Annexation/ Attachment Worksheet

[Initial, 18 December 2023]

Petition Name:	Cherokee Park, Inc. Annexation (TPC Wisconsin Golf Club and Clubhouse)
Township:	Westport
Date Filed with City Clerk:	14 December 2023
Date Filed with Town:	14 December 2023 (by mail per Kelsey Annen)
Dept. of Administration Review:	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)	
Name:	Dennis Tiziani, President
	Cherokee Park, Inc.
Address:	13 Cherokee Circle
	Madison, WI 53704
Representative	
Name:	Shana Feuling Weber
	Foley & Lardner, LLP
Address:	150 E Gilman Street, Suite 5000
	Madison, WI 53703
Surveyor	
Name:	Birrenkott Surveying, Inc.
Address:	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**
Assessed Land Value:	*$84,000.00*	*$49,100.00*	*$14,200.00*	*$214,200.00*
Ass. Improvement Value:	*$60,000.00*	*$120,000.00*	*$0.00*	*$360,000.00*
Total Assessed Value:	*$144,000.00*	*$169,100.00*	*$14,200.00*	*$574,200.00*
First Dollar Tax Credit	*$80.70*	*$80.70*	*$0.00*	*$80.70*
Total Taxes for Year: (2023)	**$2,689.28**	**$3,158.04**	**$265.20**	**$10,723.52**
State of Wisconsin	*$0.00*	*$0.00*	*$0.00*	*$0.00*
Dane County	*$628.80*	*$738.41*	*$62.01*	*$2,507.36*
Town of Westport	*$410.60*	*$482.17*	*$40.49*	*$1,637.27*
School District	*$1,468.68*	*$1,724.68*	*$144.83*	*$5,856.36*
Madison Area Technical College	*$133.25*	*$156.48*	*$13.14*	*$531.34*
Waunakee Fire District	*$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**
Assessed Land Value:	*$237,000.00*	*$48,300.00*	*$25,300.00*	*$193,400.00*
Ass. Improvement Value:	*$360,000.00*	*$0.00*	*$0.00*	*$180,000.00*
Total Assessed Value:	*$597,000.00*	*$48,300.00*	*$25,300.00*	*$373,400.00*
First Dollar Tax Credit	*$80.70*	*$0.00*	*$0.00*	*$80.70*
Total Taxes for Year: (2023)	**$11,149.33**	**$902.03**	**$472.49**	**$6,973.47**
State of Wisconsin	*$0.00*	*$0.00*	*$0.00*	*$0.00*
Dane County	*$2,606.92*	*$210.91*	*$110.48*	*$1,630.53*
Town of Westport	*$1,702.29*	*$137.72*	*$72.14*	*$1,064.71*
School District	*$6,088.90*	*$492.62*	*$258.04*	*$3,808.37*
Madison Area Technical College	*$552.44*	*$44.70*	*$23.41*	*$345.53*
Waunakee Fire District	*$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			
Assessed Land Value:	*$45,400.00*			
Ass. Improvement Value:	*$1,734,300.00*			
Total Assessed Value:	*$1,779,700.00*			

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

Political	
Alder District:	18 – Myadze
Ward:	161 [NEW]
Polling Place:	Cherokee Country Club* – 5000 N Sherman Avenue
Supervisory District:	21
Assembly District:	79
Senate District:	27
School District(s):	Waunakee Community School District (6181)
Utilities and Services	
Electricity:	Madison Gas & Electric (ID 3270)
Gas:	Madison Gas & Electric (ID 3270)
Trash District (Day):	9-B (Friday)
Telephone:	SBC Wisconsin (ID 6720)

Common Council		
Petition Before Council:	9 January 2024 (ID 81280)	*Accepted:*
Ordinance Introduction:	9 January 2024	
Plan Commission Date:	22 January 2024 (Scheduled)	
Ordinance Adoption:	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.