Document Number	Cherokee Park Annexation Document Title

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
5944708
01/30/2024 10:04 AM
Trans Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 28

Recording Area
Name and Return Address

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

Parcel Identification Number (PIN)

ANNEXATION ORDINANCE

This is to certify that the foregoing ordinance was adopted by the Common Council of the City of Madison, Wisconsin at a meeting held on the 23rd of January, 2024.

Cherokee Park Annexation, Town of Westport
Ordinance #: ORD-24-00007,
File id 81305.

January 29, 2024
Date

Signature of Clerk

Jim Verbick, Deputy City Clerk
*Name printed

Date

n/a
Signature of Grantor

*Name printed

STATE OF WISCONSIN, County of Dane

Subscribed and sworn to before me on January 29, 2024 by the above named person(s).

Signature of notary or other person authorized to administer an oath (as per s. 706.06, 706.07)

Print or type name: Eric Christianson

Title: Certified Municipal Clerk Date commission expires: 3/27/2026

ERICA A. CHRISTIANSON NOTARY PUBLIC STATE OF WISCONSIN

This document was drafted by:
(print or type name below)

Eric Christianson

*Names of persons signing in any capacity must be typed or printed below their signature.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and $2.00 to the recording fee. Wisconsin Statutes, 59.43(2m). USE BLACK INK. WRDA 5/1999

28

Document Number	Document Title
	Cherokee Park Annexation

ANNEXATION ORDINANCE

This is to certify that the foregoing ordinance was adopted by the Common Council of the City of Madison, Wisconsin at a meeting held on the 23rd of January, 2024.

Cherokee Park Annexation, Town of Westport
Ordinance #: ORD-24-00007,
File id 81305.

Recording Area
Name and Return Address

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

Parcel Identification Number (PIN)

January 29, 2024
Date

Signature of Clerk

Jim Verbick, Deputy City Clerk
*Name printed

Date

n/a
Signature of Grantor

*Name printed

This document was drafted by:
(print or type name below)

Eric Christianson

*Names of persons signing in any capacity must be typed or printed below their signature.

STATE OF WISCONSIN, County of Dane

Subscribed and sworn to before me on January 29, 2024 by the above named person(s).

Signature of notary or other person authorized to administer an oath (as per s. 706.06, 706.07)

ERICA CHRISTIANSON NOTARY PUBLIC STATE OF WISCONSIN

Print or type name: Eric Christianson

Title: Certified Municipal Clerk Date commission expires: 3/27/2026

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and $2.00 to the recording fee. Wisconsin Statutes, 59.43(2m). **USE BLACK INK.** WRDA 5/1999

City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Certified Copy

Ordinance: ORD-24-00007

File Number: 81305 **Enactment Number: ORD-24-00007**

Creating Section 15.01(659) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Alder Districts and Wards" annexing to the 18th Alder District nine parcels located in the Town of Westport generally addressed as 5000 North Sherman Avenue, creating Section 15.02(161) of the Madison General Ordinances to annex the property to Ward 161, amending 15.03(18) to add Ward 161 to Alder District 18, and assigning a temporary zoning classification of Temp. A (Agricultural) District. (District 18)

DRAFTER'S ANALYSIS: This ordinance annexes nine parcels located in the Town of Westport generally addressed as 5000 North Sherman Avenue to the City of Madison and assigns a temporary zoning classification of Temp. A (Agricultural) District.
This ordinance shall take effect on January 31, 2024.

****

The Common Council of the City of Madison do hereby ordain as follows:

An ordinance to create Subsection (659) of Section 15.01 of the General Ordinances of the City of Madison entitled "City Boundaries" and being part of the chapter entitled "Alder Districts and Wards".

WHEREAS, a petition for annexation with scale map attached was filed with the City Clerk of Madison on December 14, 2023 and has been presented to the Madison Common Council requesting annexation of the below-described territory to the City of Madison from the Town of Westport; said petition having been signed by the owners of all of the land in the territory, which lies contiguous to the City of Madison; and

WHEREAS, investigation by the City of Madison discloses that as of this date the above representations are true, and having been reviewed, the Common Council determines that the said annexation proceeding meets the requirements of the Wisconsin Statutes; and

WHEREAS, pursuant to Sec. 28.005, Madison General Ordinances, the annexed territory is declared to be in the Temp. A-Agricultural District;

NOW, THEREFORE, the Common Council of the City of Madison do ordain as follows:

1. Subsection (659) of Section 15.01 entitled "City Boundaries" of the Madison General Ordinances is created to read as follows:

"(659) 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."

2. Subsection (161) of Section 15.02 entitled "Wards and Ward Boundaries" of the Madison General Ordinances is created to read as follows:

"(161) 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.

Polling Place at TPC Wisconsin, 5000 N Sherman Avenue."

3. Subsection (18) entitled "Eighteenth Alder District" of Section 15.03 entitled "Alder Districts" of the Madison General Ordinances is amended to read as follows:

"(18) Eighteenth Alder District Alder District. Wards 33, 34, 35, 36, 37, 38, 39, ~~and~~ 129, and 161.

4. If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

5. This ordinance shall take effect on January 31, 2024.

I, Deputy City Clerk Jim Verbick, certify that this is a true copy of Ordinance No. 24-00007, file 81305, adopted by the Madison Common Council on January 23, 2024.

