

Annexation/ Attachment Worksheet

[Initial, 18 December 2023]



Petition Name:	Cherokee Park, Inc. Annexation (TPC Wisconsin Golf Club and Clubhouse)
Township:	Westport
<i>Date Filed with City Clerk:</i>	14 December 2023
<i>Date Filed with Town:</i>	14 December 2023 (by mail per Kelsey Annen)
<i>Dept. of Administration Review:</i>	Pending

Parcel Information

County Parcel Number	Dane County Address	Rural Zoning	Existing Use
066/0809-244-9542-0	5000 N Sherman Ave	B1	TPC Wisconsin clubhouse, pool
066/0809-241-8720-0	N/A	RE-1	TPC Wisconsin golf course
066/0809-241-9000-7	N/A	RE-1	TPC Wisconsin golf course
066/0809-241-8245-0	N/A	RE-1	TPC Wisconsin golf course
066/0809-241-9501-0	N/A	RE-1	TPC Wisconsin golf course
066/0809-244-8500-1	N/A	RE-1	TPC Wisconsin golf course
066/0809-244-8001-0	N/A	RE-1	TPC Wisconsin golf course
066/0809-244-9580-0	N/A	RE-1	TPC Wisconsin golf course
066/0809-244-9000-4	N/A	RE-1	TPC Wisconsin golf course

Property Owner(s)	
<i>Name:</i>	Dennis Tiziani, President Cherokee Park, Inc.
<i>Address:</i>	13 Cherokee Circle Madison, WI 53704

Representative	
<i>Name:</i>	Shana Feuling Weber Foley & Lardner, LLP
<i>Address:</i>	150 E Gilman Street, Suite 5000 Madison, WI 53703

Surveyor	
<i>Name:</i>	Birrenkott Surveying, Inc.
<i>Address:</i>	PO Box 237 1677 N Bristol Street Sun Prairie, WI 53590

City Land Use Plan(s):	Comprehensive Plan (2023) – Park and Open Space (P) Cherokee Special Area Plan (2007) – Golf Course: Park, Open Space and Stormwater Management; Cherokee Country Club (Sub-Area 3): Low-Density Residential (less than 8 units/ acre) surrounding clubhouse
Zoning Upon Annexation:	Temp. A (Agricultural Dist.)

Central Urban Service Area:	In CUSA			
Madison Metropolitan Sewerage District Status:	In MMSD			
Environmental Corridors:	The golf course is located in mapped environmental corridor			
Square-Footage of Attachment:	6,934,107			
Acreage of Attachment:	159.185			
Square-Mileage of Attachment:	0.248727			
Dwelling Units:	0			
Population:	0			
Electors:	0			
Tax Information by Parcel/Year	2023			
	-9000-7	-8720-0	-8245-0	-9501-0
<i>Assessed Land Value:</i>	\$84,000.00	\$49,100.00	\$14,200.00	\$214,200.00
<i>Ass. Improvement Value:</i>	\$60,000.00	\$120,000.00	\$0.00	\$360,000.00
<i>Total Assessed Value:</i>	\$144,000.00	\$169,100.00	\$14,200.00	\$574,200.00
<i>First Dollar Tax Credit</i>	\$80.70	\$80.70	\$0.00	\$80.70
Total Taxes for Year: (2023)	\$2,689.28	\$3,158.04	\$265.20	\$10,723.52
<i>State of Wisconsin</i>	\$0.00	\$0.00	\$0.00	\$0.00
<i>Dane County</i>	\$628.80	\$738.41	\$62.01	\$2,507.36
<i>Town of Westport</i>	\$410.60	\$482.17	\$40.49	\$1,637.27
<i>School District</i>	\$1,468.68	\$1,724.68	\$144.83	\$5,856.36
<i>Madison Area Technical College</i>	\$133.25	\$156.48	\$13.14	\$531.34
<i>Waunakee Fire District</i>	\$47.95	\$56.30	\$4.73	\$191.19
Special Assessment:	\$0.00	\$0.00	\$0.00	\$0.00
Tax Information by Parcel/Year	2023			
	-8500-1	-9000-4	-9580-0	-8001-0
<i>Assessed Land Value:</i>	\$237,000.00	\$48,300.00	\$25,300.00	\$193,400.00
<i>Ass. Improvement Value:</i>	\$360,000.00	\$0.00	\$0.00	\$180,000.00
<i>Total Assessed Value:</i>	\$597,000.00	\$48,300.00	\$25,300.00	\$373,400.00
<i>First Dollar Tax Credit</i>	\$80.70	\$0.00	\$0.00	\$80.70
Total Taxes for Year: (2023)	\$11,149.33	\$902.03	\$472.49	\$6,973.47
<i>State of Wisconsin</i>	\$0.00	\$0.00	\$0.00	\$0.00
<i>Dane County</i>	\$2,606.92	\$210.91	\$110.48	\$1,630.53
<i>Town of Westport</i>	\$1,702.29	\$137.72	\$72.14	\$1,064.71
<i>School District</i>	\$6,088.90	\$492.62	\$258.04	\$3,808.37
<i>Madison Area Technical College</i>	\$552.44	\$44.70	\$23.41	\$345.53
<i>Waunakee Fire District</i>	\$198.78	\$16.08	\$8.42	\$124.33
Special Assessment:	\$0.00	\$0.00	\$0.00	\$0.00
Tax Information by Parcel/Year	2023			
	-9542-0			
<i>Assessed Land Value:</i>	\$45,400.00			
<i>Ass. Improvement Value:</i>	\$1,734,300.00			
<i>Total Assessed Value:</i>	\$1,779,700.00			

