



Annexation Name
Wheeler Open Space

Location
**North of Wheeler Road/
West of Comanche Way**

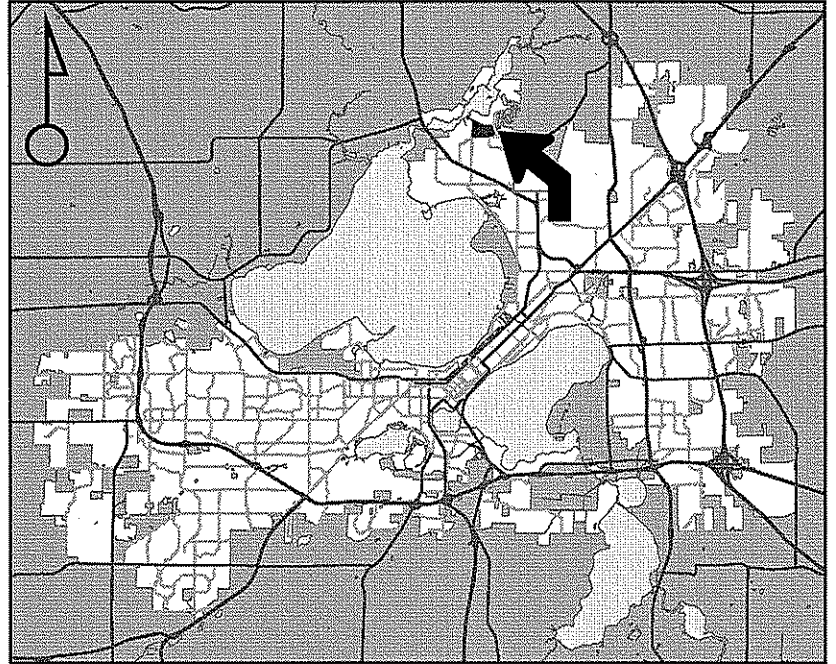
Petitioner
**City of Madison/
Dennis Tiziani – Cherokee Park, Inc**

