

The State of Wisconsin

Office of the Secretary of State

CITY 192

CITY OF SUN PRAIRIE

COUNTY OF DANE

ANNEXATION ORDINANCE NUMBER 140

FILED JUNE 1, 2004

C-192



OFFICE OF THE CITY CLERK

300 East Main Street
Sun Prairie, WI 53590-2227
(608) 837-2511
FAX (608) 825-6879
Website www.cityofsunprairie.com

May 11, 2004

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,

Enclosed please find a copy of the Ordinance annexing territory to the City of Sun Prairie from the Town of Sun Prairie, of approximately 15.54 acres, "ARG Matey Development, LLC, et.al - Annexation, establishing temporary zoning of countryside residential (CR-5)", petitioners ARG Matey Development, LLC, et.al., as adopted by the Common Council of the City of Sun Prairie on May 4, 2004 as Ordinance #140.

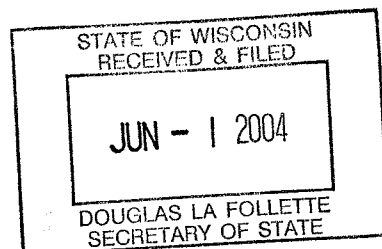
The current population of the above lands as set forth in the annexation proceedings are nine (9).

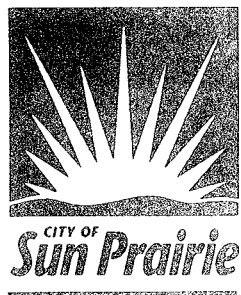
If you have any questions please feel free to contact me.

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
- Verizon
- TCI
- 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 #140 FILE NUMBER 9488

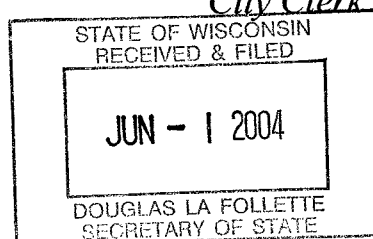
ADOPTED - May 4, 2004

APPROVING A PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL, ESTABLISHING TEMPORARY ZONING OF COUNTRYSIDE RESIDENTIAL (CR-5), OF THE ARG MATEY DEVELOPMENT, LLC PROPERTY LOCATED ON THE NORTHWEST CORNER OF SCHUSTER ROAD AND TOWN HALL DRIVE AND DESCRIBED AS PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, T 8 N, R 11 E, TOWN OF SUN PRAIRIE, DANE COUNTY, WISCONSIN DESCRIBED MORE PARTICULARLY AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE ALONG THE EAST LINE OF SAID SECTION 4 AND THE CENTER LINE OF TOWN HALL ROAD S 02°24'55" W, 657.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAID EAST LINE AND SAID CENTER LINE S 02°24'55" W, 521.01 FEET TO THE EXTENDED NORTH RIGHT OF WAY LINE OF SCHUSTER ROAD; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF SCHUSTER ROAD AND THE EXTENSION THEREOF S 89°16'47" W, 964.52 FEET; THENCE CONTINUE ALONG THE SAID NORTH RIGHT OF WAY LINE S 89°39'21" W, 370.35 FEET TO THE WEST LINE OF THE SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE ALONG THE SAID WEST LINE N 02°14'08" E, 360.38 FEET; THENCE N 55°37'14" E, 286.24 FEET; THENCE N 89°16'47" E, 1106.41 FEET TO THE POINT OF BEGINNING. SAID ANNEXATION PARCEL CONTAINS 15.54 ACRES.

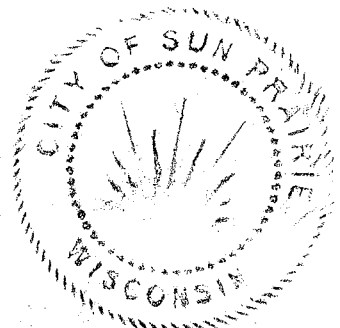
has been compared by me with the original Ordinance on file in my office and now in my legal custody. I further certify that this copy is a true and correct copy of the original Ordinance.

*In witness whereof, I sign at my office in Dane County, Wisconsin on
May 11, 2004.*

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



(SEAL)



City of Sun Prairie, Wisconsin

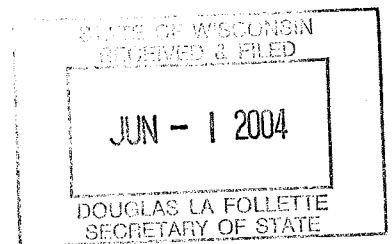
AN ORDINANCE APPROVING A PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL, ESTABLISHING TEMPORARY ZONING OF COUNTRYSIDE RESIDENTIAL (CR-5), OF THE ARG MATEY DEVELOPMENT, LLC PROPERTY LOCATED ON THE NORTHWEST CORNER OF SCHUSTER ROAD AND TOWN HALL DRIVE AND DESCRIBED AS PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, T 8 N, R 11 E, TOWN OF SUN PRAIRIE, DANE COUNTY, WISCONSIN DESCRIBED MORE PARTICULARLY AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE ALONG THE EAST LINE OF SAID SECTION 4 AND THE CENTER LINE OF TOWN HALL ROAD S 02°24'55" W, 657.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAID EAST LINE AND SAID CENTER LINE S 02°24'55" W, 521.01 FEET TO THE EXTENDED NORTH RIGHT OF WAY LINE OF SCHUSTER ROAD; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF SCHUSTER ROAD AND THE EXTENSION THEREOF S 89°16'47" W, 964.52 FEET; THENCE CONTINUE ALONG THE SAID NORTH RIGHT OF WAY LINE S 89°39'21" W, 370.35 FEET TO THE WEST LINE OF THE SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE ALONG THE SAID WEST LINE N 02°14'08" E, 360.38 FEET; THENCE N 55°37'14" E, 286.24 FEET; THENCE N 89°16'47" E, 1106.41 FEET TO THE POINT OF BEGINNING. SAID ANNEXATION PARCEL CONTAINS 15.54 ACRES.

