895-0043-0363



Prepared for:
Cherokee Park, Inc.
5000 N. Sherman Ave.
Madison, WI 53704

Exhibit A SCALE MAP



Details on Sheets 2 through 7

ANNEXATION TO THE CITY OF MADISON

ORDINANCE NUMBER _____

I.D. NUMBER _____

DATE ADOPTED _____

DATE PUBLISHED _____

ALDERMANIC DISTRICT
ATTACHED TO _____

AREA 6,934,107 Sq. Ft.

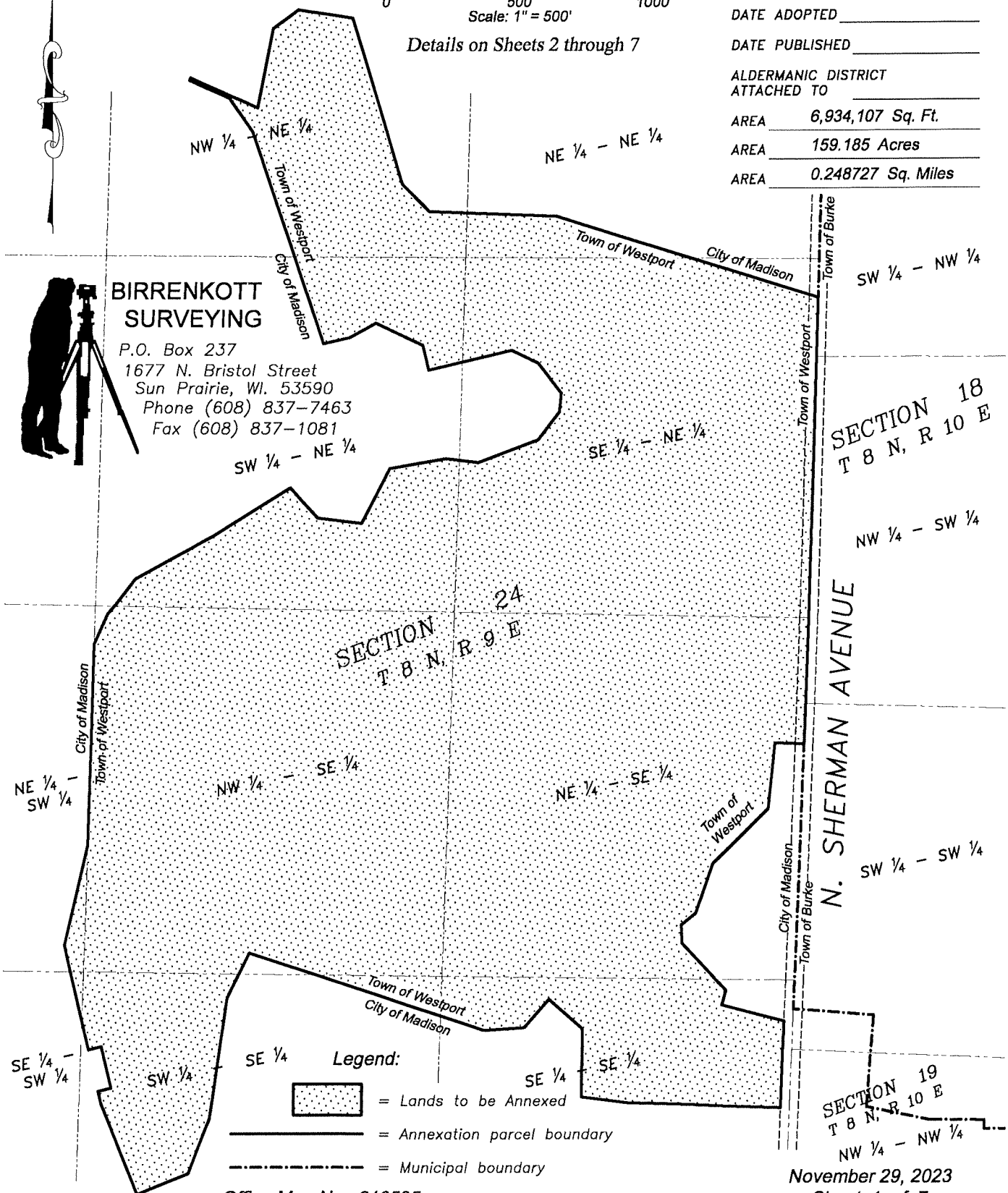
AREA 159.185 Acres

AREA 0.248727 Sq. Miles



BIRRENKOTT SURVEYING

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

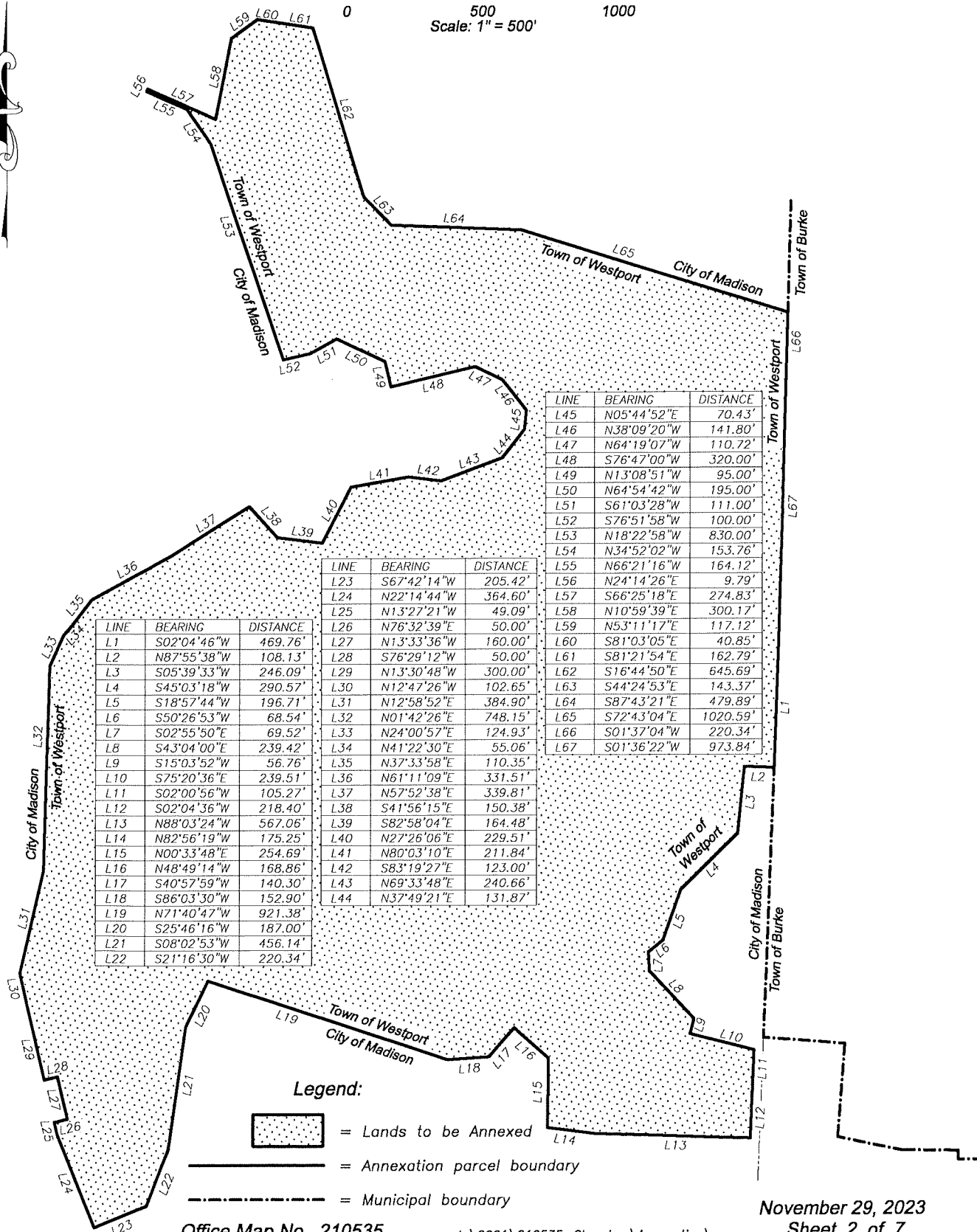
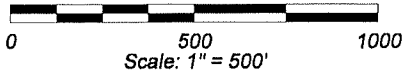


