



April 30, 2019

SENT VIA HAND DELIVERY

Village of Cottage Grove
Attn: Village Clerk
221 E. Cottage Grove Road
Cottage Grove, WI 53527-9619

RE: Filing Annexation Petition for Certain Town of Sun Prairie Property

Dear Clerk:

Joe Wagner, via Cottage Grove Business Development, LLC, a Wisconsin limited liability company owns title to certain property currently located in the Town of Sun Prairie (parcel numbers: 058/0811-333-8040-5; and 058/0811-333-8502-0). Please find enclosed, pursuant to Wis. Stats. § 66.0217 a Petition for Direct Annexation by Unanimous Consent (the "Petition") of this land with the Village of Cottage Grove.

We request that the Village consider the Petition and enact an ordinance effectuating the annexation because it will:

- Increase the tax base of the Property within the Village;
- Extend the corporate limits and jurisdiction of the Village;
- Clean up many boundaries, especially to the North;
- Provide a vital piece of land to the Village, even if a town island is created, that can be part of a TIF district that is in the best interest of the community for commercial development; and
- Benefit the connection of this land with the other pieces of land already in a Village of Cottage Grove TIF district to the Village of Cottage Grove.

Please let us know if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Paul Wagner".

Paul Wagner
Director, Business Development & General Counsel
Greywolf Partners, Inc.



Enclosures

Cc: Mr. Matt Giese, Village Administrator (w/ enclosure)
Mr. Lee W. Boushea, Village Attorney (w/ enclosure)
Town of Sun Prairie, Attn: Town Clerk (w/ enclosure)

PETITION FOR DIRECT ANNEXATION
BY UNANIMOUS CONSENT
(Wis. Stats. § 66.0217(2))

TO: Village of Cottage Grove
Attn: Lisa Kalata, Clerk
221 E. Cottage Grove Road
Cottage Grove, WI 53527

Clerk, Town of Sun Prairie
Attn: Clerk
5556 Twin Lane Road
Marshall, WI 53559

We the undersigned owners of real property located in the Territory, do hereby respectfully and unanimously, petition the Village Board of the Village of Cottage Grove for the purpose of annexing the Territory from the Town of Sun Prairie, located in Dane County, Wisconsin, to the Village of Cottage Grove.

The "Territory" proposed for annexation from the Town of Sun Prairie to the Village of Cottage Grove is shown on the scale map(s) and is more particularly described on Exhibit A; the parcel numbers being: 058/0811-333-8040-5; and 058/0811-333-8502-0.

The undersigned do hereby request that this annexation be approved and take effect in the manner provided for by law.

There are no electors residing in the territory to be annexed. The population in the territory is zero.


This Petition for Annexation is being signed by all of the owners of the all of the real property within the Territory and is filed pursuant to Wis. Stats. § 66.0217(2).

[SIGNATURES ON FOLLOWING PAGE]

PETITION FOR DIRECT ANNEXATION
BY UNANIMOUS CONSENT
(Wis. Stats. § 66.0217(2))
Page 2

OWNERS

Cottage Grove Business Development, LLC

By: 
Joseph R. Wagner, Manager

Cc: Wisconsin Department of Administration

Exhibit A

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1079 AND LANDS IN PART OF THE NORTHWEST ¼ AND NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 33, TOWN 8 NORTH, RANGE 11 EAST, IN THE TOWN OF SUN PRAIRIE, DANE COUNTY, STATE OF WISCONSIN.

- ⊙ INDICATES IRON ROD FOUND - 3/4" DIA. UNLESS OTHERWISE NOTED
- INDICATES 1 INCH DIA. IRON PIPE, FOUND
- INDICATES 1 INCH DIA. IRON PIPE, SET

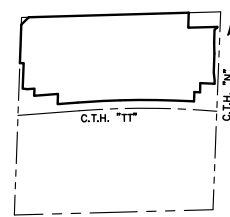
ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS SHOWN ARE REFERENCED TO THE NORTH LINE OF THE SOUTHWEST ¼ OF SECTION 33-08-11 AS N 88°22'38" E, WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE, 83 (1997).

OWNER:
COTTAGE GROVE BUSINESS
DEVELOPMENT, LLC
804 LIBERTY BLVD., STE 204
SUN PRAIRIE, WI 53590

OWNER:
DAO YANG
4643 COUNTY TRUNK HWY TT
SUN PRAIRIE, WI

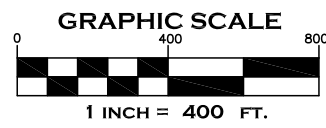
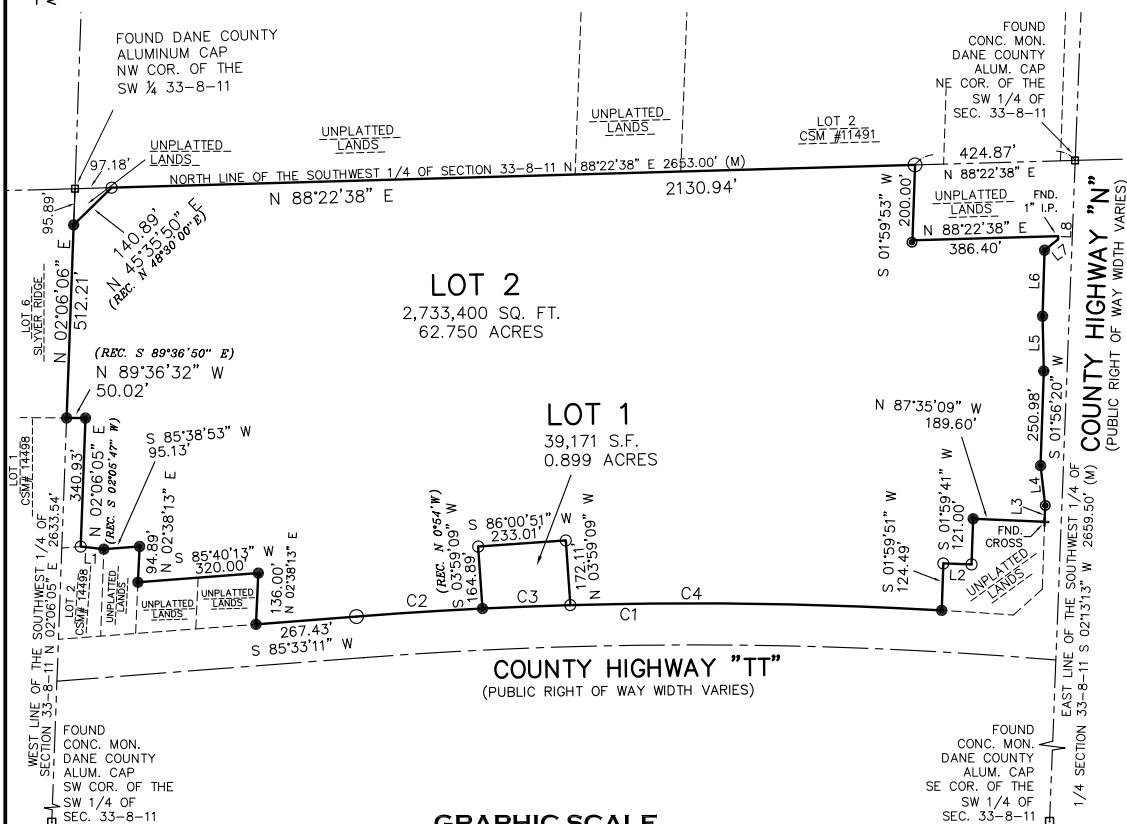
SURVEYOR:
CHRISTOPHER A. JACKSON, PLS
CJ ENGINEERING, LLC
9205 W. CENTER ST., STE 214
MILWAUKEE, WI 53213
(414) 443-1312



VICINITY MAP
SW ¼ OF SEC. 33-8-11
1" = 2000'

LINE	LENGTH	BEARING
L1	61.61'	N83°35'44"W
L2	75.00'	N88°00'09"W
L3	43.63'	S01°59'51"W
L4	106.15'	S06°35'31"E
L5	145.38'	S01°15'59"E
L6	175.03'	S01°41'45"W
L7	45.53'	S51°27'33"W
L8	8.74'	S01°59'51"W

CURVE	ARC	RADIUS	CHORD	CH. BRG.	CENT. ANGLE
C1	1552.72'	11570.00'	1551.55'	N89°23'51"W	7°41'21"
C2	334.66'	11570.00'	334.65'	N86°22'54"E	1°39'26"
C3	233.13'	11570.00'	233.12'	N87°47'15"E	1°09'16"
				(REC. AS N89°13'30"W)	
C4	984.93'	11570.00'	984.63'	N89°11'48"W	4°52'39"



OFFICE OF THE REGISTER OF DEEDS DANE CO., WISCONSIN
RECEIVED FOR RECORDING ON _____, 20__ AT _____
AND RECORDED AS MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____

KRISTI CHLEBOWSKI, REGISTER OF DEEDS

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1079 AND LANDS IN PART OF THE NORTHWEST $\frac{1}{4}$ AND NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 33, TOWN 8 NORTH, RANGE 11 EAST, IN THE TOWN OF SUN PRAIRIE, DANE COUNTY, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER JACKSON, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1079 AND LANDS IN PART OF THE NORTHWEST $\frac{1}{4}$ AND NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 33, TOWN 8 NORTH, RANGE 11 EAST, IN THE TOWN OF SUN PRAIRIE, DANE COUNTY, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 33; THENCE N 88°22'38" E ALONG THE NORTH LINE OF SAID SOUTHWEST $\frac{1}{4}$ OF SECTION 16, 97.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 88°22'38" E ALONG SAID NORTH LINE 2130.94 FEET; THENCE S 01°59'53" W 200.00 FEET; THENCE N 88°22'38" E 386.40 FEET; THENCE S 01°59'51" W 8.74 FEET; THENCE S 51°27'33" W 45.53 FEET; THENCE S 01°41'45" W 175.03 FEET; THENCE S 01°15'59" E 145.38 FEET; THENCE S 01°56'20" W 250.98 FEET; THENCE S 06°35'31" E 106.15 FEET; THENCE S 01°59'51" W 43.63 FEET; THENCE N 87°35'09" W 189.60 FEET; THENCE S 01°59'41" W 121.00 FEET; THENCE N 88°00'09" W 75.00 FEET; THENCE S 01°59'51" W 124.49 FEET; THENCE 1552.72 FEET ALONG AN ARC OF A CURVE WHOSE RADIUS IS 11570.00 FEET, WHOSE CENTER LIES TO THE SOUTH, WHOSE CHORD BEARS N 89°23'51" W 1551.55 FEET; THENCE S 85°33'11" W 267.43 FEET; THENCE N 02°38'13" W 136.00 FEET; THENCE S 88°40'13" W 320.00 FEET; N 02°38'13" E 94.89 FEET; THENCE S 85°38'53" W 95.13 FEET; THENCE N 83°35'44" W 61.61 FEET; THENCE N 02°06'05" E 340.93 FEET; THENCE N 89°36'32" W 50.02 FEET; N 02°06'06" E 512.21 FEET; THENCE N 45°35'50" E 140.89 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,772,571 SQUARE FEET OR 63.649 ACRES MORE OR LESS

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF THE COTTAGE GROVE BUSINESS DEVELOPMENT, LLC, AND DAO YANG OWNERS OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN IN SURVEYING, DIVIDING, MAPPING AND DEDICATING THE SAME.

DATED THIS _____ DAY OF _____, 20__.

CHRISTOPHER A. JACKSON
PROFESSIONAL LAND SURVEYOR, S-2851
STATE OF WISCONSIN

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

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OWNER'S CERTIFICATE

Cottage Grove Business Development, LLC, as owner, does hereby certify that said limited liability company caused the lands described on this CSM to be surveyed, divided, mapped and dedicated as represented on this CSM.

IN WITNESS WHEREOF, the said Cottage Grove Business Development, LLC has caused these presents to be signed by Joseph R. Wagner, Managing Member and its corporate seal to be hereunto affixed on this _____ day of _____, 20____.

Joseph R. Wagner
Managing Member

SS
State of)
County of)

Personally came before me this _____ day of _____, 20____, the above-named Joseph R. Wagner, Managing Member of Cottage Grove Business Development, LLC, known by me to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public,
My Commission Expires: _____

LENDER

_____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING AND MAPPING OF THE LAND DESCRIBED ON THIS MAP AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATION OF OWNERS.

IN WITNESS WHEREOF, THE SAID _____, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, AT _____, WISCONSIN, THIS _____ DAY OF _____, 20__.

BY: _____
NAME:
TITLE:
STATE OF WISCONSIN)
MILWAUKEE) SS

PERSONALLY CAME BEFORE ME ON _____, 20__, BY _____, IN HIS/HER CAPACITY AS _____ OF _____, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES _____, 20____.

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____

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OWNER'S CERTIFICATE

DAO YANG as owner, does hereby certify that he has caused the lands described on this CSM to be surveyed, divided, mapped and dedicated as represented on this CSM.

DAO YANG DATE

State of)
County of)

Personally came before me this _____ day of _____, 20____, the above-named Dao Yang, known by me ^{SS} to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public,
My Commission Expires: _____

PLANNING COMMISSION APPROVAL

APPROVED BY THE TOWN OF SUN PRIARIE PLAN COMMISSION

DATE

TOWN BOARD APPROVAL

APPROVED BY THE TOWN OF SUN PRIARIE TOWN BOARD

DATE

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____