"ARG MATEY DEVELOPMENT, LLC. - ANNEXATION"

Presented: May 4, 2004
Adopted: May 4, 2004
Published: May 13, 2004

File Number: 9488

Ordinance No.: #140



ORDINANCE

WHEREAS, on March 5, 2004, a petition was filed with the City of Sun Prairie by ARG Matey Development, LLC., for direct annexation by unanimous approval of 15.54 acres located on the northwest corner of Schuster Road and Town Hall Drive and described as Part of the Northeast 1/4 of the Northeast 1/4 of Section 4, T 8 N, R 11 E, Town of Sun Prairie, Dane County, Wisconsin described more particularly as follows: Commencing at the Northeast corner of said Section 4; thence along the East line of said Section 4 and the center line of Town Hall Road S 02°24'55" W, 657.97 feet to the Point of Beginning; thence continue along the said East line and said center line S 02°24'55" W, 521.01 feet to the extended North right of way line of Schuster Road; thence along the North right of way line of Schuster Road and the extension thereof S 89°16'47" W, 964.52 feet; thence continue along the said North right of way line S 89°39'21" W, 370.35 feet to the West line of the said Northeast 1/4 of the Northeast 1/4; thence along the said West line N 02°14'08" E, 360.38 feet; thence N 55°37'14" E, 286.24 feet; thence N 89°16'47" E, 1106.41 feet to the Point of Beginning. Said Annexation Parcel contains 15.54 acres; and,

WHEREAS, the proposed area for annexation is currently zoned A-1 Ex, Agriculture Exclusive in the Town of Sun Prairie; and,

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

WHEREAS, the proposed area for annexation is located within the City of Sun Prairie Urban Service Area (USA), and;

WHEREAS, the proposed area for annexation is located within the Low-Density Residential or TND land use classification in the Master Plan 2020; and,

WHEREAS, the proposed area for annexation is directly adjacent to the City of Sun Prairie along its southern line; and,

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

WHEREAS, at the time of the filing of the subject annexation petition, the total population of the territory to be annexed was nine (9), and,

WHEREAS, on April 27, 2004, the Plan Commission held a public hearing on the proposed annexation and recommended approval, and,

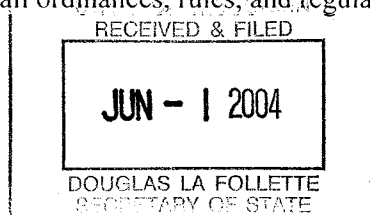
WHEREAS, the City Council has reviewed the Staff report for Plan Commission Case No. PC04-1052, dated April 19, 2004 and the Plan Commission's recommendation to the Mayor and City Council, dated April 28, 2004 and finds that the proposed annexation is in the best interest of the City.

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.66.0217 of the Wisconsin Statutes, and the Petition for Direct Annexation by Unanimous Approval filed with the City Clerk on March 5, 2004, under Case No. PC04-1052 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 on the northwest corner of Schuster Road and Town Hall Drive and described as Part of the Northeast 1/4 of the Northeast 1/4 of Section 4, T 8 N, R 11 E, Town of Sun Prairie, Dane County, Wisconsin described more particularly as follows: Commencing at the Northeast corner of said Section 4; thence along the East line of said Section 4 and the center line of Town Hall Road S 02°24'55" W, 657.97 feet to the Point of Beginning; thence continue along the said East line and said center line S 02°24'55" W, 521.01 feet to the extended North right of way line of Schuster Road; thence along the North right of way line of Schuster Road and the extension thereof S 89°16'47" W, 964.52 feet; thence continue along the said North right of way line S 89°39'21" W, 370.35 feet to the West line of the said Northeast 1/4 of the Northeast 1/4; thence along the said West line N 02°14'08" E, 360.38 feet; thence N 55°37'14" E, 286.24 feet; thence N 89°16'47" E, 1106.41 feet to the Point of Beginning. Said Annexation Parcel contains 15.54 acres.

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.

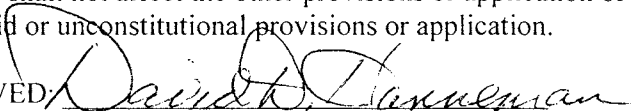


SECTION 3: ZONING. From and after the date of this ordinance, until such time that rezoning of the property is requested by the property owner as specified in the Annexation and Predevelopment Agreement, the subject property shall be temporarily zoned as follows: Countryside Residential (CR-5)

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 24, 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.