1/29/24

Date Certified

City of Madison

Annexation

Location

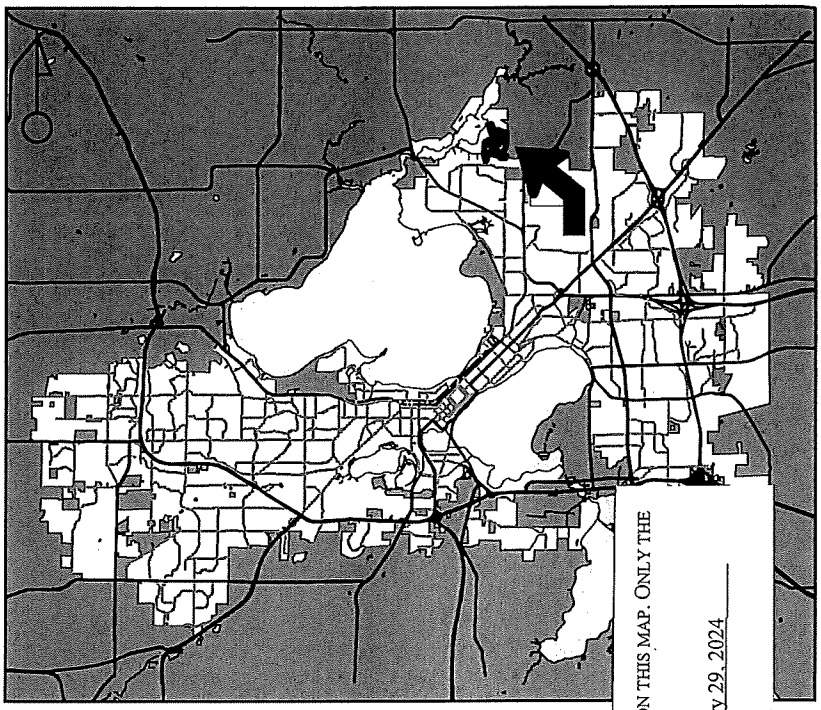
5000 N Sherman Avenue

Petitioner

Cherokee Park, Inc.
Dennis Tiziani, President

Request

Annexing 159.14 acres into the City of Madison from the Town of Westport and assigning Temporary A zoning



Public Hearing Dates

Plan Commission

January 22, 2024

Common Council

January 23, 2024

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

NOTE: PLEASE BE ADVISED THAT THE DOCUMENT GRANTOR(S) HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIAL ON THIS MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

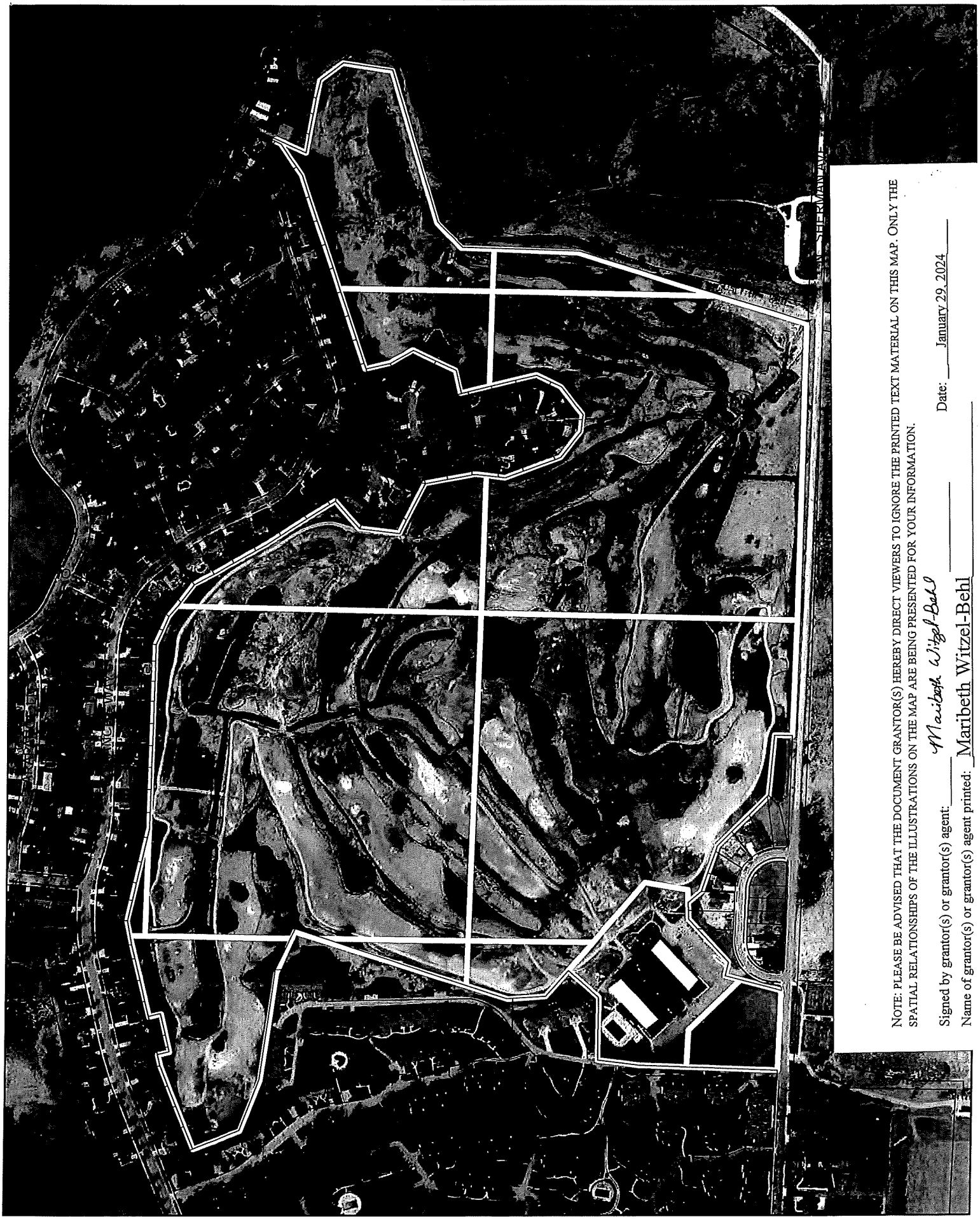
Signed by grantor(s) or grantor(s) agent: Maribeth Witzel-Behl Date: January 29, 2024

Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl

City of Madison, Planning Division : TP : Date : 1-18-24

City of Madison

Cherokee Park, Inc.
Annexation from Town of Westport



NOTE: PLEASE BE ADVISED THAT THE DOCUMENT GRANTOR(S) HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIAL ON THIS MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

Signed by grantor(s) or grantor(s) agent: Maribeth Witzel-Behl Date: January 29, 2024

Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl

Date of Aerial Photography : Spring 2022

AMENDED PETITION FOR DIRECT ANNEXATION

Pursuant to Wis. Stat. Sec. 66.0217(2), a petition for direct annexation, dated December 5, 2023, was filed with the City of Madison Clerk on December 14, 2023, by Cherokee Park, Inc. to annex lands from the Town of Westport, Dane County, Wisconsin to the City of Madison, Dane County, Wisconsin. An error was subsequently discovered in the scale map and legal description attached thereto. Accordingly, Exhibit A, the scale map, and Exhibit B, the legal description of the lands to be annexed, of such original petition for direct annexation are hereby replaced in their entirety by the respective attachments to this amended petition for direct annexation.

