

The State of Wisconsin

Office of the Secretary of State

C-192

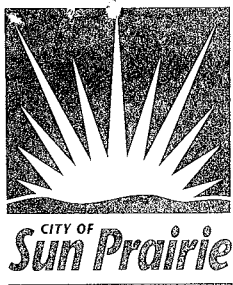
CITY OF SUN PRAIRIE

COUNTY OF DANE

ANNEXATION & PLAT

ORD #540

FILED 2/13/01



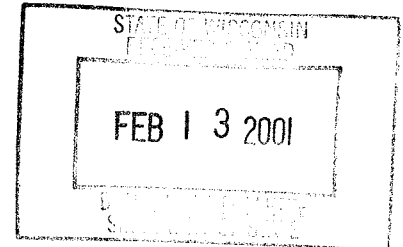
C 192

OFFICE OF CITY CLERK

300 East Main Street, Sun Prairie, WI 53590-2227
(608)837-2511
FAX(608)825-6879

February 9, 2001

Annexations and Railroads
Division of Government Records
Office of the Secretary of State
P.O. Box 7848
Madison WI 53707-7848



To whom it may concern,

I thought I had previously sent this in to your Department, but have received phone calls that no everyone may not have been received a copy. So at this time I am sending in a second copy.

Enclosed please find a copy of the Ordinance annexing territory to the City of Sun Prairie from the Town of Sun Prairie, of approximately 54.112 acres, "Gehrmann-Seltzner Annexation", petitioners Mary Seltzner Gehrmann, as adopted by the Common Council of the City of Sun Prairie on September 19, 2000 as Ordinance 540.

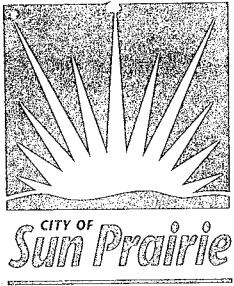
The current population of the above lands as set forth in the annexation proceedings is (0).

If you have any questions please feel free to contact me.

Sincerely,

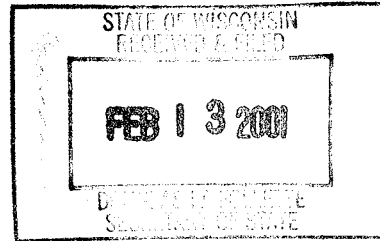
Diane J. Hermann-Brown
City Clerk

cc: Dane County Register of Deeds- Rm 110
Dane County Clerk - Rm 112
Dane County Property Listing - Rm 116
Verison Telephone Company
Charter Communications
Wisconsin Gas Company
Wisconsin Power & Light
Sun Prairie Water & Light
Sun Prairie Schools
Town of Sun Prairie



OFFICE OF CITY CLERK

300 East Main Street, Sun Prairie, WI 53590-2227
(608)837-2511
FAX(608)825-6879



I, Diane J. Hermann-Brown, City Clerk, of the City of Sun Prairie,
hereby certify that the attached


ORDINANCE 540, FILE NUMBER 8544

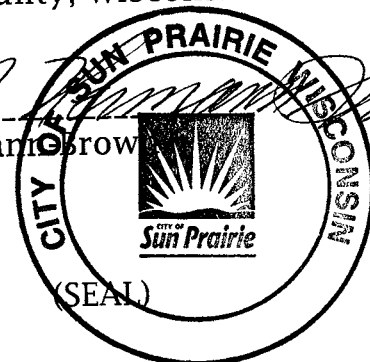
Adopted - September 19, 2000

*AN ORDINANCE APPROVE A PETITION FOR
DIRECT ANNEXATION BY UNANIMOUS APPROVAL
OF THE GEHRMANN-SELTZNER PROPERTY
LOCATED IN PART OF THE NW ¼, THE NE ¼, AND THE SW ¼ OF
THE SE ¼, OF SECTION 4, T8N, R11E,
TOWNSHIP OF SUN PRAIRIE, DANE COUNTY, WISCONSIN,
WITH TEMPORARY RURAL HOLDING - 35 ACRE ZONING
"GEHRMANN-SELTZNER ANNEXATION"*

has been compared by me with the original Resolution on file in
my office and now in my legal custody. I further certify that this
copy is a true and correct copy of the original Resolution.

In witness whereof, I sign at my office in Dane County, Wisconsin
on February 9, 2001.