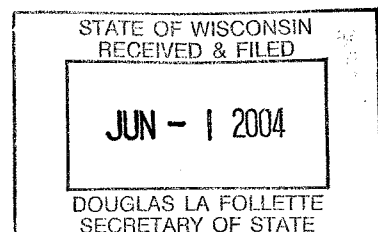
APPROVED:

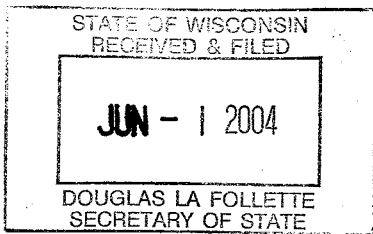

David D. Hanneman, Mayor

Date Approved: May 4, 2004

This is to certify that the foregoing ordinance was approved by the Common Council of the City of Sun Prairie at a meeting held on the 4th day of May 2004.


Diane J. Hermann-Brown, City Clerk



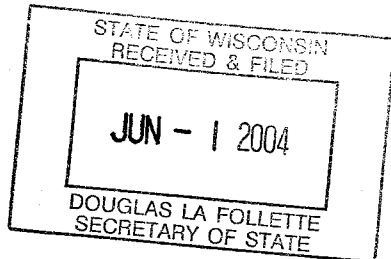


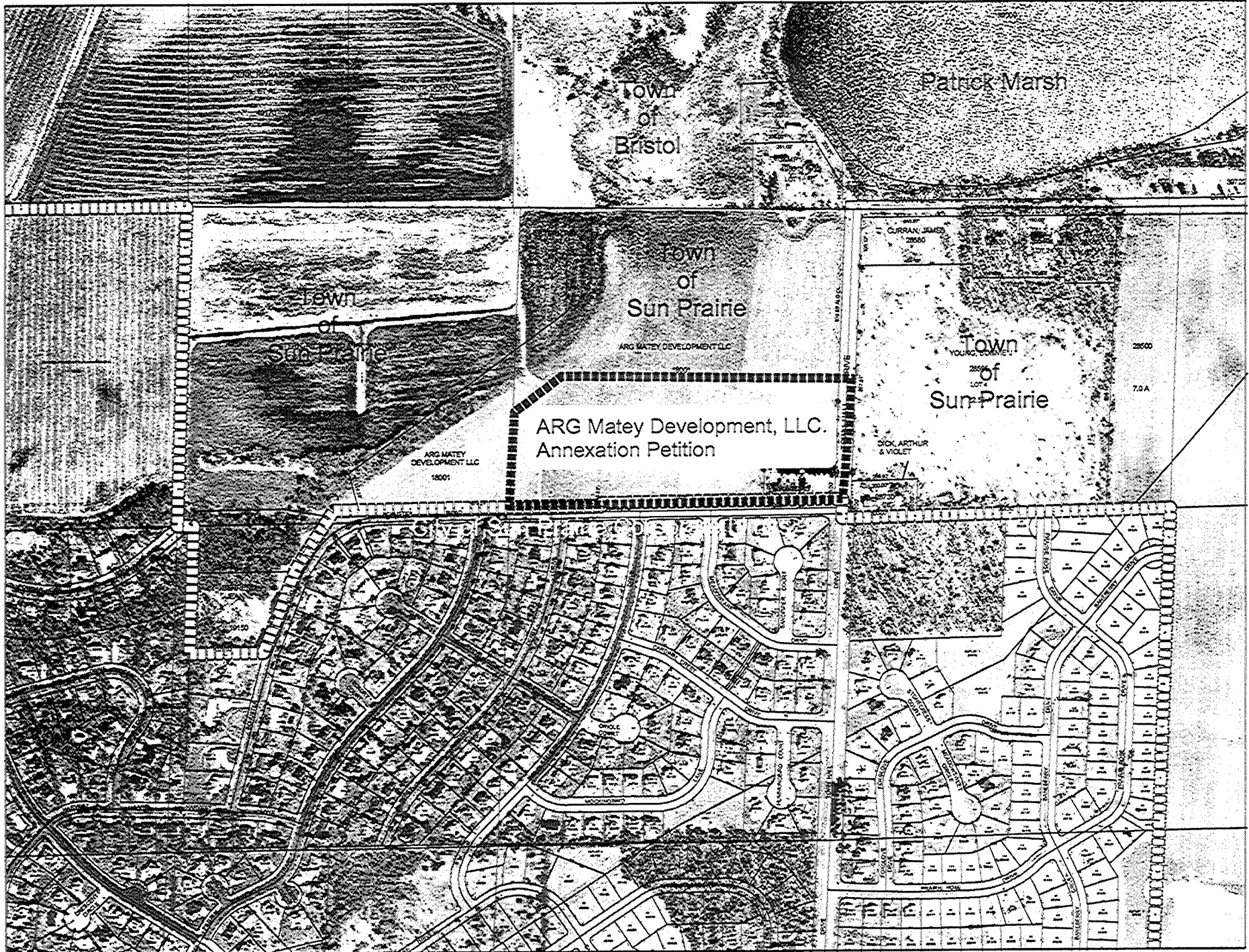
ARG Matey Development, LLC
PC04-1052
Property Owner Notices Sent To