Office Map No. 210535

L:\2021\210535-Cherokee\Annexation\

November 29, 2023
Sheet 1 of 7

Exhibit A SCALE MAP



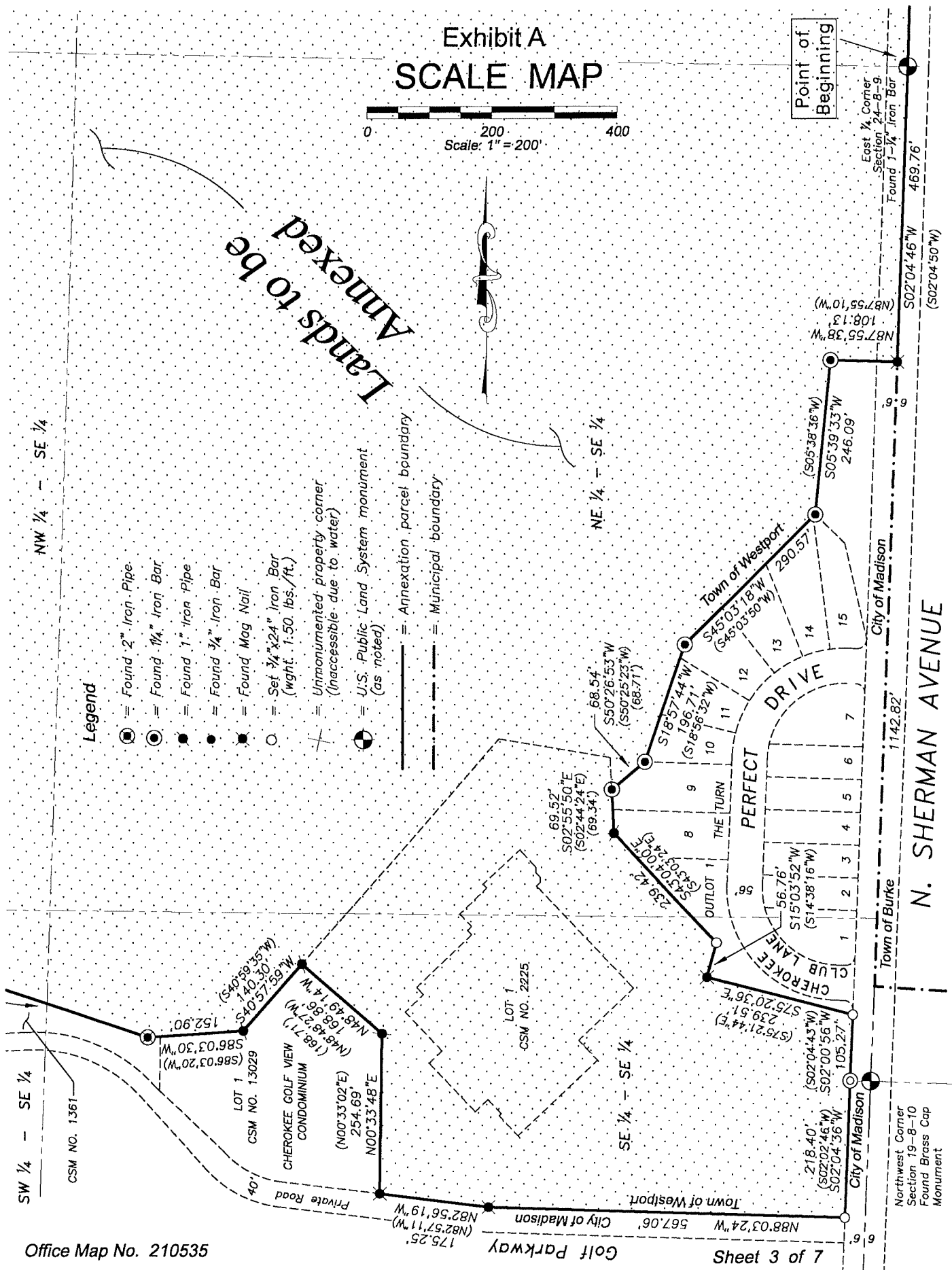
LINE	BEARING	DISTANCE
L1	S02°04'46"W	469.76'
L2	N87°55'38"W	108.13'
L3	S05°39'33"W	246.09'
L4	S45°03'18"W	290.57'
L5	S18°57'44"W	196.71'
L6	S50°26'53"W	68.54'
L7	S02°55'50"E	69.52'
L8	S43°04'00"E	239.42'
L9	S15°03'52"W	56.76'
L10	S75°20'36"E	239.51'
L11	S02°00'56"W	105.27'
L12	S02°04'36"W	218.40'
L13	N88°03'24"W	567.06'
L14	N82°56'19"W	175.25'
L15	N00°33'48"E	254.69'
L16	N48°49'14"W	168.86'
L17	S40°57'59"W	140.30'
L18	S86°03'30"W	152.90'
L19	N71°40'47"W	921.38'
L20	S25°46'16"W	187.00'
L21	S08°02'53"W	456.14'
L22	S21°16'30"W	220.34'