<i>First Dollar Tax Credit</i>	\$80.70			
Total Taxes for Year: (2023)	\$33,236.97			
<i>State of Wisconsin</i>	\$0.00			
<i>Dane County</i>	\$7,771.42			
<i>Town of Westport</i>	\$5,074.64			
<i>School District</i>	\$18,151.46			
<i>Madison Area Technical College</i>	\$1,646.87			
<i>Waunakee Fire District</i>	\$592.58			
Special Assessment:	\$0.00			

Political	
<i>Alder District:</i>	18 – Myadze
<i>Ward:</i>	161 [NEW]
<i>Polling Place:</i>	Cherokee Country Club* – 5000 N Sherman Avenue
<i>Supervisory District:</i>	21
<i>Assembly District:</i>	79
<i>Senate District:</i>	27
<i>School District(s):</i>	Waunakee Community School District (6181)

Utilities and Services	
<i>Electricity:</i>	Madison Gas & Electric (ID 3270)
<i>Gas:</i>	Madison Gas & Electric (ID 3270)
<i>Trash District (Day):</i>	9-B (Friday)
<i>Telephone:</i>	SBC Wisconsin (ID 6720)

Common Council	
Petition Before Council:	9 January 2024 (ID 81280) <i>Accepted:</i>
<i>Ordinance Introduction:</i>	9 January 2024
<i>Plan Commission Date:</i>	22 January 2024 (Scheduled)
<i>Ordinance Adoption:</i>	23 January 2024 (Scheduled)
Ordinance Number (ID):	
Effective Date:	12:01 AM on 31 January 2024 (by agreement with petitioner)

Legal Description:

Part of Certified Survey Map 2225 and other lands located in the Northwest 1/4 of the Northeast 1/4, the Northeast 1/4 of the Northeast 1/4, the Southwest 1/4 of the Northeast 1/4, the Southeast 1/4 of the Northeast 1/4, the Northwest 1/4 of the Southeast 1/4, the Northeast 1/4 of the Southeast 1/4, the Southwest 1/4 of the Southeast 1/4, the Southeast 1/4 of the Southeast 1/4, the Northeast 1/4 of the Southwest 1/4, and the Southeast 1/4 of the Southwest 1/4, Section 24, T8N, R9E, Town of Westport, Dane County, Wisconsin described as follows:

Beginning at the East Quarter 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 1/4 to the plat line of The Turn subdivision; thence N87°55'38"W (recorded as N87°55'10"W), 108.13 feet along said plat line; thence continuing along said plat line S05°39'33"W (recorded as S05°38'36"W), 246.09 feet; thence continuing along said plat line S45°03'18"W (recorded as S45°03'50"W), 290.57 feet; thence continuing along said plat line S18°57'44"W (recorded as S18°56'32"W), 196.71 feet; thence continuing along said plat line S50°26'53"W, 68.54 feet (recorded as S50°25'23"W, 68.71 feet); thence