Parcel Number	Name	Address	City, State, Zip Code
0911-334-9510-1	WI DNR	P.O. BOX 7921	MADISON, WI 53701
0911-334-9840-2	PFLAUM, JOHN H & MARJORY A	6335 TOWN HALL DRIVE	SUN PRAIRIE, WI 53590
0911-334-9851-9	PFLAUM, JOHN H & MARJORY	6335 TOWN HALL DRIVE	SUN PRAIRIE, WI 53590
0911-343-9250-5	WI DOT	2101 WRIGHT STREET	MADISON, WI 53704
0811-041-8501-0	STERN, RICHARD D & KRISANNE M ET AL	2911 MELISSA CIRCLE	MADISON, WI 53711
0811-041-8110-0	STERN, RICHARD D & KRISANNE M ET AL	2911 MELISSA CIRCLE	MADISON, WI 53711
0811-041-8001-0	ARG MATEY DEVELOPMENT LLC	PO BOX 8685	MADISON, WI 53708
0811-032-8580-6	CURRAN, JAMES T	N6562 SHOREWOOD HEIGHTS ROAD	LAKE MILLS, WI 53551
0811-032-8565-5	YOUNG, BONNIE J	16 QUINN CIRCLE	MADISON, WI 53713
0811-041-8390-5	ARG MATELY DEVELOPMENT LLC	PO BOX 8685	MADISON, WI 53708
0811-041-8345-0	ARG MATEY DEVELOPMENT LLC	PO BOX 8685	MADISON, WI 53708
0811-032-8730-4	DICK, ARTHUR E JR & VIOLET L	6274 TOWN HALL ROAD	SUN PRAIRIE, WI 53590
0811-041-9070-0	BEHREND, JEANNE M	850 SCHUSTER ROAD	SUN PRAIRIE, WI 53590
0811-032-5001-2	BUSKAGER, VERNON F & PHYLLIS J	1348 WOODGROVE WAY	SUN PRAIRIE, WI 53590
0811-041-6529-2	SHEEHY, ROBERT J & DEANNA L	971 SANDPIPER COURT	SUN PRAIRIE, WI 53590
0811-041-6518-5	DEPRIMO, ANTHONY S; NELSON, CYNTHIA S ET AL	968 SANDPIPER COURT	SUN PRAIRIE, WI 53590
0811-041-6441-7	BLONIGAN, BRENT M & KATHLEEN L	1212 MEADOWLARK DRIVE	SUN PRAIRIE, WI 53590
0811-041-6430-0	TIRNANIC, COLLEEN R	1175 SCHUSTER ROAD	SUN PRAIRIE, WI 53590
0811-041-6188-5	SCHOEWE, ROBERT T & TINA M	965 KATHERINE DRIVE	SUN PRAIRIE, WI 53590
0811-041-6177-8	OGLESBAY, MARK S & GAYAL A	964 KATHERINE DRIVE	SUN PRAIRIE, WI 53590
0811-041-4937-2	QUANDT, HERBERT G & LILLIAN	961 DERBY DRIVE	SUN PRAIRIE, WI 53590
0811-041-4697-3	HOPFENSPERGER, GERALD R & GRACE A	960 DERBY DRIVE	SUN PRAIRIE, WI 53590
0811-041-4686-6	VERHOEVEN, PAUL R & MARCIA H	965 PILGRIM TRAIL	SUN PRAIRIE, WI 53590
0811-041-4224-4	HAMM, JOHN; HAIL, SARA EL ET AL	960 PILGRIM TRAIL	SUN PRAIRIE, WI 53590
0811-041-4213-7	SACHS, GERALD E & SHERRY J	1031 SCHUSTER ROAD	SUN PRAIRIE, WI 53590
0811-041-4202-0	MAUL, BRIAN R & JULIE E	1021 SCHUSTER ROAD	SUN PRAIRIE, WI 53590
0811-041-4191-4	PETZOLD, JOHN F & CINDY S	1011 SCHUSTER ROAD	SUN PRAIRIE, WI 53590
0811-041-6540-7	KMIEC, PAUL E & SANDRA L	963 SANDPIPER COURT	SUN PRAIRIE, WI 53590
0811-041-4170-9	MORAN, MICHAEL	1861 CORINTH DRIVE	SUN PRAIRIE, WI 53590
0811-041-4159-4	MORAVCHIK, JAMES E & MAUREEN M	951 SCHUSTER ROAD	SUN PRAIRIE, WI 53590
0811-041-4235-1	GUASTELLA, JOSEPH P & ROCHELLE K	940 PILGRIM TRAIL	SUN PRAIRIE, WI 53590

ARG Mately Development, LLC
PC04-1052
Property Owner Notices Sent To

Parcel Number	Name	Address	City, State, Zip Code
0811-041-6166-1	OLMSTED, JOHN A & COLLEEN A	956 KATHERINE DRIVE	SUN PRAIRIE, WI 53590
0811-041-4708-9	KOSTKA, DAVID J & JANET R	944 DERBY DRIVE	SUN PRAIRIE, WI 53590
0811-041-6419-5	NYGARD, JOYCE M	1219 MEADOWLARK DRIVE	SUN PRAIRIE, WI 53590
0811-041-4926-5	LESMEISTER, CORY A & REBECCA A ET AL	949 DERBY DRIVE	SUN PRAIRIE, WI 53590
0811-041-6452-4	TOMPKIN, JOHN R & DIANN K	1222 MEADOWLARK DRIVE	SUN PRAIRIE, WI 53590
0811-041-6507-8	HUTLER, BRUCE R & HEIDI L ET AL	962 SANDPIPER COURT	SUN PRAIRIE, WI 53590
0811-041-4675-9	WORRELL, FREDRIC W & DYANA E ET AL	945 PILGRIM TRAIL	SUN PRAIRIE, WI 53590
0811-041-6199-2	FAUBEL, DIANNA D	955 KATHERINE DRIVE	SUN PRAIRIE, WI 53590
0811-041-4279-9	DAVIS, SCOTT G & NICOLA M	1008 SURREY COURT	SUN PRAIRIE, WI 53590
0811-041-4268-2	PIEKARZ, DANIEL J & MARGARET K ET AL	1016 SURREY COURT	SUN PRAIRIE, WI 53590
0911-343-9000-7	WI DNR	P.O. BOX 7921	MADISON, WI 53701