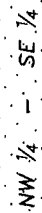
LINE	BEARING	DISTANCE
L23	S67°42'14"W	205.42'
L24	N22°14'44"W	364.60'
L25	N13°27'21"W	49.09'
L26	N76°32'39"E	50.00'
L27	N13°33'36"W	160.00'
L28	S76°29'12"W	50.00'
L29	N13°30'48"W	300.00'
L30	N12°47'26"W	102.65'
L31	N12°58'52"E	384.90'
L32	N01°42'26"E	748.15'
L33	N24°00'57"E	124.93'
L34	N41°22'30"E	55.06'
L35	N37°33'58"E	110.35'
L36	N61°11'09"E	331.51'
L37	N57°52'38"E	339.81'
L38	S41°56'15"E	150.38'
L39	S82°58'04"E	164.48'
L40	N27°26'06"E	229.51'
L41	N80°03'10"E	211.84'
L42	S83°19'27"E	123.00'
L43	N69°33'48"E	240.66'
L44	N37°49'21"E	131.87'

LINE	BEARING	DISTANCE
L45	N05°44'52"E	70.43'
L46	N38°09'20"W	141.80'
L47	N64°19'07"W	110.72'
L48	S76°47'00"W	320.00'
L49	N13°08'51"W	95.00'
L50	N64°54'42"W	195.00'
L51	S61°03'28"W	111.00'
L52	S76°51'58"W	100.00'
L53	N18°22'58"W	830.00'
L54	N34°52'02"W	153.76'
L55	N66°21'16"W	164.12'
L56	N24°14'26"E	9.79'
L57	S66°25'18"E	274.83'
L58	N10°59'39"E	300.17'
L59	N53°11'17"E	117.12'
L60	S81°03'05"E	40.85'
L61	S81°21'54"E	162.79'
L62	S16°44'50"E	645.69'
L63	S44°24'53"E	143.37'
L64	S87°43'21"E	479.89'
L65	S72°43'04"E	1020.59'
L66	S01°37'04"W	220.34'
L67	S01°36'22"W	973.84'