continuing along said plat line S02°55'50"E, 69.52 feet (recorded as S02°44'24"E, 69.34 feet); thence continuing along said plat line S43°04'00"E (recorded as S43°03'24"E), 239.42 feet; thence continuing along said plat line S15°03'52"W (recorded as S14°38'16"W), 56.76 feet; thence continuing along said plat line S75°20'36"E (recorded as S75°21'44"E), 239.51 feet to the West right-of-way line of North Sherman Avenue; thence S02°00'56"W (recorded 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 (recorded 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 along said North line; thence continuing along said North line N82°56'19"W (recorded as N82°57'11"W), 175.25 feet to the Easterly line of Certified Survey Map 13029, said Easterly line also the Easterly line of Cherokee Golf View Condominium; thence N00°33'48"E (recorded as N00°33'02"E), 254.69 feet along said Easterly line to the Northerly line of said Certified Survey Map 13029, said Northerly line also the Northerly line of said Golf View Condominium; thence N48°49'14"W, 168.86 feet (recorded as N48°48'27"W, 168.71 feet) along said Northerly line; thence continuing along said Northerly line S40°57'59"W (recorded as S40°59'35"W), 140.30 feet; thence continuing along said Northerly line and its Westerly extension S86°03'30"W (recorded 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 (recorded as N72°04'51"W, 921.23 feet) along said Northerly line, the Westerly 738.71 feet of which also being the Northerly line of Certified Survey Map 1361; thence S25°46'16"W (recorded as S25°20'05"W), 187.00 feet along the Westerly line of said CSM 1361 and said Cherokee Townhouse Condominium Homes, Inc., lands; thence along the Westerly line of said CSM 1361, said Westerly line also being the Westerly line of Cherokee Townhouse Condominium Homes, S08°02'53"W (recorded as S07°40'40"W), 456.14 feet; thence continuing along said Westerly line S21°16'30"W (recorded as S20°52'37"W), 220.34 feet; thence continuing along said Westerly line S67°42'14"W, 205.42 feet (recorded 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 (recorded as N22°41'W, 364.82 feet) along said Easterly line; thence continuing along said Easterly line N13°27'21"W (recorded as N14°01'W), 49.09 feet; thence N76°32'39"E (recorded as N75°59'E), 50.00 feet; thence N13°33'36"W (recorded as N14°01'W), 160.00 feet; thence S76°29'12"W (recorded 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 Southeast corner of Outlot B, Cherokee Park; thence N12°47'26"W (recorded 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 (recorded as N12°33'E), 384.90 feet along said Easterly line; thence continuing along said Easterly line N01°42'26"E (recorded as N01°19'E), 748.15 feet; thence continuing along said Easterly line N24°00'57"E, 124.93 feet (recorded 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 (recorded 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; thence along said Easterly line of Fourth Addition to Cherokee Park for the next 21 courses, N37°33'58"E, 110.35 feet (recorded as N37°00'E, 110.00 feet); thence N61°11'09"E, 331.51 feet (recorded as N60°47'E, 332.0 feet); thence N57°52'38"E, 339.81 feet (recorded as N57°34'E, 340.0 feet); thence S41°56'15"E, 150.38 feet (recorded as S42°13'E, 150.0 feet); thence S82°58'04"E, 164.48 feet (recorded as S83°18'E, 164.0 feet); thence N27°26'06"E, 229.51 feet (recorded as N27°14'E, 230.0 feet); thence N80°03'10"E, 211.84 feet (recorded as N79°39'E, 212.0 feet); thence S83°19'27"E (recorded as S83°50'E), 123.00 feet; thence N69°33'48"E, 240.66 feet (recorded as N69°22'E, 240.0 feet); thence N37°49'21"E, 131.87 feet (recorded as N37°33'E, 132.0 feet); thence N05°44'52"E, 70.43 feet (recorded as N05°07'E, 71.0 feet); thence N38°09'20"W, 141.80 feet (recorded as N38°31'W, 142.0 feet); thence N64°19'07"W, 110.72 feet (recorded as N64°57'W, 110.0 feet); thence S76°47'00"W (recorded as S76°27'W), 320.00 feet; thence N13°08'51"W (recorded as N13°33'W), 95.00 feet; thence N64°54'42"W (recorded as N65°15'W), 195.00 feet; thence S61°03'28"W (recorded as S60°50'W), 111.00 feet; thence S76°51'58"W (recorded as S76°27'W), 100.00 feet; thence

N18°22'58"W (recorded as N18°46'W), 830.00 feet; thence N34°52'02"W (recorded as N35°15'W), 153.76 feet; thence N66°21'16"W (recorded as N66°52'W), 26.98 feet; thence N23°38'44"E (recorded as N23°08'E), 10.00 feet along said Easterly line to the Southerly line of Certified Survey Map 14531; thence S66°25'18"E (recorded as S66°28'19"E), 137.79 feet along said Southerly line; thence N10°59'39"E (recorded as N10°58'48"E), 300.17 feet along the Easterly line of said Certified Survey Map 14531 and the Easterly line of Outlot 4, Certified Survey Map 12879; thence N53°11'17"E (recorded as N53°11'38"E), 117.12 feet along the Southerly line of said Outlot 4; thence continuing along said Southerly line S81°03'05"E (recorded as S81°10'16"E), 40.85 feet; thence continuing along said Southerly line S81°21'54"E (recorded as S81°13'24"E), 162.79 feet; thence continuing along said Southerly line S16°44'50"E, 645.69 feet (recorded as S16°45'44"E, 645.49 feet); thence continuing along said Southerly line S44°24'53"E (recorded as S44°22'38"E), 143.37 feet; thence continuing along said Southerly line S87°43'21"E (recorded as S87°42'41"E), 479.89 feet; thence continuing along said Southerly line S72°43'04"E (recorded as S72°44'00"E), 1020.59 feet to the East line of said Northeast 1/4; thence S01°37'04"W, 220.34 feet along said East line to the West Quarter Corner of Section 18, T8N, R10E; thence continuing along said East line S01°36'22"W (recorded as S01°36'30"W), 973.84 feet to the aforesaid East Quarter Corner of Section 24 and the Point of Beginning. Said described area contains 6,932,148 square feet, or 159.140 acres, or 0.248657 square miles.