Existing Use
Vacant Land & Stormwater Management

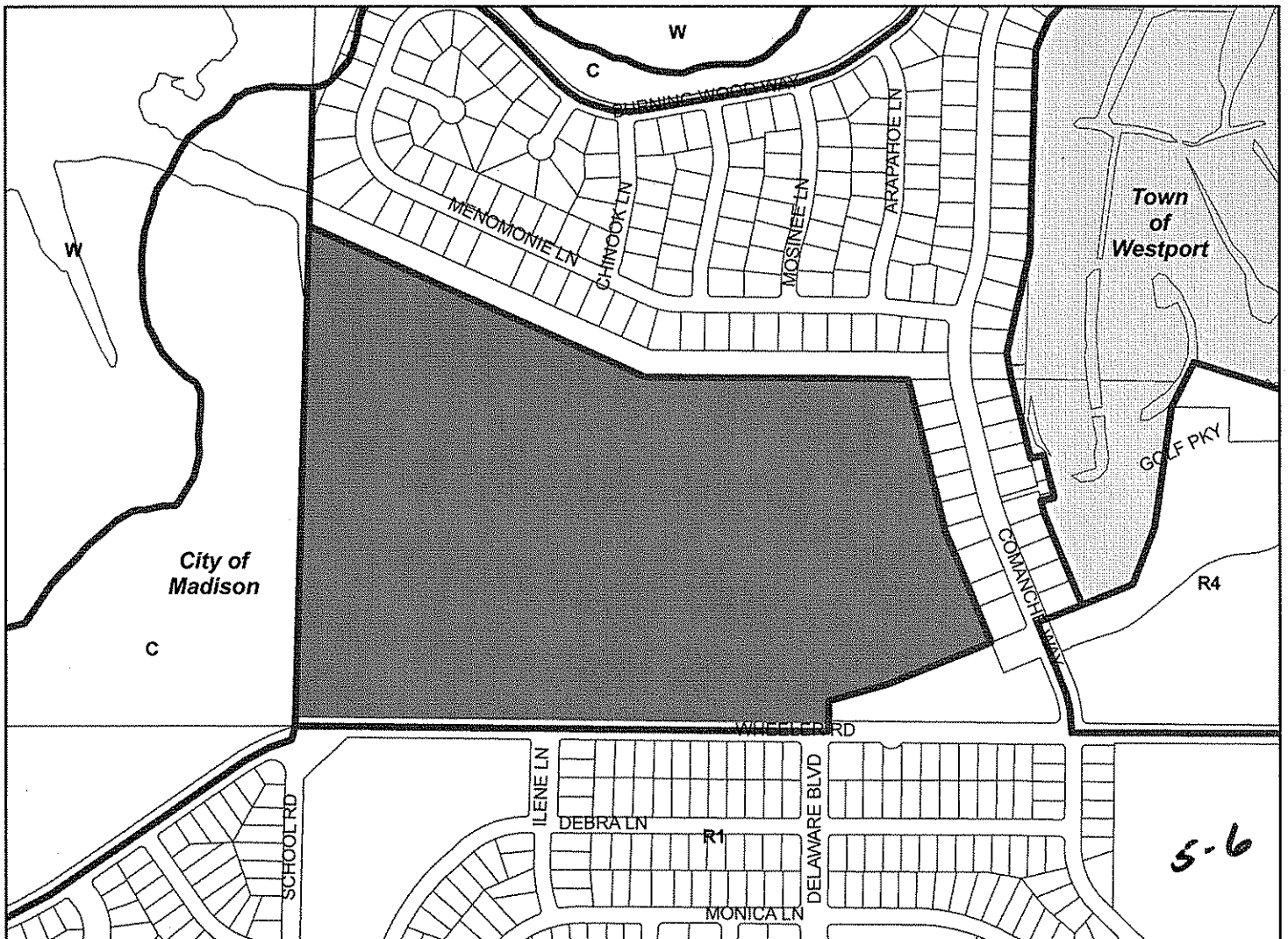
Proposed Use
**Conservancy, Stormwater Management
and Future Residential**

Public Hearing Date
Plan Commission
15 June 2009

Common Council
07 July 2009



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



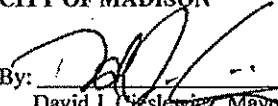
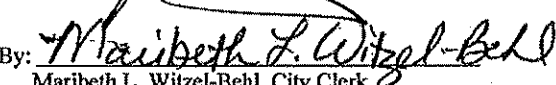


5-6

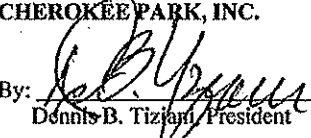
PETITION FOR DIRECT ANNEXATION
BY UNANIMOUS APPROVAL

Pursuant to Wis. Stats. § 66.0217(2), the undersigned, being the owners of all of the real property in the territory, and there being no electors within the territories which are shown on the scale map 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. 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 may designate a temporary zoning classification which is consistent with the City Zoning Ordinance

	<u>Property Owner</u>	<u>Elector</u>
CITY OF MADISON		
By:  David J. Cieslewicz, Mayor	X	
By:  Maribeth L. Witzel-Behl, City Clerk		