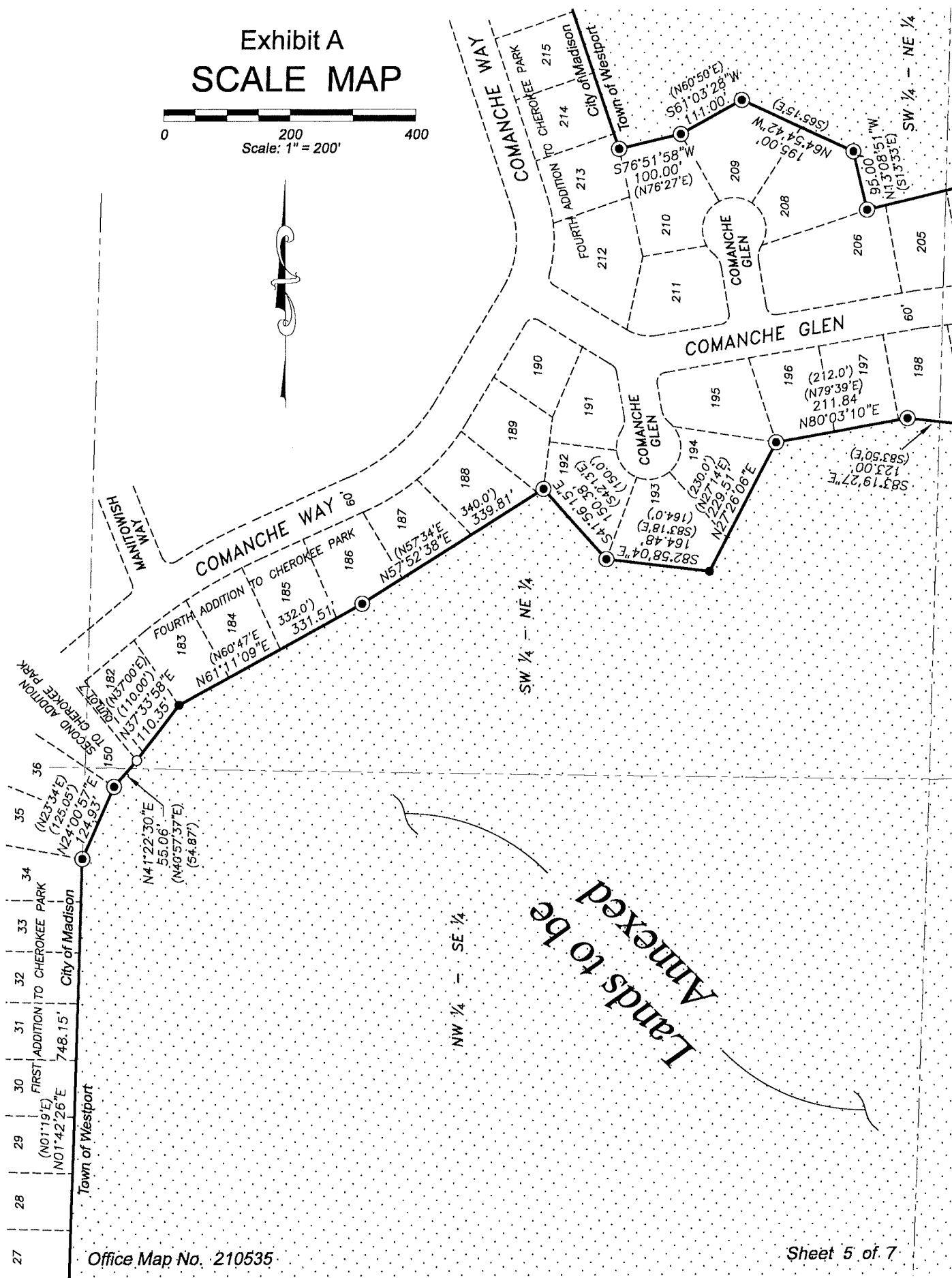
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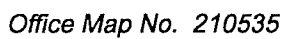
- = Lands to be Annexed
- = Annexation parcel boundary
- = Municipal boundary





0 200 400
Scale: 1" = 200'





NE $\frac{1}{4}$ - NE $\frac{1}{4}$

SE $\frac{1}{4}$ - NE $\frac{1}{4}$.