Accordingly, the undersigned, being the owners of all the lands both in area and assessed valuation, and there being no electors within the territories which are shown on the amended 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.

	PROPERTY OWNER	ELECTOR
By: _____	X	_____

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

Date: January 3, 2024

RECEIVED
JAN 04 2024
MADISON CITY CLERK

4883-1301-5706

Exhibit A

Scale Map

(*See attached.*)

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

Exhibit A
SCALE MAP

0 500 1000
Scale: 1" = 500'

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 6,932,148 Sq. Ft.
AREA 159.140 Acres
AREA 0.248657 Sq. Miles

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

NW ¼ – NE ¼
NE ¼ – NE ¼
SW ¼ – NW ¼
SW ¼ – NE ¼
SE ¼ – NE ¼
NW ¼ – SW ¼
NW ¼ – SE ¼
NE ¼ – SW ¼
SW ¼ – SW ¼
SE ¼ – SW ¼
SW ¼ – SE ¼
SE ¼ – SE ¼

Town of Westport
City of Madison
Town of Burke

SECTION 18
T 8 N, R 10 E

SECTION 24
T 8 N, R 9 E

SECTION 19
T 8 N, R 10 E

N. SHERMAN

LOT 1
CSM NO. 2225

NOTE: PLEASE BE ADVISED THAT THE DOCUMENT GRANTOR(S) HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIAL ON THIS MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

Signed by grantor(s) or grantor(s) agent: Maribeth Witzel-Behl
Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl
Date: January 29, 2024

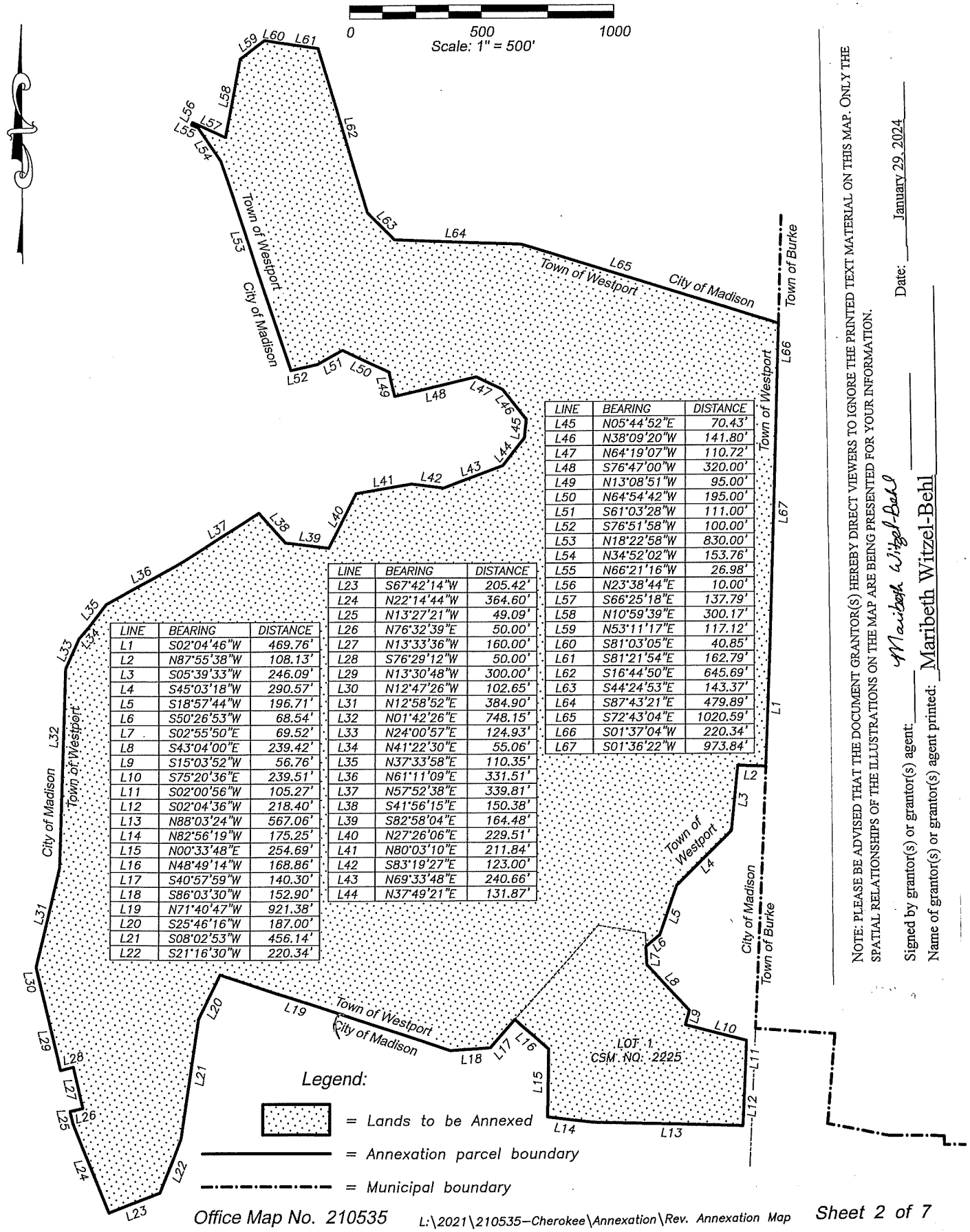
Legend:
= Lands to be Annexed
= Annexation parcel boundary
= Municipal boundary