Dated this 30th day of April, 2009

CHEROKEE PARK, INC.		
By:  Dennis B. Tiziani, President	X	

Dated this 27 day of April, 2009

EXHIBIT A



**BIRRENKOTT
SURVEYING, INC.**

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

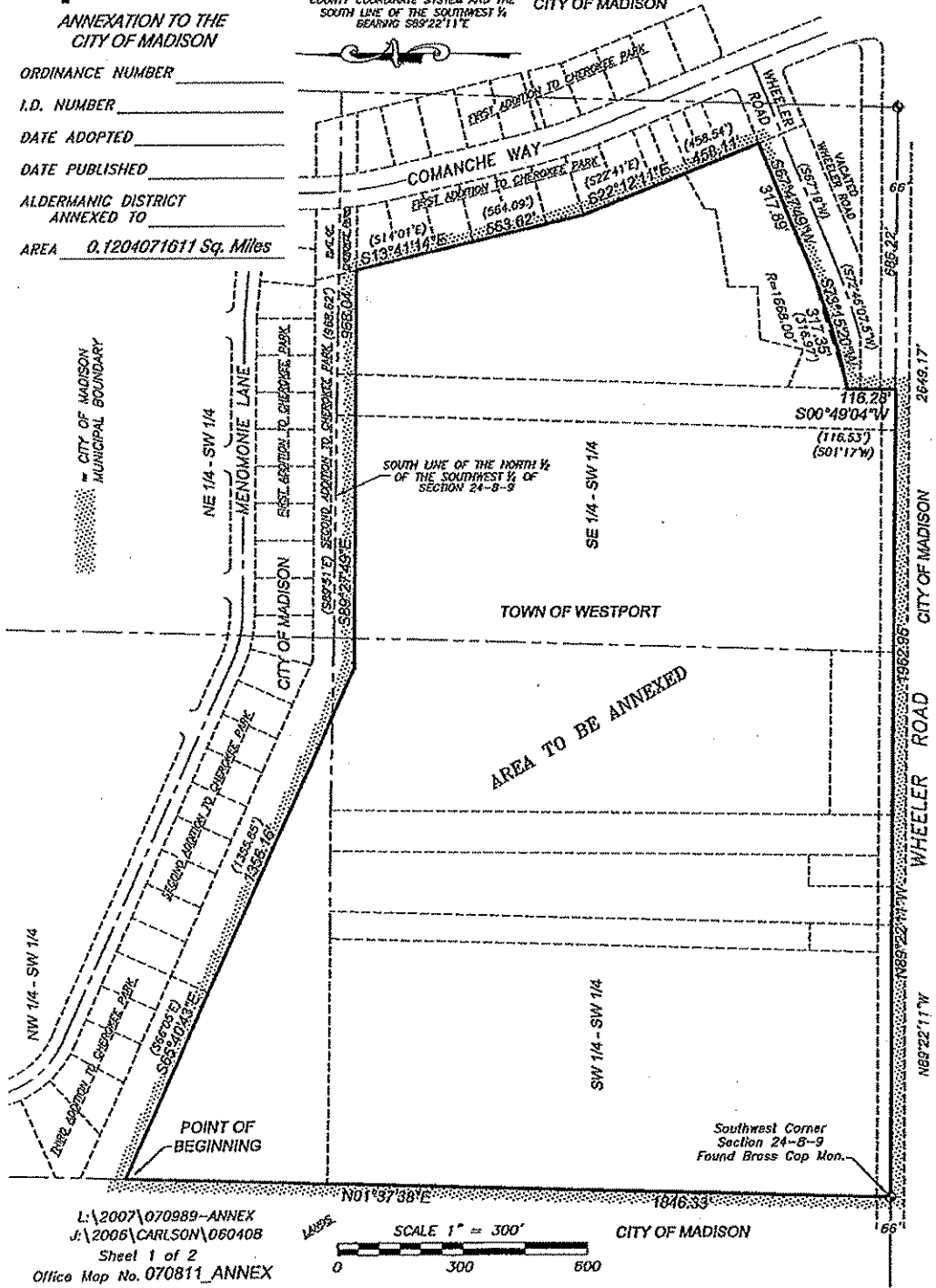
ANNEXATION MAP

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4,
PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST
1/4 OF SECTION 24, T8N, R9E, TOWN OF WESTPORT,
DANE COUNTY, WISCONSIN