Lands to be Annexed

Point of Beginning

East $\frac{1}{4}$ Corner
Section 24-8-9
Bound 1- $\frac{1}{4}$ Iron Bar

Town of Westport (501°36'30"W)

S01°36'22"W 973.84'

N. SHERMAN AVENUE

City of Madison
Town of Burke

West 1/4 Corner
Section 18-8-10
Found Brass Cap
Monument

Office Map No. 210535

Sheet 7 of 7

Exhibit B

Legal Description:

Part of Certified Survey Map No. 2225, as recorded in Volume 9 of Certified Survey Maps of Dane County on Pages 16-18, and other lands located in the Northwest ¼ of the Northeast ¼, the Northeast ¼ of the Northeast ¼, the Southwest ¼ of the Northeast ¼, the Southeast ¼ of the Northeast ¼, the Northwest ¼ of the Southeast ¼, the Northeast ¼ of the Southeast ¼, the Southwest ¼ of the Southeast ¼, the Southeast ¼ of the Southeast ¼, the Northeast ¼ of the Southwest ¼, and the Southeast ¼ of the Southwest ¼, Section 24, T8N, R9E, Town of Westport, Dane County, Wisconsin described as follows:

Beginning at the East ¼ Corner of said Section 24; thence S02°04'46"W (recorded as S02°04'50"W), 469.76 feet along the East line of said Southeast ¼ to the plat line of The Turn subdivision; thence N87°55'38"W (rec. as N87°55'10"W), 108.13 feet along said plat line; thence continuing along said plat line S05°39'33"W (rec. as S05°38'36"W), 246.09 feet; thence continuing along said plat line S45°03'18"W (rec. as S45°03'50"W), 290.57 feet; thence continuing along said plat line S18°57'44"W (rec. as S18°56'32"W), 196.71 feet; thence continuing along said plat line S50°26'53"W, 68.54 feet (rec. as S50°25'23"W, 68.71 feet); thence continuing along said plat line S02°55'50"E, 69.52 feet (rec. as S02°44'24"E, 69.34 feet); thence continuing along said plat line S43°04'00"E (rec. as S43°03'24"E), 239.42 feet; thence continuing along said plat line S15°03'52"W (rec. as S14°38'16"W), 56.76 feet; thence continuing along said plat line thence S75°20'36"E (rec. as S75°20'36"E), 239.51 feet to the West right-of-way line of North Sherman Avenue; thence S02°00'56"W (rec. as S02°04'43"W), 105.27 feet along said right-of-way line; thence continuing along said right-of-way line S02°04'36"W (rec. as S02°02'46"W), 218.40 feet to the North line of Golf Parkway, a private road; thence N88°03'24"W, 567.06 feet; thence continuing along said North line N82°56'19"W (rec. as N82°57'11"W), 175.25 feet to an Easterly line of Certified Survey Map No. 13029 said Easterly line also an Easterly line of Cherokee Golf View Condominium; thence N00°33'48"E (rec. as N00°33'02"E), 254.69 feet along said Easterly line to a Northerly line of said Certified Survey Map No. 13029 and Cherokee Golf View Condominium; thence N48°49'14"W, 168.86 feet (rec. as N48°48'27"W, 168.71 feet) along said Northerly line; thence continuing along said Northerly line S40°57'59"W (rec. as S40°59'35"W), 140.30 feet; thence continuing along said Northerly line and its Westerly extension S86°03'30"W (rec. as S86°03'20"W), 152.90 feet, said Westerly extension being the Northerly line of lands owned by Cherokee Townhouse Condominium Homes, Inc.; thence N71°40'47"W, 921.38 feet (rec. as N72°04'51"W, 921.23 feet) along said Northerly line, the Westerly 738.71 feet of said Northerly line being the Northerly line of Certified Survey Map No. 1361; thence S25°46'16"W (rec. as S25°20'05"W), 187.00 feet along a Westerly line of said Certified Survey Map No. 1361; thence continuing along said Westerly line S08°02'53"W (rec. as S07°40'40"W), 456.14 feet, said Westerly line also a Westerly line of Cherokee Townhouse Condominium Homes; thence continuing along said Westerly line S21°16'30"W (rec. as S20°52'37"W), 220.34 feet; thence continuing along

