



## Office of the Madison City Clerk

210 Martin Luther King, Jr. Boulevard, Room 103, Madison, WI 53703-3342  
PH: 608 266 4601 TDD: 608 266 6573 FAX: 608 266 4666

May 6, 2021

ORD11317

Wisconsin Department of Administration  
Municipal Boundary Review  
PO Box 1645  
Madison, WI 53701-1645



Dear MBR Team:

ORDINANCE NO. 21-00037  
ID NO. 64808  
Dahl Properties  
Attachment

I, Maribeth Witzel-Behl, City Clerk of the City of Madison, County of Dane, State of Wisconsin, pursuant to the City of Madison, Town of Middleton Cooperative Plan, DO HEREBY CERTIFY adoption of attachment Ordinance No. 21-00037, ID No. 64808 on April 20, 2021; thereby attaching territory from the Town of Middleton and attaching same to the City of Madison.

A certified copy of Ordinance No. 21-00037 which contains an accurate metes and bounds description of the territory so affected is attached and the population identified in the attached territory is zero (0). The effective date of this Ordinance is May 1, 2021.

Sincerely,

*Maribeth Witzel-Behl*  
Maribeth Witzel-Behl  
City Clerk

MWB:eac

Wisconsin DOA, MBR Team

cc:

Dane County Register of Deeds  
Clerk, Town of Middleton

AT&T (email)  
Deforest School District  
Madison Metropolitan School District (email)  
Middleton School District (email)  
Sun Prairie School District (email)  
Verona School District (email)  
MG&E – Gas & Electric (email)  
Tim Parks, Planning & Development Unit (email)  
City Streets Department – West (email)  
City Assessor, Debra Crary (email)  
Jeff Quamme, City Engineering (email)  
Eric Halvorson, Transportation (email)  
Gregg Knudtson, Fire Department (email)  
Heather Stouder, Planning Unit (email)  
Dane County Clerk, Scott McDonell (email)  
Capital Area Regional Planning Commission, Linda Firestone (email)  
Dane County Planning & Development, Jim Czaplicki (email)  
Dane County Tax Lister, Jim Czaplicki (email)  
Dane County EMS, J. Timothy Hillebrand (email)  
Dane County Public Safety Communications, Randy Forrand (email)  
Madison Area Metropolitan Planning Organization (email)  
Madison Metropolitan Sewer District, Curt Sauser (email)  
Charter Communications, Marj Ihssen (email)  
City Clerk file (scan & attach)



Dahl Properties Attachment, Town of Middleton

Document Number

Document Title

ATTACHMENT 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 20th day of April, 2021.

Dahl Properties Attachment  
Ordinance #: ORD-21-00037  
ID#: 64808

KRISTI CHLEBOWSKI  
DANE COUNTY  
REGISTER OF DEEDS

DOCUMENT #  
5724505  
05/03/2021 01:44 PM  
Trans Fee:  
Exempt #:  
Rec. Fee: 30.00  
Pages: 8

Recording Area

Name and Return Address

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

Parcel Identification Number (PIN)

May 3, 2021

Date

*Maribeth Witzel-Behl*  
Signature of Clerk

Maribeth Witzel-Behl, City Clerk

\*Name printed

Date

n/a  
Signature of Grantor

\*Name printed

STATE OF WISCONSIN, County of Dane

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

Eric Christianson

Subscribed and sworn to before me on May 3, 2021 by the above named person(s)

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

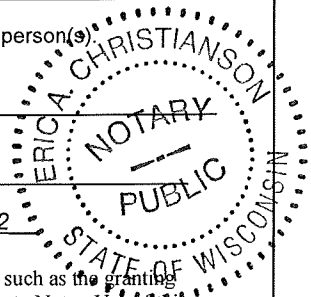
*Eric Christianson*

Print or type name: Eric Christianson

Title: Certified Municipal Clerk Date commission expires: 3/27/2022

\*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





# City of Madison

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

## Certified Copy

Ordinance: ORD-21-00037

**File Number: 64808**

**Enactment Number: ORD-21-00037**

Creating Section 15.01(625) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Aldermanic Districts and Wards" attaching to the 1st Aldermanic District the Wilmer A. and Sandra S. Dahl Properties located at 3246 and 3252 High Point Road in the Town of Middleton, and amending Section 15.02(114) of the Madison General Ordinances to assign the attached property to Ward 114; and assigning a temporary zoning classification of A Agricultural District.

DRAFTER'S ANALYSIS: This ordinance attaches land in the Town of Middleton and assigns temporary A Agricultural District zoning.