Rev: January 19, 2024
December 27, 2023

Office Map No. 210535 L:\2021\210535-Cherokee\Annexation\Rev. Annexation Map 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	26.98'
L56	N23°38'44"E	10.00'
L57	S66°25'18"E	137.79'
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'

NOTE: PLEASE BE ADVISED THAT THE DOCUMENT GRANTOR(S) HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIAL ON THIS MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

Date: January 29, 2024

Signed by grantor(s) or grantor(s) agent: Maribeth Witzel-Behl

Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl

Office Map No. 210535 L:\2021\210535–Cherokee\Annexation\Rev. Annexation Map

Exhibit A

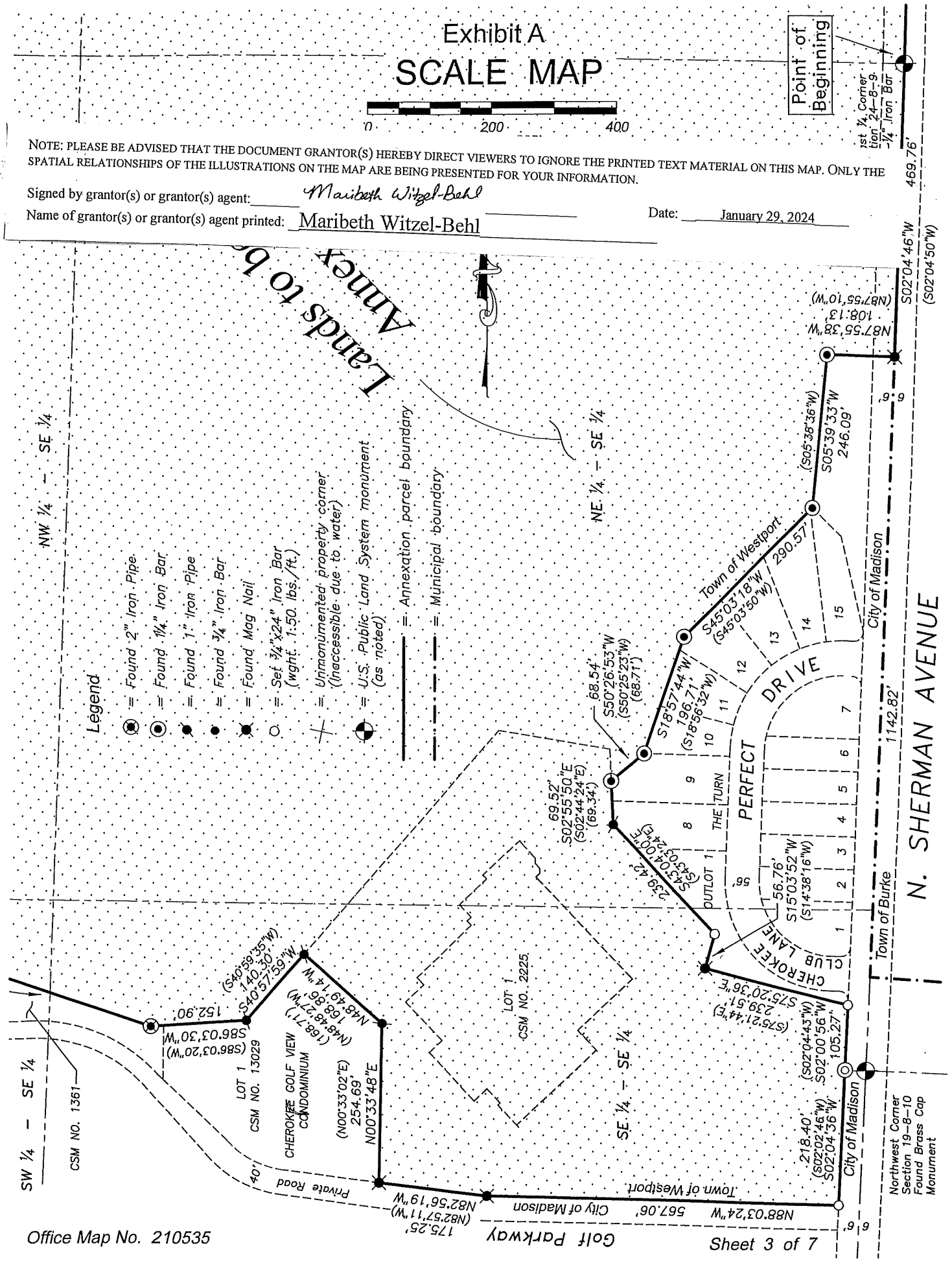
SCALE MAP

0 200 400

NOTE: PLEASE BE ADVISED THAT THE DOCUMENT GRANTOR(S) HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIAL ON THIS MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