Exhibit B

said Westerly line S67°42'14"W, 205.42 feet (rec. as S67°19'57"W, 205.00 feet) to the Easterly line of the plat of First Addition to Cherokee Park; thence N22°14'44"W, 364.60 feet (rec. as N22°41'W, 364.82 feet) along said Easterly line; thence N13°27'21"W (rec. as N14°01'W), 49.09 feet; thence N76°32'39"E (rec. as N75°59'E), 50.00 feet; thence N13°33'36"W (rec. as N14°01'W), 160.00 feet; thence S76°29'12"W (rec. as S75°59'W), 50.00 feet to said Easterly line; thence N13°30'48"W (rec. as N14°01'W), 300.00 feet along said Easterly line to the South line of Outlot B, Cherokee Park; thence N12°47'26"W (rec. as N12°47'W), 102.65 feet along the Easterly line of said Outlot B to the Southeast corner of Lot 22 and the Easterly line of said First Addition to Cherokee Park; thence N12°58'52"E (rec. as N12°33'E), 384.90 feet along said Easterly line; thence continuing along said Easterly line N01°42'26"E (rec. as N01°19'E), 748.15 feet; thence continuing along said Easterly line N24°00'57"E, 124.93 feet (rec. as N23°34'E, 125.05 feet) to the Southeast corner of Lot 150, Second Addition to Cherokee Park; thence N41°22'30"E, 55.06 feet (rec. as N40°57'37"E, 54.87 feet) along the Easterly line of said Lot 150 to the Southeast corner of Outlot 7 and the Easterly line of Fourth Addition to Cherokee Park; [the next 21 courses are along said Easterly line of Fourth Addition to Cherokee Park ending at the Easterly right-of-way line of Burning Wood Way] thence N37°33'58"E, 110.35 feet (rec. as N37°00'E, 110.00 feet); thence N61°11'09"E, 331.51 feet (rec. as N60°47'E, 332.0 feet); thence N57°52'38"E, 339.81 feet (rec. as N57°34'E, 340.0 feet); thence S41°56'15"E, 150.38 feet (rec. as S42°13'E, 150.0 feet); thence S82°58'04"E, 164.48 feet (rec. as S83°18'E, 164.0 feet); thence N27°26'06"E, 229.51 feet (rec. as N27°14'E, 230.0 feet); thence N80°03'10"E, 211.84 feet (rec. as N79°39'E, 212.0 feet); thence S83°19'27"E (rec. as S83°50'E), 123.00 feet; thence N69°33'48"E, 240.66 feet (rec. as N69°22'E, 240.0 feet); thence N37°49'21"E, 131.87 feet (rec. as N37°33'E, 132.0 feet); thence N05°44'52"E, 70.43 feet (rec. as N05°07'E, 71.0 feet); thence N38°09'20"W, 141.80 feet (rec. as N38°31'W, 142.0 feet); thence N64°19'07"W, 110.72 feet (rec. as N64°57'W, 110.0 feet); thence S76°47'00"W (rec. as S76°27'W), 320.00 feet; thence N13°08'51"W (rec. as N13°33'W), 95.00 feet; thence N64°54'42"W (rec. as N65°15'W), 195.00 feet; thence S61°03'28"W (rec. as S60°50'W), 111.00 feet; thence S76°51'58"W (rec. as S76°27'W), 100.00 feet; thence N18°22'58"W (rec. as N18°46'W), 830.00 feet; thence N34°52'02"W (rec. as N35°15'W), 153.76 feet; thence N66°21'16"W, 164.12 feet (rec. as N66°52'W, 163.90 feet) to the Easterly right-of-way line of Burning Wood Way; thence N24°14'26"E (rec. as N23°53'24"E), 9.79 feet along a Southerly line of Certified Survey Map No. 14531; thence continuing along said Southerly line S66°25'18"E, 274.83 feet (S66°28'19"E, 274.57 feet); thence N10°59'39"E (rec. as N10°58'48"E), 300.17 feet along said Southerly line and the Southerly line of Outlot 4, Certified Survey Map No. 12879; thence N53°11'17"E (rec. as N53°11'38"E), 117.12 feet along the Southerly line of said Outlot 4; thence continuing along said Southerly S81°03'05"E (rec. as S81°10'16"E), 40.85 feet; thence continuing along said Southerly line S81°21'54"E (rec. as S81°13'24"E), 162.79 feet; thence continuing along said Southerly line S16°44'50"E, 645.69 feet (rec. as S16°45'44"E, 645.49 feet); thence continuing along said Southerly line S44°24'53"E (rec. as S44°22'38"E), 143.37 feet; thence continuing along said Southerly line S87°43'21"E (rec. as S87°42'41"E), 479.89 feet; thence continuing along said Southerly line S72°43'04"E (rec. as S72°44'00"E), 1020.59 feet to the East line of said Northeast Office Map No. 210535