BEARINGS REFERENCED TO THE DANE
COUNTY COORDINATE SYSTEM AND THE
SOUTH LINE OF THE SOUTHWEST 1/4
BEARING S89°22'11" E CITY OF MADISON

**ANNEXATION TO THE
CITY OF MADISON**

ORDINANCE NUMBER _____
I.D. NUMBER _____
DATE ADOPTED _____
DATE PUBLISHED _____
ALDERMANIC DISTRICT
ANNEXED TO _____
AREA 0.1204071611 Sq. Miles



L:\2007\070989-ANNEX
J:\2006\CARLSON\060408
Sheet 1 of 2
Office Map No. 070811_ANNEX





**BIRRENKOTT
SURVEYING, INC.**

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ANNEXATION MAP

PART OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$,
PART OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$
AND PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST
 $\frac{1}{4}$ OF SECTION 24, T8N, R9E, TOWN OF WESTPORT,
DANE COUNTY, WISCONSIN

ANNEXATION DESCRIPTION:

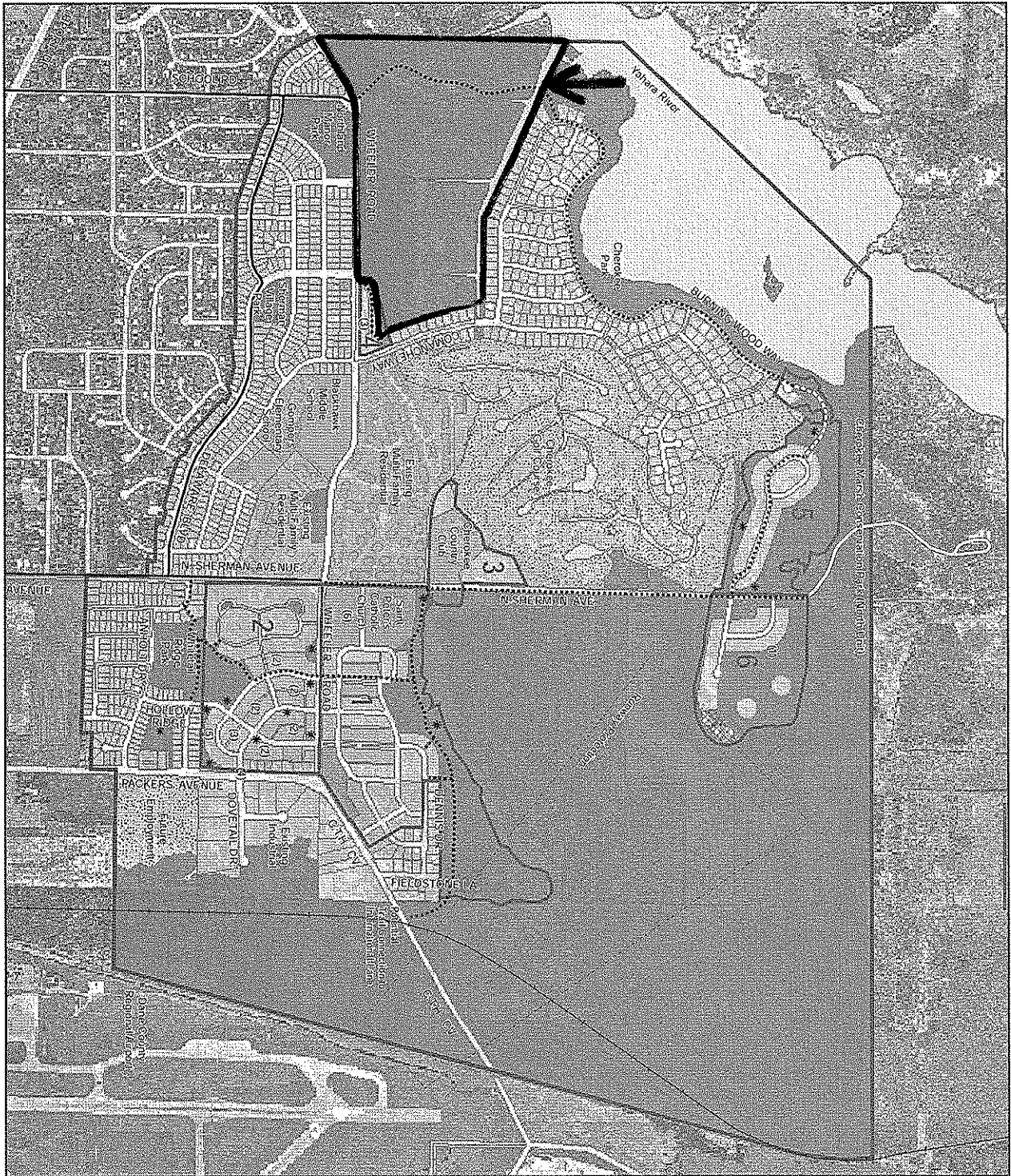
Part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 24, Town B North, Range 9 East, Town of Westport, Dane County, Wisconsin, more fully described as follows:

Beginning at the Southwest corner of the plot of Third Addition to Cherokee Park, a recorded plat in said Section 24, and the point of intersection of the West line of said Section 24 and the Southerly line of a drainage easement described in Volume 440 of Miscellaneous, Page 36, and recorded in the Dane County Register of Deeds Office; thence along the Southerly line of said Third Addition to Cherokee Park and the Southerly line of the plot of Second Addition to Cherokee Park, a recorded plat in said Section 24, S65°40'43"E, 1356.16 feet (recorded as S66°05'E, 1355.85 feet); thence continuing along the Southerly line of said Second Addition to Cherokee Park (previously described as the South line of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ in description No. 14 of the City of Madison Index of Excluded Lands) S89°27'49"E, 968.04 feet (recorded as S89°51'E, 968.62 feet) to a point on the Westerly line of the plot of First Addition to Cherokee Park, a recorded plat in said Section 24; thence along said Westerly line S13°41'14"E, 563.62 feet (recorded as S14°01'E, 564.09 feet); thence continuing along said Westerly line S22°12'11"E, 458.11 feet (recorded as S22°41'E, 458.54 feet) to the Northerly right of way line of Wheeler Road, as platted in the plot of Cherokee Park; thence along said Northerly right of way line S67°47'49"W (recorded as S67°19'W), 317.89 feet to a point of curvature; thence continuing along said Northerly right of way line along a curve to the right having a radius of 1668.00 feet and a chord bearing and distance of S73°15'20"W, 317.35 feet (recorded as S72°46'07.5"W, 316.97 feet) to the Westerly line of said plot of Cherokee Park; thence along said Westerly line S00°49'04"W, 116.28 feet (recorded as S01°17'W, 116.53 feet) to the South line of the said Southwest $\frac{1}{4}$ of Section 24; thence along said South line N89°22'11"W, 1962.95 feet to the Southwest corner of said Section 24; thence along the West line of the said Southwest $\frac{1}{4}$ of Section 24, N01°37'38"E, 1846.33 feet to the said Southwest corner of the plot of Third Addition to Cherokee Park and the point of beginning. The above described parcel contains 3,356,759 square feet or 77.0605 acres or 0.1204071611 square miles.