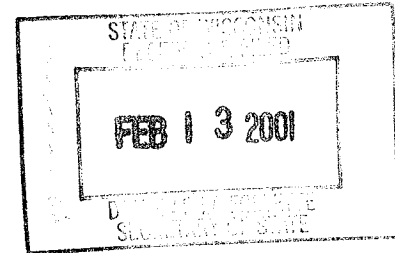

Diane J. Hermann-Brown
City Clerk



ORDINANCE 540, FILE NUMBER 8544
Adopted - September 19, 2000

AN ORDINANCE APPROVE A PETITION FOR
DIRECT ANNEXATION BY UNANIMOUS APPROVAL
OF THE GEHRMANN-SELTZNER PROPERTY
LOCATED IN PART OF THE NW ¼, THE NE ¼, AND THE
SW ¼ OF THE SE ¼, OF SECTION 4, T8N, R11E,
TOWNSHIP OF SUN PRAIRIE, DANE COUNTY, WISCONSIN,
WITH TEMPORARY RURAL HOLDING - 35 ACRE ZONING
"GEHRMANN-SELTZNER ANNEXATION"

Title of Document



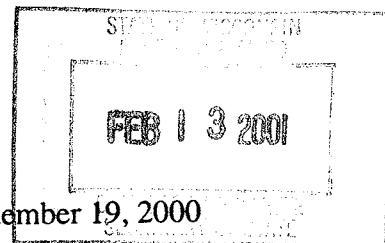
Name and return address

City of Sun Prairie
City Clerk's Office
300 East Main Street
Sun Prairie WI 53590

Parcel Identification Number

29-0811-044-8500-8
29-0811-044-8000-3
29-0811-044-9000-1
29-0811-044-9500-6

City of Sun Prairie, Wisconsin



**APPROVAL OF A PETITION FOR DIRECT
ANNEXATION BY UNANIMOUS APPROVAL OF
THE GEHRMANN-SELTZNER PROPERTY
LOCATED IN PART OF THE NW ¼, THE NE ¼,
AND THE SW ¼ OF THE SE ¼, OF SECTION 4,
T8N, R11E, TOWNSHIP OF SUN PRAIRIE, DANE
COUNTY, WISCONSIN, WITH TEMPORARY
RURAL HOLDING - 35 ACRE ZONING.**

“GEHRMANN-SELTZNER ANNEXATION”

Presented: September 19, 2000

Adopted: September 19, 2000

Published: September 28, 2000

File Number: 8544

Ordinance No.: 540

ORDINANCE

WHEREAS, the proposed area for annexation is located within an area recommended in the City's Peripheral Area Plan as a short term urban expansion area; and,

WHEREAS, the proposed area for annexation is located within an area where the City of Sun Prairie's Master Plan 2020 Land Use Plan map recommends low density residential and traditional neighborhood development land uses; and,

WHEREAS, the proposed area for annexation is located in an "0 – 5 year City of Sun Prairie Development Area" as designated on the City of Sun Prairie Master Plan 2020's Development Staging Plan map; and,

WHEREAS, the City's Comprehensive Plan 1987 – 2010 recommends light residential uses for the subject property; and,

WHEREAS, the proposed area for annexation is currently zoned A-1 Agriculture (Dane County Zoning) and is located within the Town of Sun Prairie; and,

WHEREAS, the proposed area for annexation is proposed to be developed with residential land uses; and,

WHEREAS, the proposed area for annexation is directly adjacent to the City of Sun Prairie along the subject property's northern and western edges; and,

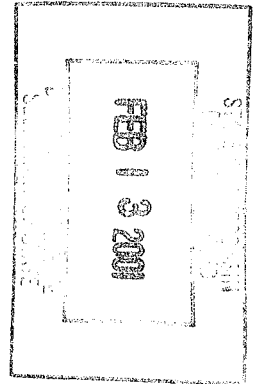
WHEREAS, the proposed annexation area is located within the Sun Prairie Urban Service Area; and,

WHEREAS, the proposed area for annexation is proposed to be served by public sanitary sewer and public water -- both of which may be efficiently extended to the subject property; and,

WHEREAS, the Wisconsin Department of Administration has found the proposed annexation to not be against the public interest per Section 66.021 (11), Wis. Stats;

NOW, THEREFORE, the Common Council of the City of Sun Prairie, Dane County, Wisconsin, do ordain as follows:

SECTION 1: TERRITORY ANNEXED. In accordance with s.66.021 of the Wisconsin Statutes, and the Petition for Direct Annexation by Unanimous Approval filed with the City Clerk on August 10, 2000 under Case No. PC0009-13 and signed by all the electors and all of the owners of land in the territory, the following described territory in the Town of Sun Prairie, Dane County, Wisconsin is annexed to the City of Sun Prairie, Wisconsin:



Property located in part of the NW ¼, the NE ¼, and the SW ¼ of the SE ¼, of Section 4, T8N, R11E, Township of Sun Prairie, Dane County, Wisconsin, described as follows: Beginning at the East ¼ corner of said Section 4; thence S02°00'27"W along the east line of the SE ¼ of said Section 4, 692.63 feet; thence N89°08'54"W, 536.92 feet; thence S55°32'00"W, 730.00 feet; thence S64°44'54"W, 229.71 feet; thence S01°51'28"W, 151.38 feet; thence S13°47'41"W, 72.04 feet; thence S47°12'30"W, 60.38 feet; thence S06°46'34"E, 154.62 feet; thence S07°04'36"E, 150.92 feet; thence S76°34'00"W, 78.00 feet; thence S59°00'00"W, 508.09 feet; thence N88°12'08"W, 156.00 feet to the east line of the plat of First Addition to Carriage Hill Estates; thence N01°47'52"E along said east line, 914.51 feet to the southeast corner of the plat of Carriage Hills Estates; thence S89°59'18"E, 5.99 feet to the west line of the West ½ of the NW ¼ of the SE ¼ of said Section 4; thence N01°46'58"E along said west line, 1080.61 feet (*recorded as 1080.00 feet*) to the east-west ¼ line of said Section 4; thence N88°48'19"E along said east-west ¼ line, 1999.74 feet to the east ¼ corner of said Section 4, said point being the point of beginning. This parcel contains 2,325,680 square feet; 54.112 acres; 0.085 square miles. The subject property will be zoned temporary Rural Holding - 35 acre in conjunction with approval of the annexation petition.

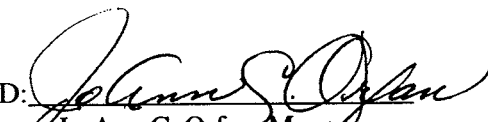
SECTION 2: EFFECT OF ANNEXATION. From and after the date of this ordinance, the territory described in Section 1 shall be a part of the City of Sun Prairie, at and for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules, and regulations of the City of Sun Prairie.

SECTION 3: TEMPORARY ZONING. From and after the date of this ordinance, until such time that rezoning of the property is requested by the property owner as specified in the Annexation Agreement, the subject property shall be temporarily zoned Rural Holding - 35 acre.

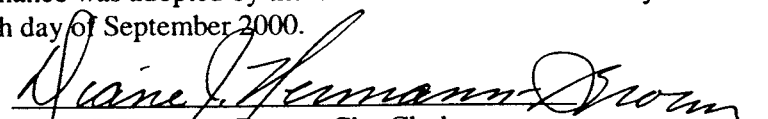
SECTION 4: ALDERMANIC DESIGNATION. From and after the date of this ordinance, unless revised by future ordinance, the territory described in Section 1 is hereby made a part of the 1st Aldermanic District, Ward 1, of the City of Sun Prairie, subject to the ordinances, rules, and regulations of the governing wards.

SECTION 5: SEVERABILITY. If any provision of this ordinance is found to be invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is found to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or application of this ordinance which can be given effect without the invalid or unconstitutional provisions or application.

APPROVED:


Jo Ann C. Orfan, Mayor
Date Approved: September 19, 2000

This is to certify that the foregoing ordinance was adopted by the Common Council of the City of Sun Prairie at a meeting held on the 19th day of September 2000.






Diane J. Hermann Brown, City Clerk

**MIDLAND BUILDERS, INC. c/o
GEHRMANN-SELTZNER
PETITION FOR DIRECT ANNEXATION**



100001000 Feet

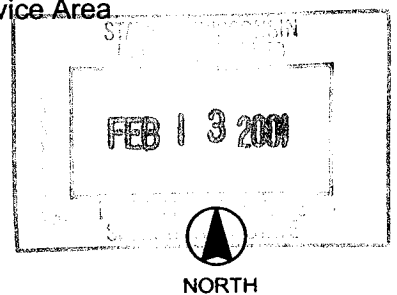
LEGEND

-  City and Village Municipal Limit
  City of Sun Prairie ETJ
-  Environmental/Open Space Corridors
  City of Sun Prairie Urban Service Area

City of Sun Prairie Plan Commission Report

General Location Map - Part of the NW 1/4, the NE 1/4, and the SW 1/4 of the SE 1/4 of Section 4, T8N, R11E, Town of Sun Prairie, Dane County, Wisconsin.