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An ordinance to create Subsection (625) of Section 15.01 of the General Ordinances of the City of Madison entitled "City Boundaries" and being part of the chapter entitled "Aldermanic Districts and Wards".

WHEREAS, a petition for attachment with scale map attached was filed with the City Clerk of Madison on March 9, 2021 and has been presented to the Madison Common Council requesting attachment of the below-described territory to the City of Madison from the Town of Middleton; said petition having been signed by the owners of all of the land in the territory and notice of the proposed attachment having been given to the Town of Middleton; and

WHEREAS, investigation by the City of Madison discloses that as of this date the above representations are true, the Common Council now accepts the petition as sufficient and determines that the said attachment proceeding meets the requirements of the City of Madison and Town of Middleton Cooperative Plan approved pursuant to Wis. Stat. § 66.0307;

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

1. Subsection (625) of Section 15.01 of the Madison General Ordinances is hereby created to read as follows:

"15.01(625) - There is hereby attached to the 1st Aldermanic District, the City of Madison, Dane County, Wisconsin, the following described property and pursuant to the provisions of Sec. 28.005, MGO, the territory attached by this ordinance is hereby assigned a temporary zoning classification of A Agricultural District:

Lot 1, Certified Survey Map 7007, recorded in Volume 35 of Certified Survey Maps on pages 139-142 as Document Number 2438401, Dane County Register of Deeds Office and other lands all located in the SE1/4 of the SW1/4 of Section 35, T7N, R8E, Town of Middleton, Dane County, Wisconsin to-wit:

Commencing at the South 1/4 of said Section 35; thence S88°54'11"W, 1119.78 feet along the South line of said SW1/4; thence N01°17'46"E, 33.03 feet to a point on the North right-of-way line of Mid Town Road, also being the Point of Beginning, the following four courses being along the existing Corporate boundary of the City of Madison; thence

S88°54'11"W, 164.91 feet along said North right-of-way line to a point on the East right-of-way line of S High Point Road; thence N01°17'10"E, 489.82 feet along said East right-of-way line; thence N88°35'50"E, 7.01 feet along said East right-of-way line; thence N01°17'10"E, 228.00 feet along said East right-of-way line to the Southwest corner of Lot 2, said Certified Survey Map 7007; thence S88°42'56"E, 158.82 feet along the South line of said Lot 2 to the Southeast corner of said Lot 2, also being on the West line of Lot 1, said Certified Survey Map 5202; thence S01°16'13"W, 84.70 feet along the West line of said Lot 1 to a point on the North line of Lot 1, Certified Survey Map 9504; thence S88°54'11"W, 0.97 feet along said North line to the Northwest corner of said Lot 1 and the existing Corporate boundary of the City of Madison; thence S01°17'46"W, 626.56 feet along the West line of said Lot 1 and the Southerly extension thereof and the existing Corporate boundary of the City of Madison, to the Point of Beginning. Said described parcel contains 116,290 square feet; 2.67 acres; 0.0417 square miles."

2. Subsection (114) of Section 15.02 entitled. "Wards and Ward Boundaries" of the Madison General Ordinances is amended to read as follows:

"(114) Ward 114. Lot 1, Certified Survey Map No. 682 in Volume 3 of Certified Surveys, page 209 as Document No. 1306851 and as located in the SW ¼ of the SW ¼ of Section 35, T7N, R8E in the ~~Town of Middleton, Dane County, Wisconsin.~~

Together with Lot 1, Certified Survey Map 7007, recorded in Volume 35 of Certified Survey Maps on pages 139-142 as Document Number 2438401, Dane County Register of Deeds Office.

Together with other lands all located in the SE1/4 of the SW1/4 of Section 35, T7N, R8E, described as follows: Commencing at the South 1/4 of said Section 35; thence S88°54'11"W, 1119.78 feet along the South line of said SW1/4; thence N01°17'46"E, 33.03 feet to a point on the North right-of-way line of Mid Town Road, also being the Point of Beginning; thence S88°54'11"W, 164.91 feet along said North right-of-way line to a point on the East right-of-way line of S High Point Road; thence N01°17'10"E, 489.82 feet along said East right-of-way line; thence N88°35'50"E, 7.01 feet along said East right-of-way line; thence N01°17'10"E, 228.00 feet along said East right-of-way line to the Southwest corner of Lot 2, said Certified Survey Map 7007; thence S88°42'56"E, 158.82 feet along the South line of said Lot 2 to the Southeast corner of said Lot 2, also being on the West line of Lot 1, said Certified Survey Map 5202; thence S01°16'13"W, 84.70 feet along the West line of said Lot 1 to a point on the North line of Lot 1, Certified Survey Map 9504; thence S88°54'11"W, 0.97 feet along said North line to the Northwest corner of said Lot 1; thence S01°17'46"W, 626.56 feet along the West line of said Lot 1 to the Point of Beginning. Polling place at Park Edge/Park Ridge Employment and Training Center, 1233 McKenna Boulevard."