Exhibit B

¼; thence S01°37'04"W, 220.34 feet along said East line to the West ¼ Corner of Section 18, T8N, R10E; thence continuing along said East line S01°36'22"W (rec. as S01°36'30"W), 973.84 feet to the aforesaid East ¼ Corner of Section 24 and the point of beginning. Containing 6,934,107 square feet, or 159.185 acres, or 0.248727 square miles; Subject to a 33-foot public road right of way over the Easterly portion thereof for North Sherman Avenue.



FOLEY & LARDNER LLP

ATTORNEYS AT LAW

SUITE 5000
150 EAST GILMAN STREET
MADISON, WI 53703-1482
POST OFFICE BOX 1497
MADISON, WI 53701-1497
608.257.5035 TEL
608.258.4258 FAX
WWW.FOLEY.COM

WRITER'S DIRECT LINE
608.258.4781
kannen@foley.com

CLIENT/MATTER NUMBER
129353-0101

December 14, 2023

Via Hand Delivery

City Clerk's Office
210 Martin Luther King Jr. Blvd, Room 103
Madison, WI 53703

Re: Cherokee Park, Inc. - Original Petition for Direct Annexation

Dear City Clerk:

On behalf of our client, Cherokee Park, Inc., please find the enclosed original copy of the Petition for Direct Annexation related to lands owned by Cherokee Park, Inc. in the Town of Westport.

Sincerely,

Kelsey E. Annen

KEA:kmh
Enclosure

AUSTIN
BOSTON
CHICAGO
DALLAS
DENVER

DETROIT
HOUSTON
JACKSONVILLE
LOS ANGELES
MADISON

MEXICO CITY
MIAMI
MILWAUKEE
NEW YORK
ORLANDO

SACRAMENTO
SALT LAKE CITY
SAN DIEGO
SAN FRANCISCO
SILICON VALLEY

TALLAHASSEE
TAMPA
WASHINGTON, D.C.
BRUSSELS
TOKYO

4860-6952-8471.1