Midland Builders, Inc.
September 12, 2006

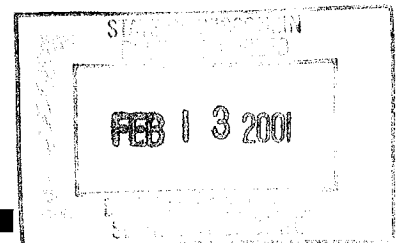




200 0 200 400 Feet

LEGEND

—— City Municipal Limit



City of Sun Prairie Plan Commission Report

General Location Map - Part of the NW 1/4, the NE 1/4, and the SW 1/4 of the SE 1/4 of Section 4, T8N, R11E, Town of Sun Prairie, Dane County, Wisconsin.

Midland Builders, Inc. c/o Gehrmann-Seltzner - Petition for Direct Annexation
September 12, 2000



BOETTCHER LAW OFFICE

ATTORNEY AT LAW
17 APPLGATE COURT SUITE 201
MADISON, WISCONSIN 53713-3100

ROGER W. BOETTCHER

AREA CODE 608
TELEPHONE 273-4737
FAX 273-4739
EMAIL bettchlew@aol.com

August 10, 2000

HAND DELIVERED

City of Sun Prairie
Attn: Ms. Diane Hermann-Brown
City Clerk
300 E. Main St.
Sun Prairie, WI 53590

RE: Gehrman/Seltzner Property Annexation

Dear Ms. Hermann-Brown,

Please find enclosed a Petition for Direct Annexation by Unanimous Approval to the City of Sun Prairie regarding the Gehrman/Seltzner property currently in the Town of Sun Prairie.

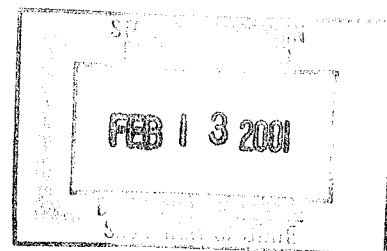
Please contact the undersigned if you have any questions regarding further proceedings relative to the annexation. I also would appreciate it if you could place the following persons on your list to receive notice of meetings related to the Petition:

Attorney Roger W. Boettcher
17 Applegate Court, Suite 201
Madison, WI 53713-3100

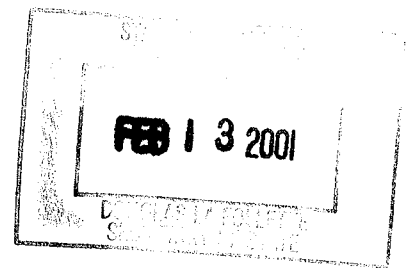
Mr. Jeffrey Rosenberg
Midland Builders, Inc.
6709 Raymond Rd.
Madison, WI 53719

For your information, a copy of this letter, with enclosures, is being sent to the following via Registered Mail Delivery:

- Dept. of Administration, State of Wisconsin, C/O Mr. George Hall
101 S. Webster St., 6th Fl. P.O. Box 7868, Madison, WI 53707
- Sun Prairie School District, Ms Cheryl Batterman, Clerk
509 Commercial Ave., Sun Prairie, WI 53590
- Town of Sun Prairie, Ms. Claudia Quick, Clerk
5556 Twin Lake Road, Marshall, WI 53559



CONTINUED-



City of Sun Prairie
Attn: Ms. Diane Hermann-Brown
City Clerk
300 E. Main St.
Sun Prairie, WI 53590

August 10, 2000

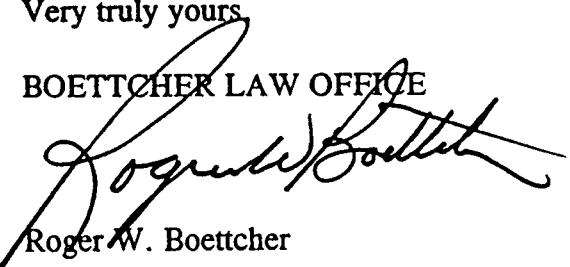
Page 2.

Courtesy copy of this letter with enclosures, is being sent to the following via First Class Mail Delivery:

- Town of Sun Prairie, Mr. John Blaska, Town Chairman
5556 Twin Lake Road, Marshall, WI 53559
- City of Sun Prairie, Mr. Patrick Cannon, Administrator
300 E. Main St., Sun Prairie, WI 53590
- Mr. Rick Roll, City of Sun Prairie, City Planner
300 E. Main St., Sun Prairie, WI 53590
- Ms. Mary Seltzner Gehrman
5722 Elder Pl, Madison, WI 53705
- Mr. Richard H. Seltzner
6798 Jamar Ct., Sun Prairie WI 53590

Very truly yours,

BOETTCHER LAW OFFICE



Roger W. Boettcher

RWB:pc
Enclosures

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL

PURSUANT TO SECTION 66.021(12), WISCONSIN STATUTES

We, the undersigned, constituting all of the electors and all of the owners of real property in the following territory of the Town of Sun Prairie, Dane County, Wisconsin, lying contiguous to the City of Sun Prairie, petition the Common Council of the City of Sun Prairie, to annex the territory described below and shown on the attached scale map to the City of Sun Prairie, Dane County, Wisconsin.