Town of Bristol

Patrick Marsh

Town of Sun Prairie

Town of Sun Prairie

Town of Sun Prairie

ARG MATEY DEVELOPMENT, LLC.
Annexation Petition

CURRAN, JAMES
28500

ARG MATEY DEVELOPMENT, LLC
18001

DICK, ARTHUR
& VIOLET

MEMORANDUM

DATE: March 31, 2004

TO: Scott Kugler, City Planner

FROM: Daryl Severson, City Engineer

RE: ARG Matey Development – Annexation Petition & CSM Review Comments

CC: Clint Christenson, Robb Remiker, Larry Herman, John Krug

The following are my comments on the above stated subject. The submittals for this proposed development are dated as received by the Planning Department on March 15, 2004. The following are my comments.

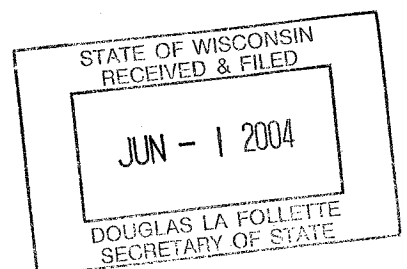
Annexation Petition

1. Clarification is required as to whether this is "Town Hall Road" or "Town Hall Drive".
2. The City of Sun Prairie has required property owners adjacent to Town Hall Road to finance half the cost of reconstructing the street to an urban cross section. I recommend that the City follow this past practice with this annexation.
3. The Finance Department should determine whether there is any existing recapture agreement that may impact this property.
4. The City shall determine whether additional right-of-way is required along the west side of Town Hall Road.

CSM

1. The four comments from my Annexation Petition review are also prudent for my CSM review.
2. Lot 1 has frontage along Schuster Road. Is there a reason that this isn't being annexed into the City? Would it make sense for this to be in the City?

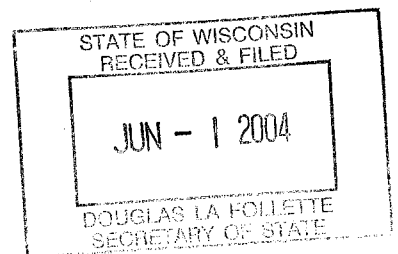
Feel free to contact me with any questions or comments on this correspondence.



Comments on ARG Matey CSM-March 25, 2004

With the application for a CSM and the proposal to divide into 2 lots, it is imperative that we receive a minimum 30' easement or parcel of land to connect a future bike path to be built along Town Hall Road (at the intersection of Schuster Road) when it is redone which will connect to the Patrick Marsh. This trail connection is imperative for the connection of a major bike trail on the east side of the city.

Comments received from Robert Holling, Park, Recreation and Forestry Director



RECEIVED

MAR 05 2004

SB&G

Solheim Billing & Grimmer, S.C.

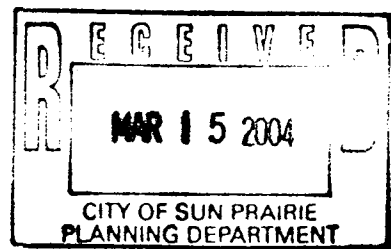
CITY CLERK'S OFFICE

1000 Bank Plaza
Madison, WI 53701

Direct Line: 282-1229
Email: jstatz@sbglaw.com

March 4, 2004

Ms. Claudia Quick, Clerk
Town of Sun Prairie
5556 Twin Lane Road
Marshall, WI 53559



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

Re: Petition for Direct Annexation

Dear Ms. Quick and Ms. Hermann-Brown:

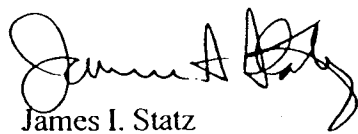
Enclosed for filing on behalf of ARG Matey Development, LLC is a Petition for Direct Annexation of certain portions of the Town of Sun Prairie to the City of Sun Prairie. The original Petition is enclosed with Ms. Hermann-Brown's letter and a photocopy is enclosed with Ms. Quick's letter. Also enclosed with Ms. Hermann-Brown's letter is a check in the amount of \$250.00, made payable to the City of Sun Prairie, for the annexation petition fee.

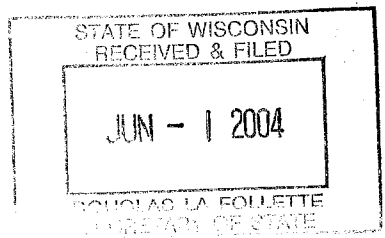
I have also enclosed an extra copy of this letter and a copy of the Petition with each of your letters and ask that you date stamp both and return them to me in the return envelope that is enclosed with each of your letters.

Please call me if you have any questions or need further information. Thank you for your assistance.

Sincerely,

SOLHEIM BILLING & GRIMMER, S.C.