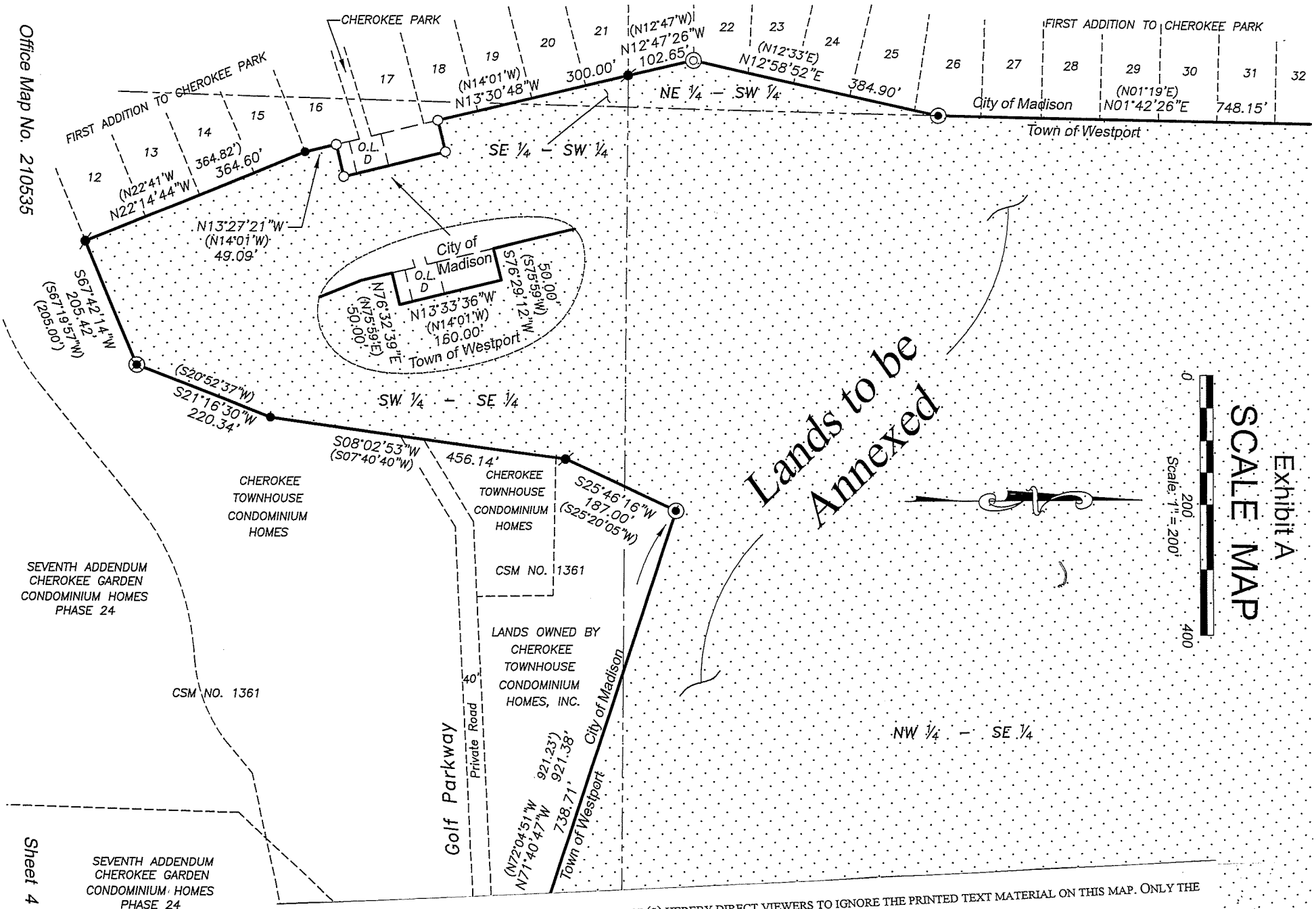
Signed by grantor(s) or grantor(s) agent: Maribeth Witzel-Behl

Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl Date: January 29, 2024



Office Map No. 210535

Sheet 3 of 7



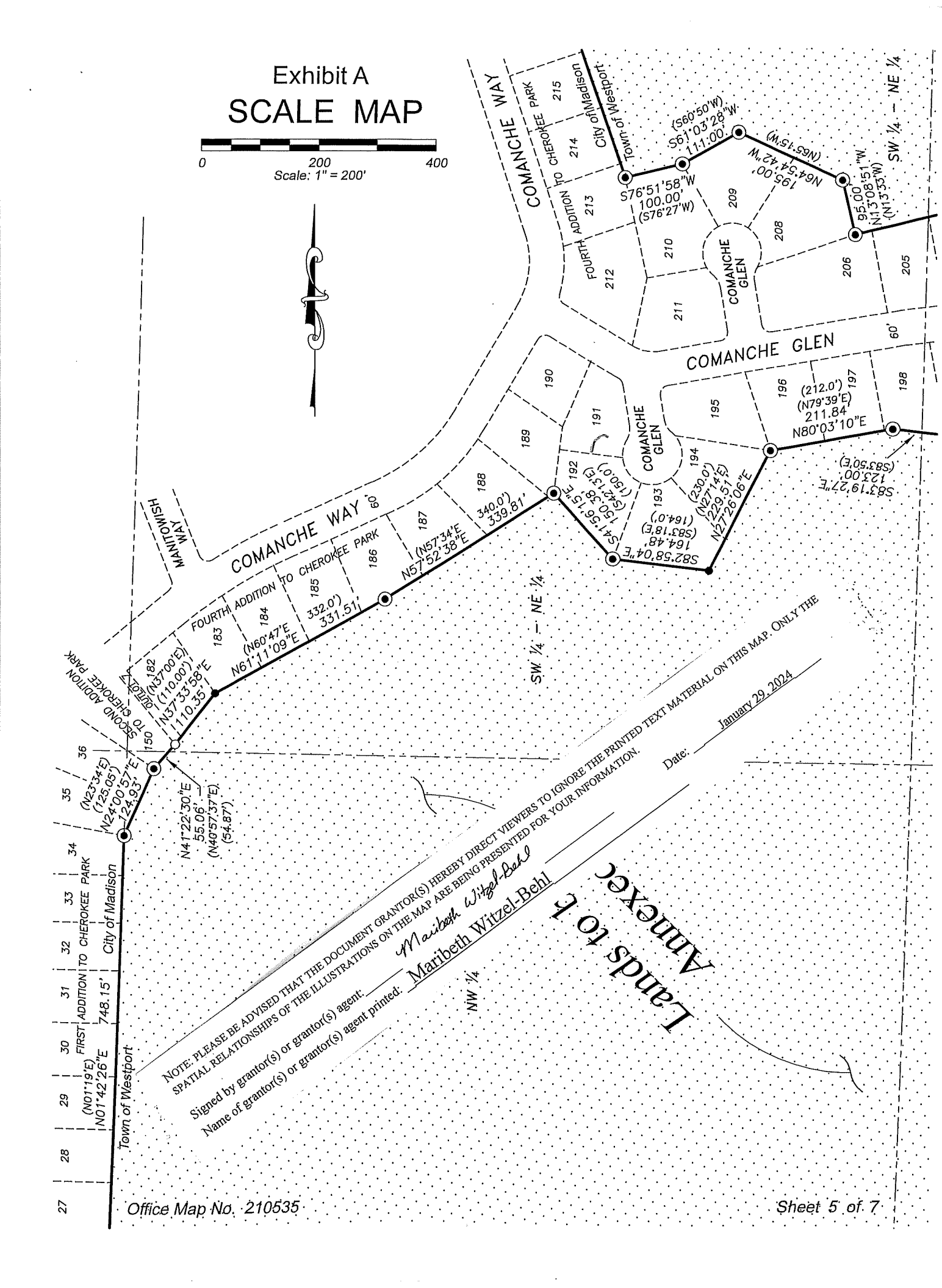
NOTE: PLEASE BE ADVISED THAT THE DOCUMENT GRANTOR(S) HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIAL ON THIS MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