Legal description of proposed territory to be annexed: See Exhibit A attached hereto and made a part hereof.

Scale map of proposed territory to be annexed: See Exhibit B attached hereto and made a part hereof.

Location map of proposed territory to be annexed: See Exhibit C attached hereto and made a part hereof.

We, the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation or consolidation proceedings, if any.

There are 0 electors and a total population of 0 persons occupying the property proposed to be annexed.

SIGNATURE OF
PETITIONERS

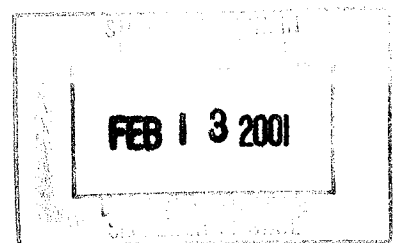
OWNER/
ELECTOR

DESCRIPTION OF
PROPERTY

1. Mary Seltzner Gehrman Owner
Mary Seltzner Gehrman
777 Schuster Road
Sun Prairie, WI 53590

See Exhibit D attached

DATE: 8/9/2000

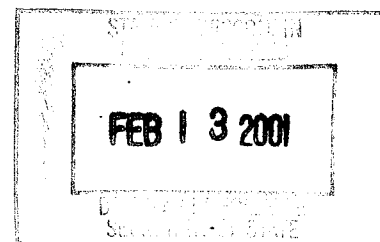


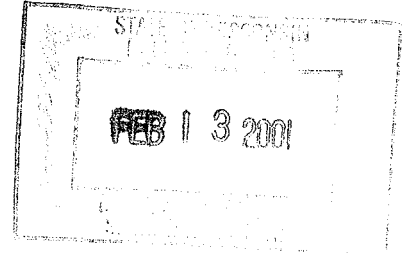
2. Richard H. Seltzner
Richard H. Seltzner
6798 Jamar Court
Sun Prairie, WI 53590

Owner

See Exhibit E attached

DATE: 8-10, 2000





ANNEXATION DESCRIPTION

Part of the NW ¼, the NE ¼,, and the SW ¼ of the SE ¼, of Section 4, T8N, R11E, Township of Sun Prairie, Dane County, Wisconsin, described as follows:

Beginning at the East ¼ corner of said Section 4; thence S02°00'27"W along the east line of the SE ¼ of said Section 4, 692.63 feet; thence N89°08'54"W, 536.92 feet; thence S55°32'00"W, 730.00 feet; thence S64°44'54"W, 229.71 feet; thence S01°51'28"W, 151.38 feet; thence S13°47'41"W, 72.04 feet; thence S47°12'30"W, 60.38 feet; thence S06°46'34"E, 154.62 feet; thence S07°04'36"E, 150.92 feet; thence S76°34'00"W, 78.00 feet; thence S59°00'00"W, 508.09 feet ; thence N88°12'08"W, 156.00 feet to the east line of the plat of First Addition to Carriage Hill Estates; thence N01°47'52"E along said east line, 914.51 feet to the southeast corner of the plat of Carriage Hills Estates; thence S89°59'18"E, 5.99 feet to the west line of the West ½ of the NW ¼ of the SE ¼ of said Section 4; thence N01°46'58"E along said west line, 1080.61 feet (recorded as 1080.00 feet) to the east-west ¼ line of said Section 4; thence N88°48'19"E along said east-west ¼ line, 1999.74 feet to the east ¼ corner of said Section 4, said point being the point of beginning. This parcel contains 2,325,680 square feet; 54.112 acres; 0.085 square miles.