By 
James I. Statz



JIS:cad

Enclosures

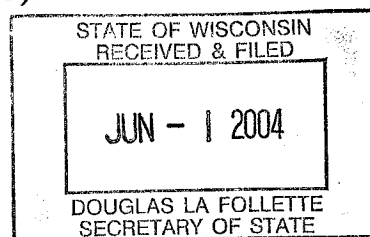
cc: Mr. John Brigham (w/o enclosures)

In the Matter of the Direct
Annexation of Land to the
City of Sun Prairie,
Dane County, Wisconsin

Petition for Direct Annexation
Wis. Stats. § 66.0217(2)

The undersigned property owner and electors hereby petition the City of Sun Prairie (hereinafter the "City") for direct annexation to the City of the real property presently located in the Town of Sun Prairie, Dane County, Wisconsin, as described on Exhibit A attached hereto (referred to as the "territory to be annexed") and, in this regard, request and represent as follows:


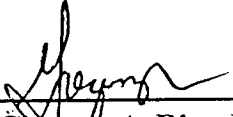

1. The undersigned represent all electors residing in the territory to be annexed. Further, the undersigned are desirous of having said real property detached from the Town of Sun Prairie and annexed to the City, and the purpose of this Petition is for direct annexation of said property to the City.
2. The undersigned represent all owners of the real property in the territory to be annexed. Further, the undersigned is desirous of having said real property detached from the Town of Sun Prairie and annexed to the City, and the purpose of this Petition is for direct annexation of said property to the City.
3. A scale map showing the boundaries of the above-described territory to be annexed and showing the relation to the municipalities involved is attached hereto as Exhibit B.
4. The territory to be annexed is contiguous to the City.
5. The population of the territory to be annexed is not determinable from census data. The actual population of the territory to be annexed is nine (9), based on an actual count by John R. Brigham as described on the attached affidavit. This method of population determination was certified as being acceptable by the Department of Administration in accordance with Section 66.0217(5)(a), Wis. Stats. (See attached certification).

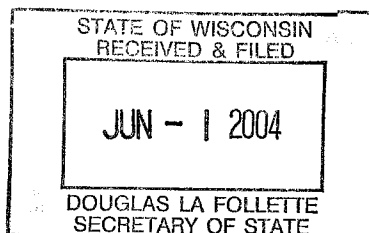


WHEREFORE, the undersigned respectfully request direct annexation of the property described on Exhibit A to the City of Sun Prairie, pursuant to the provisions of §66.0217(2), Wis. Stats.

Dated this 30th day of January, 2004.

PLEASE MARK

<u>Authorized Signature</u>	<u>Date</u>	<u>Property Owner</u>	<u>Elector</u>
 _____ John R. Brigham, Member ARG Matey Development, LLC 2901 International Lane, Suite 100 PO Box 8685 Madison, WI 53708-8685	January, <u>30th</u> 2004	X	
 _____ Gregory A. Rice, Member ARG Matey Development, LLC 2901 International Lane, Suite 100 PO Box 8685 Madison, WI 53708-8685	January, <u>30th</u> 2004	X	
 _____ Alexander N. Renk, Member ARG Matey Development, LLC 2901 International Lane, Suite 100 PO Box 8685 Madison, WI 53708-8685	January, <u>30th</u> 2004	X	

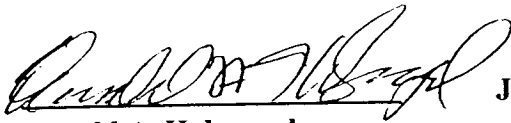


Authorized Signature

Date

Property Owner

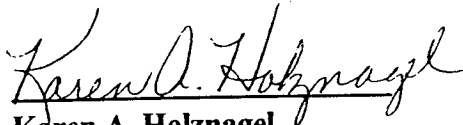
Elector



January 30, 2004

X

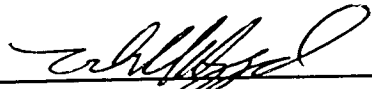
Donald A. Holznagel
1200 Schuster Road
Sun Prairie, WI 53590



January 30, 2004

X

Karen A. Holznagel
1200 Schuster Road
Sun Prairie, WI 53590



January 30, 2004

X

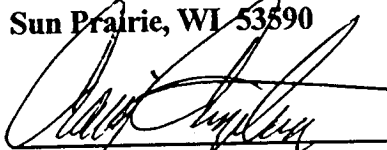
Todd K. Holznagel
1200 Schuster Road
Sun Prairie, WI 53590



January 30, 2004

X

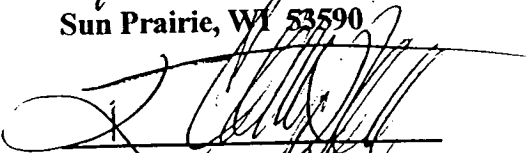
Scott J. Holznagel
1200 Schuster Road
Sun Prairie, WI 53590



January 30, 2004

X

Craig D. Campton
1202 Schuster Road
Sun Prairie, WI 53590



January 30, 2004

X

Kim M. Campton
1202 Schuster Road
Sun Prairie, WI 53590

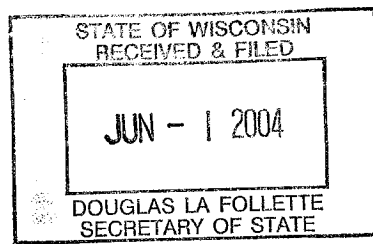
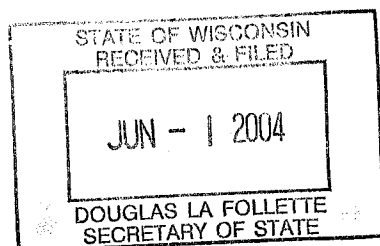