3. 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.

I, City Clerk Maribeth Witzel-Behl, certify that this is a true copy of Ordinance 21-00037 No. 64808, adopted by the Madison Common Council on April 20, 2021.

*Maribeth Witzel-Behl*

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*5-3-21*

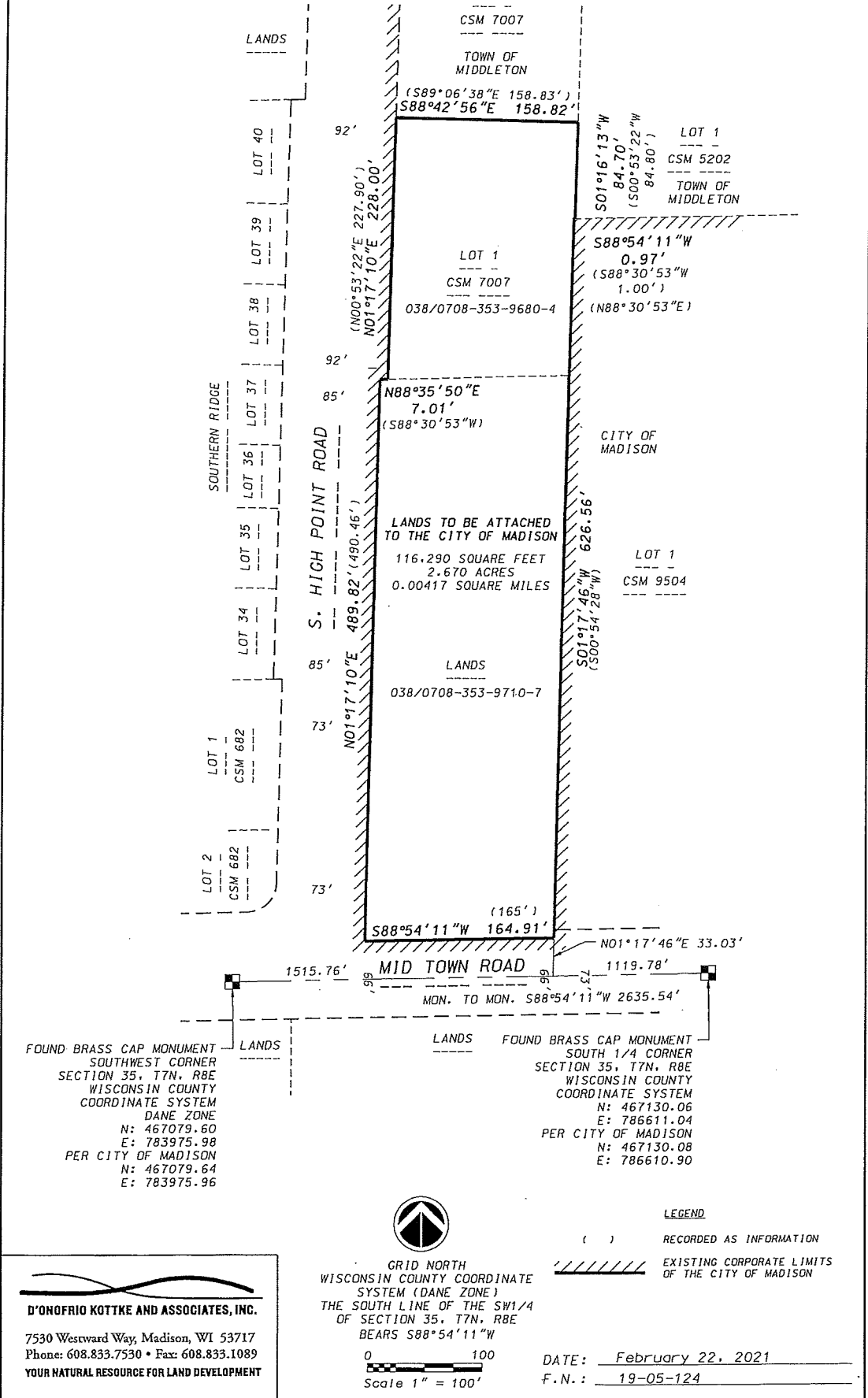
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**Date Certified**