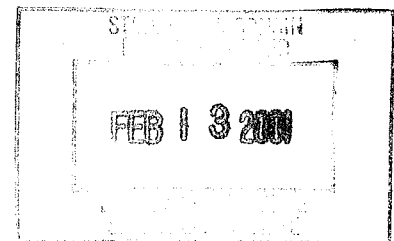
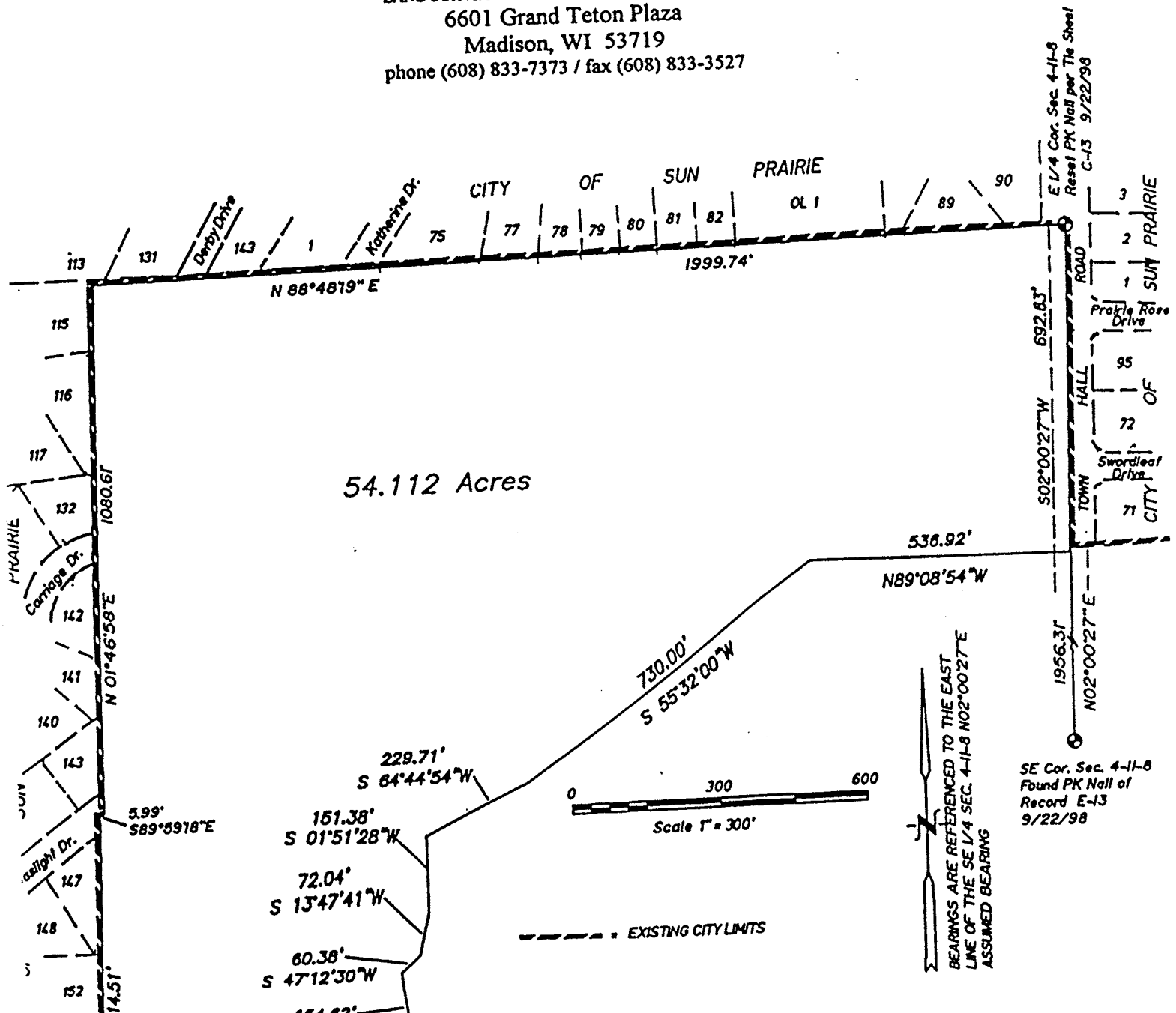
I, Howard F. Licht, Registered Land Surveyor in the State of Wisconsin, certify that I have surveyed the hereon described property according to the instructions and information furnished to me.

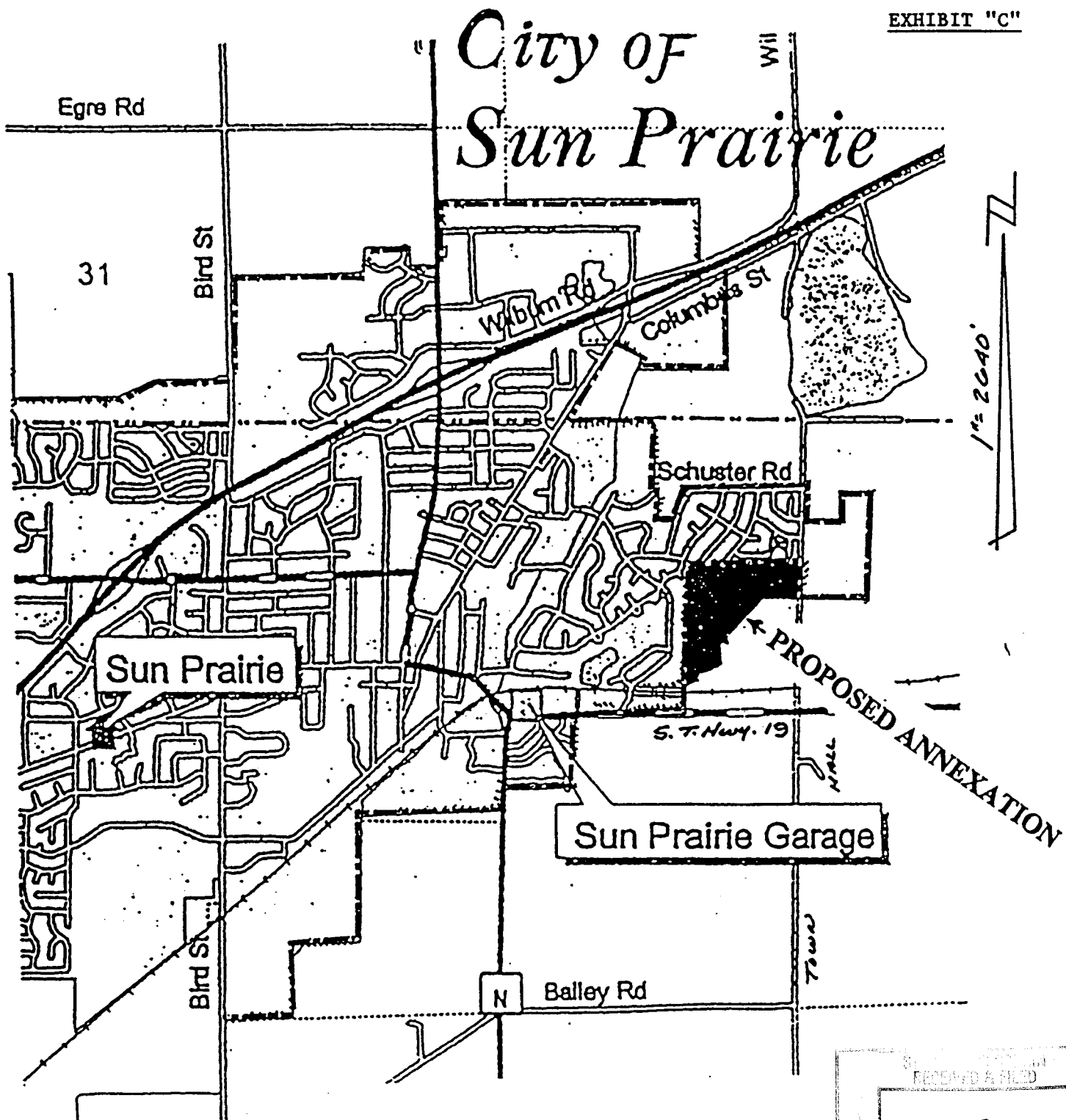
I further certify that this map is a true representation of that survey, to the best of my knowledge and belief.


Howard F. Licht, Registered Land Surveyor, S-1136

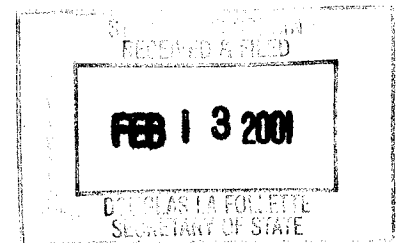
HELD & ASSOCIATES, INC.
LAND SURVEYORS — CONSULTING ENGINEERS
6601 Grand Teton Plaza
Madison, WI 53719
phone (608) 833-7373 / fax (608) 833-3527

EXHIBIT "B"





LOCATION MAP



Prepared By:
Held and Associates, Inc.
6601 Grand Teton Plaza
Madison, WI 53719

For:
Midland Builders, Inc.
6709 Raymond Road
Madison, WI 53719

EXHIBIT D

Mary Seltzner Gehrmann Lands

The East ½ of the Northwest ¼ of the Southeast ¼ of Section 4, Township 8 North, Range 11 East, in the Town of Sun Prairie, Dane County, Wisconsin.