EXHIBIT A

LEGAL DESCRIPTION

Part of the Northeast ¼ of the Northeast ¼ of Section 4, T 8 N, R 11 E, Town of Sun Prairie, Dane County, Wisconsin described more particularly as follows:

Commencing at the Northeast corner of said Section 4; thence along the East line of said Section 4 and the center line of Town Hall Road S 02°24'58" W, 657.44 feet to the Point of Beginning; thence continue along the said East line and said center line S 02°24'58" W, 521.43 feet to the extended North right of way line of Schuster Road; thence along the North right of way line of Schuster Road and the extension thereof S 89°16'47" W, 964.50 feet; thence continue along the said North right of way line S 89°39'21" W, 370.35 feet to the West line of the said Northeast ¼ of the Northeast ¼; thence along the said West line N 02°14'08" E, 360.38 feet; thence N 55°37'14" E, 286.24 feet; thence N 89°16'47" E, 1106.53 feet to the Point of Beginning. Said Annexation Parcel contains 15.54 acres.

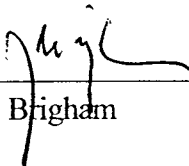


AFFIDAVIT

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

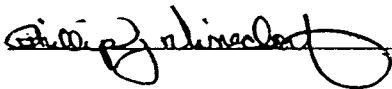
The undersigned being first duly sworn on oath deposes and says that:

1. He is an adult male resident of Dane County, Wisconsin.
2. He is personally familiar with all the real property described on the attached Exhibit A, in his capacity as a Member of ARG Matey Development, LLC the owner of the real property described on the attached Exhibit A.
3. The number of people living on the property described on Exhibit A is nine (9).
4. He makes this affidavit in support of the Petition for Annexation to the City of Sun Prairie to which this affidavit is attached.



John R. Brigham

Subscribed and sworn to before me this
30th day of January, 2004.



Notary Public, State of Wisconsin
My commission Sept 12, 2004

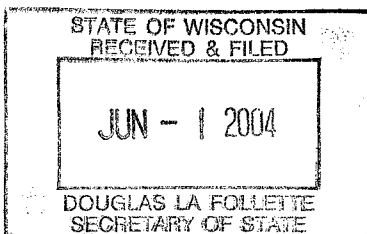
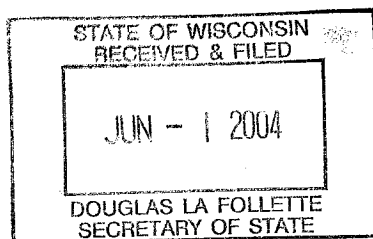


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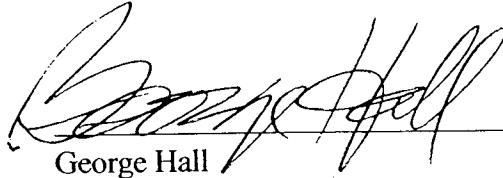
Commencing at the Northeast corner of said Section 4; thence along the East line of said Section 4 and the center line of Town Hall Road S 02°24'58" W, 657.44 feet to the Point of Beginning; thence continue along the said East line and said center line S 02°24'58" W, 521.43 feet to the extended North right of way line of Schuster Road; thence along the North right of way line of Schuster Road and the extension thereof S 89°16'47" W, 964.50 feet; thence continue along the said North right of way line S 89°39'21" W, 370.35 feet to the West line of the said Northeast ¼ of the Northeast ¼; thence along the said West line N 02°14'08" E, 360.38 feet; thence N 55°37'14" E, 286.24 feet; thence N 89°16'47" E, 1106.53 feet to the Point of Beginning. Said Annexation Parcel contains 15.54 acres.



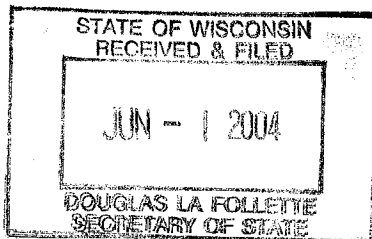
CERTIFICATION


The undersigned, George Hall, hereby certifies, pursuant to the authority granted to the Department of Administration in Section 66.0217(5)(a), Wis. Stats., that the actual count described in Section 5 of the attached Petition for Direct Annexation is an acceptable method to use to determine population in the case of the annexation of certain territory to the City of Sun Prairie as described in the attached Petition for Direct Annexation.

Dated this 5th day of February, 2004.



George Hall
Department of Administration





Natural Heritage
LAND TRUST

April 8, 2004

Claudia Quick
Clerk
Town of Sun Prairie
5556 Twin Lane Road
Marshall, WI 53559

Re: ARG Matey Development, LLC
Plan Commission meeting April 19, 2004

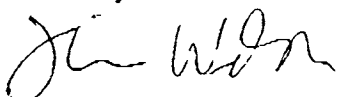
Dear Claudia:

As you know, the Natural Heritage Land Trust is working to conserve land within the Patrick Marsh Natural Resource Site in the Town of Sun Prairie and the Town of Bristol. We have negotiated with John Brigham of ARG Matey Development, LLC to purchase approximately 22 acres of land in the NE1/4 NE1/4, Section 4, Town of Sun Prairie within the Patrick Marsh Natural Resource Site. (Under the terms of our agreement, we will purchase this acreage no later than August 1, 2005.) I understand that the remainder of the ARG Matey property (approximately 15 acres) is proposed for development by ARG Matey and that the Plan Commission will be reviewing a preliminary plan for this development at its April 19, 2004 meeting.