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Sheet 2 of 2

Office Map No. 070811_ANNEX



MAP 9

RECOMMENDED LAND USE

Cherokee Special Area Plan

January 2007

STUDY AREA

CORE PLANNING SUB-AREAS

RESIDENTIAL

- Low Density Residential (8-15 du/acre ac)
- Medium Density Residential (16-25 du/acre ac)
- COMMERCIAL/EMPLOYMENT/MIXED USE
- Neighborhood Mixed Use
- Industrial
- Employment
- Cherokee County Club
- INSTITUTIONAL
- PARK, OPEN SPACE, AND STORMWATER MANAGEMENT
- Park, Drainage and Open Space
- Golf Course
- Proposed Stormwater Detention
- POTENTIAL FUTURE DEVELOPMENT AREA

LAND USE NOTES

- (1) The location of the hill shown here is a potential development site. Future development may be allowed around the base of the hill. Future development may be allowed around the base of the hill only if built on a slope of 15% or less. Future development may be allowed on a slope of 15% or less only if built on a slope of 15% or less. Future development may be allowed on a slope of 15% or less only if built on a slope of 15% or less.
- (2) A variety of open and size of structure is sought in this area.
- (3) Smaller scale structures are sought in this area.
- (4) Street alignment planning will continue to examine a connection to Packers Avenue at Overall Drive as a potential option.
- (5) Single-family detached housing is recommended for this area.
- (6) The St. Peter's Church historical use will continue. Should parcels adjoining residential at 5-15 dwelling units per acre be recommended.

SPECIAL FEATURES

- Runway Protection
- Railroad Right-of-Way
- Charleston March Corps, Park Access Road
- Trail/Emergency Access Road
- Existing Water Routes
- Proposed Routes/Paths and Trails

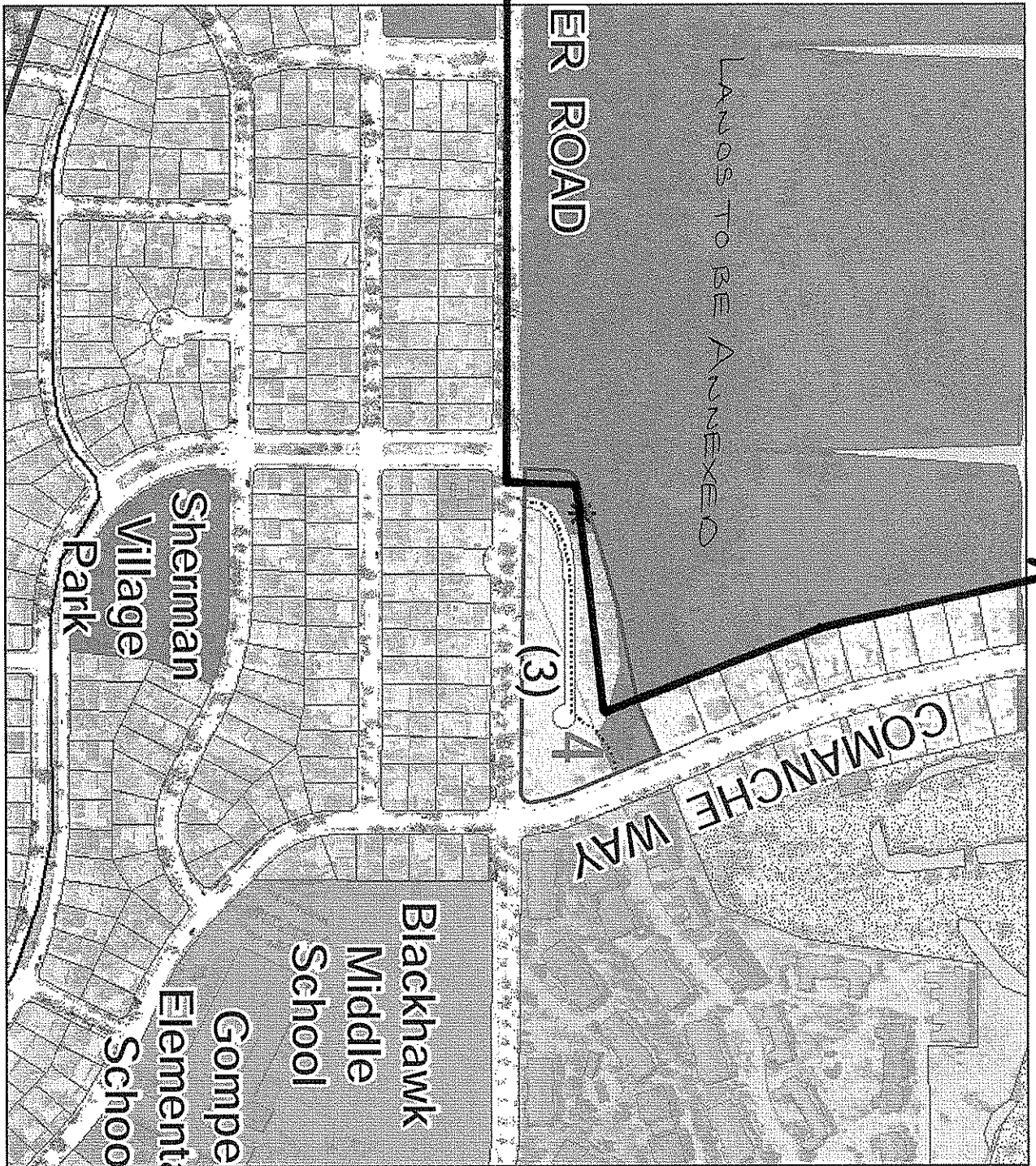
STREET ROW (Public and Private)

Map Source: City of Madison Dept. of Planning and Development

City of Madison Dept. of Planning and Development, Planning Unit

Last edited: January 24, 2007

4.5



MAP 9B
RECOMMENDED
LAND USE
 Cherokee Special Area Plan
 January 2007

- STUDY AREA
- CORE PLANNING SUB-AREAS
- RESIDENTIAL**
 - Low Density Residential (4-8 du/acre ad)
 - Density Range (8-15 du/acre ad)
 - Medium Density Residential (16-25 du/acre ad)
- COMMERCIAL/EMPLOYMENT/MIXED USE**
 - Neighborhood Mixed Use
 - Industrial
 - Employment
 - Cherokee County Club
- INSTITUTIONAL**
 - PARK, OPEN SPACE, AND STORWATER MANAGEMENT (Park Drainage and Open Space)
 - Golf Course
 - Proposed Stormwater Detention
- POTENTIAL FUTURE DEVELOPMENT AREA**
 - LAND USE NOTES
 - (3) Smaller scale indicators are sought in these areas.
- STREET ROW (Public and Private)**
 - STREET ROW (Public and Private)
- SPECIAL FEATURES**
 - Railway Protection
 - Railroad Realignment
 - Cherokee Marsh Cows, Park Access Road
 - Traffic/Emergency Access Road
 - Existing Bike Routes
 - Proposed Routes, Paths and Trails

Map Source:
 City of Madison, Dept. of Planning and Development
 Dept. of Planning and Development, Planning Unit
 City of Madison
 City of Planning and Development, Planning Unit



9-5

DRAFT



**BIRRENKOTT
SURVEYING, INC.**

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Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

CERTIFIED SURVEY MAP

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 24, T8N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SW 1/4 - SE 1/4