Parcel No. 29-0811-044-8500-8

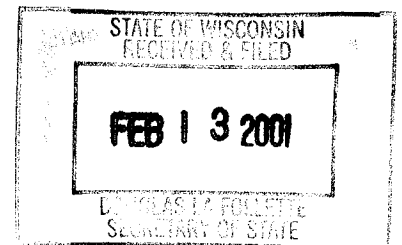
EXHIBIT E

Richard Seltzner Lands

The East 120 Acres of the Southeast ¼ of Section 4, Township 8 North, Range 11 East, in the Town of Sun Prairie, Dane County, Wisconsin, EXCEPT the following parcels:

- 1. Those lands conveyed for railroad right-of-way purposes.**
- 2. The East ½ of the Northwest ¼ of the Southeast ¼ of Section 4, Township 8 North, Range 11 East, in the Town of Sun Prairie.**
- 3. Those lands conveyed by Warranty Deed recorded June 28, 1999, in the Office of Register of Deeds for Dane County, Wisconsin as Document Number 3127963.**

**Parcel Nos. 29-0811-044-8000-3
29-0811-044-9000-1
29-0811-044-9500-6**



City of Sun Prairie, Wisconsin

**A RESOLUTION OF THE CITY OF SUN PRAIRIE
COMMON COUNCIL ACCEPTING PETITION
FOR ANNEXATION.**

"GEHRMANN-SELTZNER ANNEXATION"

Presented: September 5, 2000

Adopted: September 5, 2000

File Number: 8536

Resolution No.: 00/172

RESOLUTION

WHEREAS, a petition for direct annexation to sections 66.021(2)(a) 1. and (12), Wis. Stats. of the following territory of the Town of Sun Prairie, Dane County, Wisconsin, lying contiguous to the City of Sun Prairie, Wisconsin, was filed with the city clerk on August 10, 2000:

ANNEXATION DESCRIPTION

Part of the NW ¼, the NE ¼, and the SW ¼ of the SE ¼, of Section 4, T8N, R11E, Township of Sun Prairie, Dane County, Wisconsin, described as follows:

Beginning at the East ¼ corner of said Section 4; thence S02°00'27"W along the east line of the SE ¼ of said Section 4, 692.63 feet; thence N89°08'54"W, 536.92 feet; thence S55°32'00"W, 730.00 feet; thence S64°44'54"W, 229.71 feet; thence S01°51'28"W, 151.38 feet; thence S13°47'41"W, 72.04 feet; thence S47°12'30"W, 60.38 feet; thence S06°46'34"E, 154.62 feet; thence S07°04'36"E, 150.92 feet; thence S76°34'00"W, 78.00 feet; thence S59°00'00"W, 508.09 feet; thence N88°12'08"W, 156.00 feet to the east line of the plat of First Addition to Carriage Hill Estates; thence N01°47'52"E along said east line, 914.51 feet to the southeast corner of the plat of Carriage Hills Estates; thence S89°59'18"E, 5.99 feet to the west line of the West ½ of the NW ¼ of the SE ¼ of said Section 4; thence N01°46'58"E along said west line, 1080.61 feet (*recorded as 1080.00 feet*) to the east-west ¼ line of said Section 4; thence N88°48'19"E along said east-west ¼ line, 1999.74 feet to the east ¼ corner of said Section 4, said point being the point of beginning. This parcel contains 2,325,680 square feet; 54.112 acres; 0.085 square miles.

WHEREAS, the Director of Planning and Economic Development has investigated the petition and certified to the common council that it was signed by all of the electors residing in the territory and the owners of all of the property in the territory proposed for annexation as of the date of filing of the petition and that the territory to be annexed is properly described in the petition and shown on the scale map attached thereto, is contiguous to the City of Sun Prairie and is unincorporated;

NOW, THEREFORE, the Common Council of the City of Sun Prairie, Wisconsin, determines that the petition for annexation of the above-described territory is a sufficient and legal petition conforming with the requirements of sec. 66.021 of the Wisconsin Statutes;

RESOLVED, That the petition be accepted; and that the City Clerk is directed to notify the clerk of the Town of Sun Prairie by personal service or registered mail with return receipt requested, of the resolution of acceptance, in accordance with sec. 66.021(2)(a) 1. and (12) of the Wisconsin Statutes.

APPROVED:

Ann C. Orfan
Jo Ann C. Orfan, Mayor

Date Approved: September 5, 2000

FEB 13 2001

DEPARTMENT OF
SECRETARY OF STATE

This is to certify that the foregoing resolution was adopted by the Common Council of the City of Sun Prairie at a meeting held on the 5th day of September 2000.

ATTEST:

Diane J. Hermann-Brown
Diane Hermann-Brown, City Clerk