Signed by grantor(s) or grantor(s) agent: Maribeth Witzel-Behl Date: January 29, 2024

Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl

Exhibit A
SCALE MAP

0 200 400
Scale: 1" = 200'



Office Map No. 210535

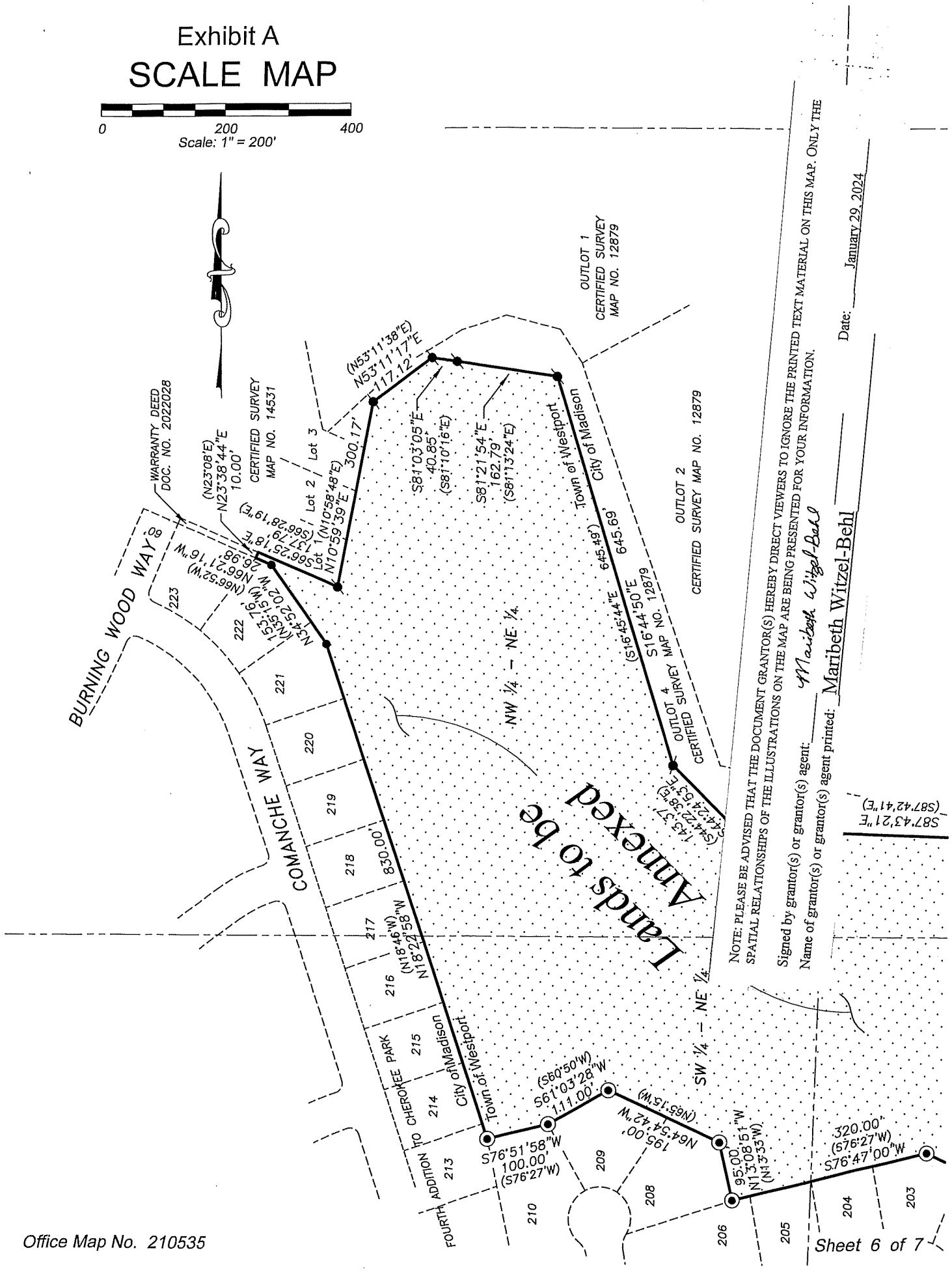
Sheet 5 of 7

Exhibit A

SCALE MAP

0 200 400

Scale: 1" = 200'



NOTE: PLEASE BE ADVISED THAT THE DOCUMENT GRANTOR(S) HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIAL ON THIS MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