The Land Trust was unable to purchase the entire 37 acres for conservation, but we are grateful for the opportunity to protect the 22 acres closest to the marsh. The Land Trust generally does not take positions advocating or opposing development proposals, but in this case limiting development to the southern portion of the property makes it possible for us to conserve the most important lands adjacent to the marsh. This is thanks to ARG Matey's willingness to work with us and make the northern 22 acres available to us for purchase as an addition to the Natural Resource Site.

If you have any questions about our work at Patrick Marsh, please let me know.

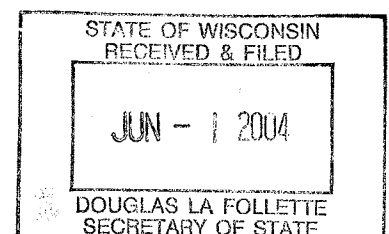
Sincerely,



Jim Welsh
Executive Director
jw@nhlt.org

E:\Stewardship\Responsive Projects\In-Progress Projects\Patrick Marsh\Schluster\Schluster Town SP Plan Commission .doc

Conservation where you live



SOUTH 1/4 CORNER,
SECTION 33, T 9 N, R 11 E,
TOWN OF BRISTOL,
3/4" IRON ROD FOUND
6.28' (S 89°53'16" E)
S 89°25'43" E

WISCONSIN DEPARTMENT OF
TRANSPORTATION MARKER AT
SOUTHWEST CORNER OF THE
SOUTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION
33, T 9 N, R 11 E, TOWN OF
BRISTOL.

LOT 1,
CERTIFIED SURVEY MAP
NUMBER 6637

NORTHEAST CORNER,
SECTION 4, T 8 N, R 11 E,
TOWN OF SUN PRAIRIE,
ALUMINUM MONUMENT
FOUND

TOWN OF BRISTOL

BEARINGS ARE REFERENCED TO
THE EAST LINE OF THE
NORTHEAST 1/4 OF SECTION
4, T 8 N, R 11 E, ASSUMED
TO BEAR S 02° 24' 58" W.

NORTH 1/4 CORNER,
SECTION 4, T 8 N, R 11 E,
TOWN OF SUN PRAIRIE,
ALUMINUM MONUMENT
FOUND

LOT 1,
CERTIFIED SURVEY MAP
NUMBER 4805

LEGEND:

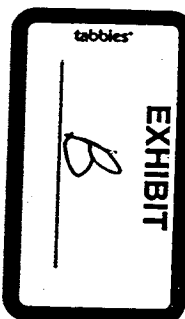
- ▲ = PK NAIL FOUND
- = IRON STAKE FOUND
- () = INFORMATION OF RECORD

NW1/4-NE1/4
TOWN OF SUN PRAIRIE

LANDS
NE1/4-NE1/4
TOWN OF SUN PRAIRIE

DESCRIPTION:

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N 02°14'08" E
360.38'

N 55°37'14" E
286.24'

N 89°16'47" E
1106.53'

POB

(WEST)
N 87°34'25" W
319.90'

286.90' 33.00'

LANDS CONVEYED PER WARRANTY DEED RECORDED IN VOL. 194, P. 174 AS DOCUMENT NUMBER 127088, SUBJECT TO DRIVEWAY AND WELL ACCESS IN FAVOR OF THE REMAINDER OF THE NE1/4 OF THE NE 1/4 AS STIPULATED IN SAID DEED.

(S 02°14'08" W) 339.65'

135.45'

LANDS CONVEYED PER WARRANTY DEED RECORDED IN VOL. 784, P. 586 AS DOCUMENT NUMBER 1125027.

TOWN HALL ROAD
TOWN OF SUN PRAIRIE

LOT 4,
CERTIFIED SURVEY MAP
NUMBER 6647

CITY OF SUN PRAIRIE
CORPORATE LIMITS

S 89°39'21" W
370.35'

LANDS CONVEYED PER QUIT CLAIM DEED RECORDED IN VOL. 27696, P. 28 AS DOCUMENT NUMBER 2609232.

644.50'

LANDS

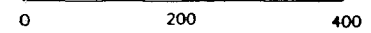
CITY OF SUN PRAIRIE
CORPORATE LIMITS

SCHUSTER ROAD

S 89°16'47" W
(S 89°53'33" W) 964.50'

WOODGROVE
RIDGE

SCALE: 1" = 200'



DWG FILE: L:\2001\010790-ANNEX.DWG

BIRRENKOTT SURVEYING, INC.
LAND SURVEYING & PERC TESTING
7600 877-7447

ANNEXATION MAP

SURVEYED BY: MAC
DRAWN BY: SO
CHECKED BY: MAP

PREPARED FOR:
EXECUTIVE MANAGEMENT, INC.
2709 INTERNATIONAL LANE
SUITE 100
MADISON, WI 53708-8685

JOB NO.
010790
SHEET 1 of 1

RECEIVED
MAR 15 2004
CITY OF SUN PRAIRIE
PLANNING DEPARTMENT