# EXHIBIT "II"

## MAP OF LANDS TO BE ATTACHED TO THE CITY OF MADISON


### SCALE MAP




FOUND BRASS CAP MONUMENT  
SOUTHWEST CORNER  
SECTION 35, T7N, R8E  
WISCONSIN COUNTY  
COORDINATE SYSTEM  
DANE ZONE  
N: 467079.60  
E: 783975.98  
PER CITY OF MADISON  
N: 467079.64  
E: 783975.96

FOUND BRASS CAP MONUMENT  
SOUTH 1/4 CORNER  
SECTION 35, T7N, R8E  
WISCONSIN COUNTY  
COORDINATE SYSTEM  
N: 467130.06  
E: 786611.04  
PER CITY OF MADISON  
N: 467130.08  
E: 786610.90

**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

  
GRID NORTH  
WISCONSIN COUNTY COORDINATE  
SYSTEM (DANE ZONE)  
THE SOUTH LINE OF THE SW1/4  
OF SECTION 35, T7N, R8E  
BEARS S88°54'11"W  
0 100  
Scale 1" = 100'

**LEGEND**  
( ) RECORDED AS INFORMATION  
 EXISTING CORPORATE LIMITS  
OF THE CITY OF MADISON  
DATE: February 22, 2021  
F.N.: 19-05-124

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: May 3, 2021

# Annexation/ Attachment Worksheet

[Initial, 23 March 2021]



|   | Comment 1   | Comment 2 |
|---|---|-----------|
| <b>Petition Name:</b>                                 | Wilmer A. and Sandra S. Dahl Attachment   |           |
| <b>Dane County Address:</b>                           | 3246 and 3252 High Point Road   |           |
| <b>Township:</b>                                      | Middleton   |           |
| <b>Parcel Number(s):</b>                              | 038/0708-353-9710-7 and 038/0708-353-9680-4   |           |
| <b>Date Filed with City Clerk:</b>                    | 9 March 2021  |           |
| <b>Date Filed with Town:</b>                          | 9 March 2021 (delivered)  |           |
| <b>Dept. of Administration Review:</b>                | None; Cooperative Plan  |           |
| <b>Property Owner(s)</b>                              |   |           |
| <i>Name:</i>  | Wilmer A. and Sandra S. Dahl  |           |
| <i>Address:</i>                                       | 3262 High Point Road<br>Madison, WI 53719   |           |
| <b>Representative (if any)</b>                        |   |           |
| <i>Name:</i>  | Matt Dahl   |           |
| <i>Address:</i>                                       | Dahl Family, LLC<br>3276 High Point Road<br>Madison, WI 53719   |           |
| <b>Surveyor</b>                                       |   |           |
| <i>Name:</i>  | Brett Stoffregan  |           |
| <i>Address:</i>                                       | D'Onofrio Kottke and Associates, Inc.<br>7530 Westward Way<br>Madison, WI 53717                                 |           |
| <b>County Zoning of Attached Land:</b>                | AT-5 (Agriculture Transition–5 Acre District)<br>SFR-08 (Single-Family Residential (Small Lots) District)       |           |
| <b>Existing Use(s) of Attached Land:</b>              | Single-family residence (3246 High Point Road)<br>Accessory building (3252 High Point Road)                     |           |
| <b>City Land Use Plan(s):</b>                         | Comprehensive Plan (2018) – Low-Medium Residential<br>High Point-Raymond NDP (2017) – Residential Housing Mix 2 |           |
| <b>Zoning Upon Annexation:</b>                        | <b>Temp. A (Agricultural Dist.)</b>   |           |
| <b>Central Urban Service Area:</b>                    | In CUSA   |           |
| <b>Madison Metropolitan Sewerage District Status:</b> | <u>Not</u> in MMSD  |           |
| <b>Environmental Corridors:</b>                       | No  |           |
| <b>Square-Footage of Annexation:</b>                  | 116,290   |           |
| <b>Acreage of Annexation:</b>                         | 2.67  |           |
| <b>Square-Mileage of Annexation:</b>                  | 0.00417   |           |



|  |   |                                      |
|--|---|--------------------------------------|
| Dwelling Units:  | 1   |                                      |
| Population:  | 0   |                                      |
| Electors:  | 0   |                                      |
| <b>Tax Information by Parcel/Year</b>  |   |                                      |
|  | <b>2020</b>   |                                      |
|  | <b>-9710-7</b>  | <b>-9680-4</b>                       |
| <i>Assessed Land Value:</i>  | \$285,700.00  | \$93,500.00                          |
| <i>Ass. Improvement Value:</i>   | \$0.00  | \$51,000.00                          |
| <i>Total Assessed Value:</i>   | \$285,700.00  | \$144,500.00                         |
| <b>Total Taxes for Year: (2020)</b>  | \$5,622.75  | \$2,843.85                           |
| <i>State of Wisconsin</i>  | \$0.00  | \$0.00                               |
| <i>Dane County</i>   | \$1,057.98  | \$535.10                             |
| <i>Town of Middleton</i>   | \$674.68  | \$341.24                             |
| <i>School District</i>   | \$3,612.55  | \$1,827.14                           |
| <i>Madison Area Technical College</i>  | \$355.96  | \$140.37                             |
| <b>Special Assessment:</b>   | \$0.00  | \$243.04                             |
| Aldermanic District:   | 1 – Harrington-McKinney   |                                      |
| Ward:  | 114 [Amended]   |                                      |
| Polling Place:   | Park Edge/Park Ridge Employment and Training Center, 1233 McKenna Boulevard |                                      |
| Supervisory District:  | 15  |                                      |
| Assembly District:   | 79  |                                      |
| Senate District:   | 27  |                                      |
| School District(s):  | Verona Area School District (5901)  |                                      |
| Electricity:   | Wisconsin Power & Light/Alliant Energy (ID 6680)                            |                                      |
| Gas:   | Madison Gas & Electric Company (MG&E) (ID 3270)                             |                                      |
| Trash Day:   | 6-B (Wednesday)   |                                      |
| Telephone:   | Mt. Vernon/TDS (ID 3970)  |                                      |
| Petition Before Council:   | 30 March 2021 (ID 64611)  | <i>To Be Accepted: 20 April 2021</i> |
| <b>Common Council</b>  |   |                                      |
| <i>Ordinance Introduction:</i>   | 30 March 2021   |                                      |
| <i>Plan Commission Date:</i>   | N/A   |                                      |
| <i>Ordinance Adoption:</i>   | 20 April 2021 (scheduled)   |                                      |
| Ordinance Number (ID):   |   |                                      |
| Effective Date:  |   |                                      |
| <b>Legal Description:</b>  |   |                                      |
| <p>Lot 1, Certified Survey Map 7007, recorded in Volume 35 of Certified Survey Maps on pages 139-142 as Document Number 2438401, Dane County Register of Deeds Office and other lands all located in the SE1/4 of the SW1/4 of Section 35, T7N, R8E, Town of Middleton, Dane County, Wisconsin to-wit:</p> <p>Commencing at the South 1/4 of said Section 35; thence S88°54'11"W, 1119.78 feet along the South line of said SW1/4; thence N01°17'46"E, 33.03 feet to a point on the North right-of-way line of Mid</p> |   |                                      |

Town Road, also being the Point of Beginning, the following four courses being along the existing Corporate boundary of the City of Madison; thence  $S88^{\circ}54'11''W$ , 164.91 feet along said North right-of-way line to a point on the East right-of-way line of S High Point Road; thence  $N01^{\circ}17'10''E$ , 489.82 feet along said East right-of-way line; thence  $N88^{\circ}35'50''E$ , 7.01 feet along said East right-of-way line; thence  $N01^{\circ}17'10''E$ , 228.00 feet along said East right-of-way line to the Southwest corner of Lot 2, said Certified Survey Map 7007; thence  $S88^{\circ}42'56''E$ , 158.82 feet along the South line of said Lot 2 to the Southeast corner of said Lot 2, also being on the West line of Lot 1, said Certified Survey Map 5202; thence  $S01^{\circ}16'13''W$ , 84.70 feet along the West line of said Lot 1 to a point on the North line of Lot 1, Certified Survey Map 9504; thence  $S88^{\circ}54'11''W$ , 0.97 feet along said North line to the Northwest corner of said Lot 1 and the existing Corporate boundary of the City of Madison; thence  $S01^{\circ}17'46''W$ , 626.56 feet along the West line of said Lot 1 and the Southerly extension thereof and the existing Corporate boundary of the City of Madison, to the Point of Beginning. Said described parcel contains 116,290 square feet; 2.67 acres; 0.0417 square miles.