Signed by grantor(s) or grantor(s) agent: Maribeth Witzel-Behl

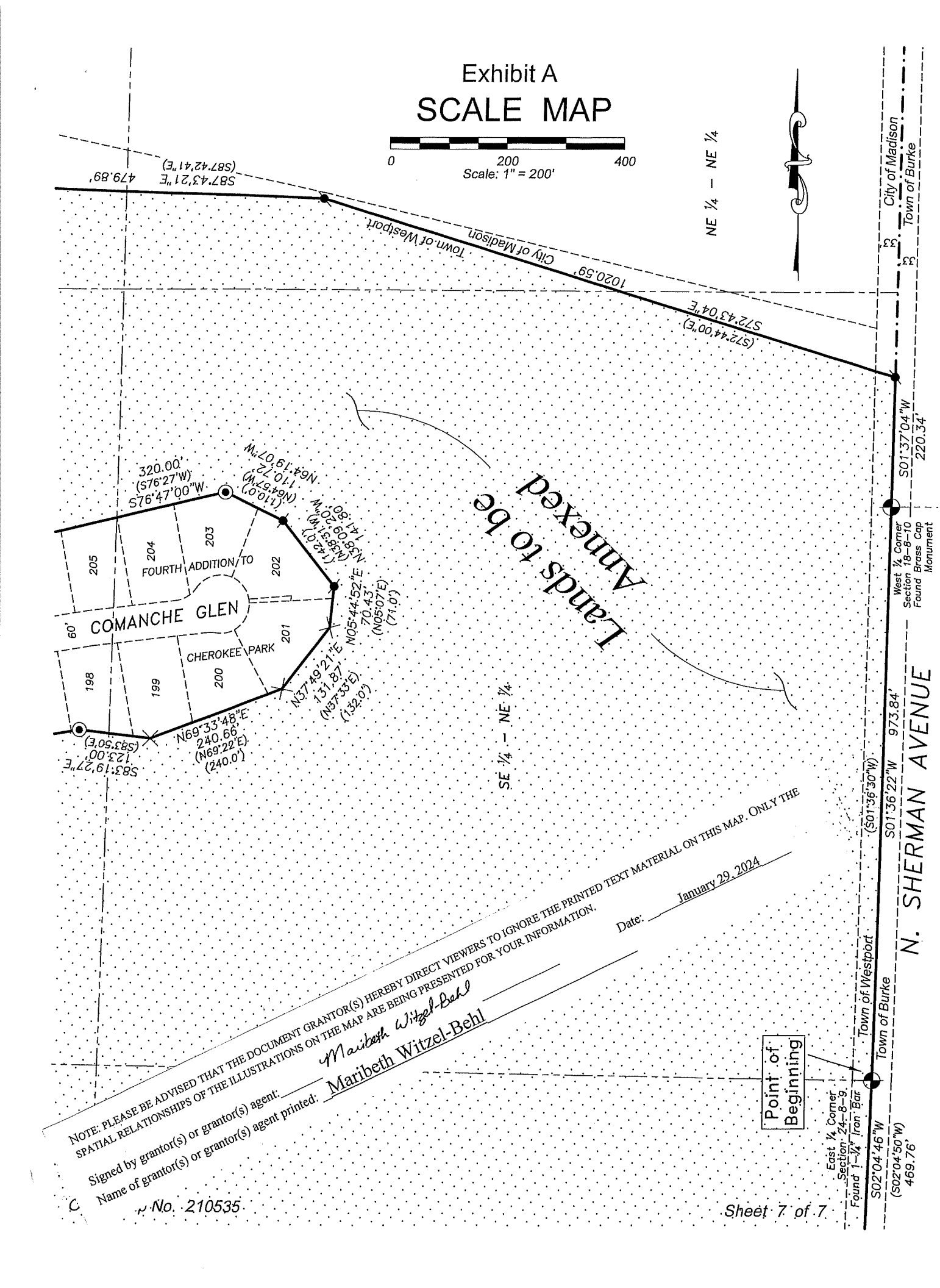
Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl

Date: January 29, 2024

Office Map No. 210535

Exhibit A

SCALE MAP



NOTE: PLEASE BE ADVISED THAT THE DOCUMENT GRANTOR(S) HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIAL ON THIS MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

Signed by grantor(s) or grantor(s) agent: Maribeth Witzel-Behl Date: January 29, 2024

Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl

Job No. 210535

Exhibit B

Legal Description

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 as Document No. 1494556, 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 S75°20'36"E (rec. as S75°21'44"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 along said North line; thence continuing along said North line N82°56'19"W (rec. as N82°57'11"W), 175.25 feet to the Easterly line of Certified Survey Map No. 13029, said Easterly line also the 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 the Northerly line of said Certified Survey Map No. 13029, said Northerly line also the Northerly line of said 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 which also 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 the Westerly line of said Certified Survey Map No. 1361 and said Cherokee Townhouse Condominium Homes, Inc., lands; thence along the Westerly line of said Certified Survey Map No. 1361, said Westerly line also being the Westerly line of Cherokee Townhouse Condominium Homes, S08°02'53"W (rec. as S07°40'40"W), 456.14 feet; thence continuing along said Westerly line S21°16'30"W (rec. as S20°52'37"W), 220.34 feet; thence continuing along 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 continuing along said Easterly line 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 Southeast corner 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 line of those lands described in Warranty Deed, Doc. No. 2022028] 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 (rec. as N66°52'W), 26.98 feet to the Easterly line of those lands described in Warranty Deed, Doc. No. 2022028 [end of 21 courses]; thence N23°38'44"E (rec. as N23°08'E), 10.00 feet along said Easterly line to the Southerly line of Certified Survey Map No. 14531; thence S66°25'18"E (rec. as S66°28'19"E), 137.79 feet along said Southerly line; thence N10°59'39"E (rec. as N10°58'48"E), 300.17 feet along the Easterly line of said Certified Survey Map No. 14531 and the Easterly 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 line 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 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 6,932,148 square feet, or 159.140 acres, or 0.248657 square miles;

Subject to a 33-foot public road right of way over the Easterly portion thereof for North Sherman Avenue.

Tax Parcel Numbers:

066/0809-244-9580-0
066/0809-244-9542-0
066/0809-244-9580-0
066/0809-244-9000-4
066/0809-244-8500-1
066/0809-243-8370-0
066/0809-244-8001-0
066/0809-241-9000-7
066/0809-241-9501-0
066/0809-241-8720-0
066/0809-241-8245-0

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.

PLANNING DIVISION STAFF REPORT

January 22, 2024

PREPARED FOR THE PLAN COMMISSION

Project Address: **5000 N Sherman Avenue**

Application Type: Direct Annexation from Town of Westport

Legistar File ID # 81305

Prepared By: Timothy M. Parks, Planning Division

Summary

Requested Action: Approval of Ordinance ID 81305, annexing 159.14 of land from the Town of Westport to the City of Madison and assigning Temporary A (Agricultural District) zoning.

Petitioner: Cherokee Park, Inc.; Dennis Tiziani, President.

Status of Petitioner: Property owner. According to the petition, there are no electors on the nine parcels to be annexed.