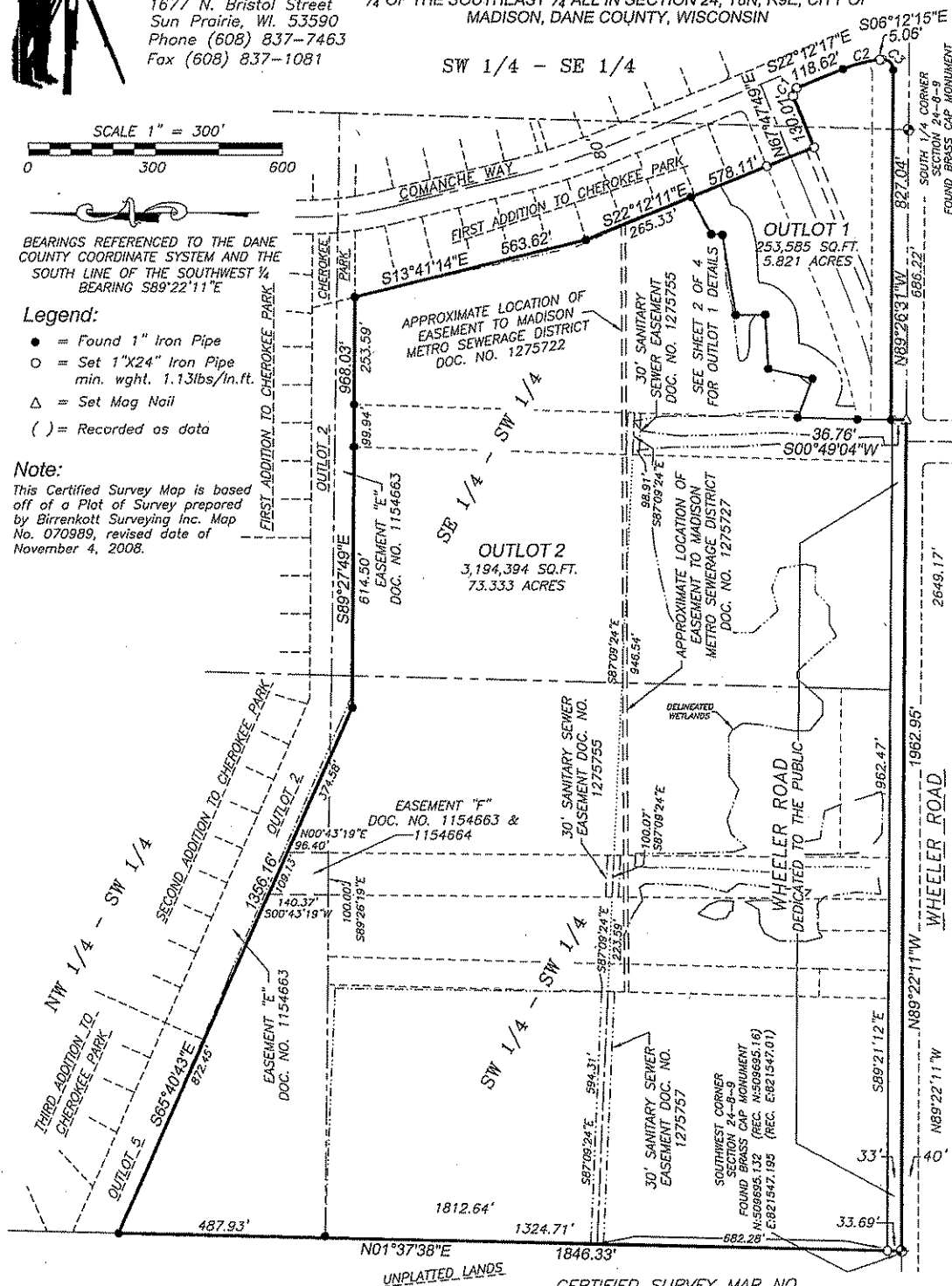
BEARINGS REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM AND THE SOUTH LINE OF THE SOUTHWEST 1/4 BEARING S89°22'11"E

Legend:

- = Found 1" Iron Pipe
- = Set 1"X24" Iron Pipe min. wght. 1.13lbs/in.ft.
- △ = Set Mag Nail
- () = Recorded as data

Note:

This Certified Survey Map is based off of a Plot of Survey prepared by Birrenkott Surveying Inc. Map No. 070989, revised date of November 4, 2008.



SHEET 1 OF 4
J:\2006\CARLSON\060408
Office Map No. 090033-CSM

Surveyed For:
CITY OF MADISON

CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____
DOCUMENT NO. _____

5-6