Applicable Regulations & Standards: Section 66.0217 of Wisconsin Statutes outlines the process for annexation of land to municipalities in the State of Wisconsin. The subject petition is for direct annexation by unanimous approval of the property owner(s) pursuant to Wis. Stats. Section 66.0217(2).

Review Required By: Plan Commission and Common Council.

Development Schedule: The proposed annexation includes 159.14 acres of land in the Town of Westport developed as "TPC Wisconsin." TPC Wisconsin is the new name of the former Cherokee Country Club, and consists of an 18-hole golf course, clubhouse, and pool on the parcels to be annexed. The golf club and course were recently renovated, and no significant new construction is expected following the annexation. The City and petitioner have agreed that the annexation will take effect on January 31, 2024 if approved by the Common Council on January 23.

Parcel Location: The land to be annexed extend along the west side of N Sherman Avenue between Golf Parkway on the south and Cherokee Marsh North Unit conservation park. The property is located in the Waunakee Community School District.

Adopted Land Use Plan: The 2007 Cherokee Special Area Plan identifies the lands to be annexed as part of the 'Cherokee Country Club Sub-Area' (Sub-Area 3) and recommends that the golf course and clubhouse continue, with opportunities for low-density residential development to the southwest and northeast of the clubhouse and parking lot.

Public Utilities and Services: The parcels to be annexed are located in the Central Urban Service Area (CUSA). All or portions of eight of the nine subject parcels are located in mapped environmental corridor, including all of the 18-hole golf course; the clubhouse and undeveloped land between it and N Sherman Avenue are not located in the mapped corridor. All of the subject land is located within the boundaries of the Madison Metropolitan Sewerage District, which maintains a 48-inch interceptor sewer across the southern portion of the proposed annexation, to which the clubhouse is already connected. Additionally, the southern portion of the site can be served by City of Madison water, which maintains a 12-inch main in N Sherman Avenue that extends north to the Perfect Drive intersection.

Project Description, Analysis and Conclusion

Cherokee Park, Inc. is requesting the direct annexation of 159.14 acres of land to the City of Madison from the Town of Westport. The parcels to be annexed are generally bounded by N Sherman Avenue on the east, the City's Cherokee Marsh North Unit conservation park on the north, single-family residences in the Cherokee Park subdivision on the west, and condominiums located along Golf Parkway on the south. The parcels are developed with the TPC Wisconsin (formerly Cherokee Country Club) golf course, clubhouse, and pool.

The annexation of the subject parcels to the City of Madison is consistent with an annexation/attachment agreement between the City and Cherokee Park, Inc. dated April 11, 2007. Among the provisions in the agreement, Cherokee Park, Inc. is required to annex or attach their lands to the City no later than 15 years from the date of the agreement, with the exception of two parcels located across N Sherman Avenue in the Town of Burke, which are not required to attach to the City until 30 years after the agreement. [Note: Pursuant to a separate intergovernmental agreement and cooperative plan, the Town of Burke will be attached to Madison, the Village of DeForest, and the City of Sun Prairie on October 27, 2036.]

The parcels will be zoned Temporary A–Agricultural District with the annexation. Wis. Stats. Section 66.0217(8) requires that the Plan Commission make a recommendation on the temporary zoning of the annexed parcels. At some point following the annexation, staff anticipates that a request for permanent City zoning will be submitted for approval. Golf courses are conditional uses in both the A and PR (Parks and Recreation) zoning districts.

State law requires that the State's Department of Administration Office of Municipal Boundary Review (MBR) make a recommendation that an annexation is in the public interest. "Public interest" is defined in Section 66.0217(6)(c) as consideration of "[w]hether the governmental services, including zoning, to be supplied to the territory could clearly be better supplied by the town or by some other village or city whose boundaries are contiguous to the territory proposed for annexation which files with the circuit court a certified copy of a resolution adopted by a two-thirds vote of the elected members of the governing body indicating a willingness to annex the territory upon receiving an otherwise valid petition for the annexation of the territory" and "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city and any other contiguous village or city." The MBR determination for this annexation is pending, and should be available before the Plan Commission meeting.

If approved by the Common Council on January 23 as scheduled, the City and petitioner have agreed that the annexation will take effect on January 31, 2024.

Recommendation

The Planning Division recommends that the Plan Commission forward annexation ordinance ID 81305 to the Common Council with a favorable recommendation.

Note: A two-thirds favorable vote of the Common Council is required to approve the annexation.

TONY EVERS
GOVERNOR
KATHY BLUMENFELD
SECRETARY
Municipal Boundary Review
PO Box 1645, Madison WI 53701
Voice (608) 264-6102 Fax (608) 264-6104
Email: wimunicipalboundaryreview@wi.gov
Web: http://doa.wi.gov/municipalboundaryreview

January 19, 2024

PETITION FILE NO. 14639

MARIBETH WITZEL-BEHL, CLERK
CITY OF MADISON
210 M L K JR BLVD RM 103
MADISON, WI 53703-3345

DEAN A. GROSSKOPF, CLERK
TOWN OF WESTPORT
5387 MARY LAKE RD
WAUNAKEE, WI 53597-9128

Subject: CHEROKEE PARK INC ANNEXATION

The proposed annexation submitted to our office on January 04, 2024, has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city...." so as, to ensure the resulting boundaries are rational and compact. The statute also requires the Department to consider whether the annexing city or village can provide needed municipal services to the territory. The subject petition is for territory that is reasonably shaped and contiguous to the City of Madison, which is able to provide needed municipal services.

Note: The bearing of line L56 in the line table on sheet 2 should be changed to N 23deg 38min 44sec E to agree with the legal description and detail drawing.

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states:

"The clerk of a city or village which has annexed shall file immediately with the secretary of administration a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with the register of deeds and file a signed copy of the ordinance with the clerk of any affected school district..."

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Department of Administration. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14639 with your ordinance.** Ordinance filing checklist available at http://mds.wi.gov/, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to mds@wi.gov or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645.

The petition file is available for viewing at: http://mds.wi.gov/View/Petition?ID=2713
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner