



## 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

December 28, 2022

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

Dear MBR Team:

ORDINANCE NO. 23-00047  
(File Id. 75150)  
Hope and a Future  
Attachment, Town of  
Middleton

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. 23-00047, ID No. 75150 on March 7, 2023; thereby attaching territory from the Town of Middleton and attaching same to the City of Madison.

A certified copy of Ordinance No. 23-00047 which contains an accurate metes and bounds description of the territory so affected is attached and the population identified in the attached territory is ten (10). The effective date of this Ordinance is March 16, 2023.

Sincerely,

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

MWB:eac

Wisconsin DOA, MBR Team

cc:

ORD11678

RECEIVED

06/16/2023

Municipal Boundary Review  
Wisconsin Dept. of Administration

AT&T (email)  
Deforest School District  
Madison Metropolitan School District (email)  
Middleton/ Cross Plains 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)  
Heather Stouder, Planning Unit (email)  
Dane County Clerk, Scott McDonell (email)  
Capital Area Regional Planning Commission (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)  
City Clerk file (scan & attach)



DocId:10273373

Tx:9462510

Hope and a Future 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 7<sup>th</sup> of March, 2023.

Hope and a Future Attachment, Town of Middleton  
Ordinance #: ORD-23-00047,  
File id 75150.

KRISTI CHLEBOWSKI  
DANE COUNTY  
REGISTER OF DEEDS

DOCUMENT #  
5893049  
03/28/2023 10:22 AM  
Trans Fee:  
Exempt #:  
Rec. Fee: 30.00  
Pages: 7

Recording Area  
Name and Return Address

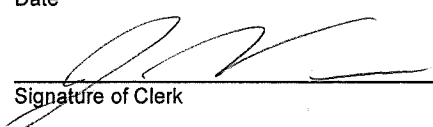
City Clerk  
210 Martin Luther King Jr. Blvd.  
Room 103  
Madison, WI 53703

Parcel Identification Number (PIN)

March 28, 2023

Date

Date

  
Signature of Clerk

Jim Verbick, Deputy City Clerk

\*Name printed

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 March 28, 2023 by the above named person(s).

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

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

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

7



# City of Madison

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

## Certified Copy

Ordinance: ORD-23-00047

**File Number: 75150**

**Enactment Number: ORD-23-00047**

Creating Section 15.01(653) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Alder Districts and Wards" attaching to the 20th Alder District the property located at 3440 High Point Rd in the Town of Middleton, creating Section 15.02(156) of the Madison General Ordinances to attach the property to Ward 156, and amending Section 15.03(20) to add Ward 156 to Alder District 20.

DRAFTER'S ANALYSIS: This ordinance attaches the property located at 3440 High Point Rd from the Town of Middleton.

\*\*\*\*\*

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

An ordinance to create Subsection (653) 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 attachment with scale map attached was filed with the City Clerk of Madison on December 8, 2022 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 property 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 (653) of Section 15.01 entitled "City Boundaries" of the Madison General Ordinances is created to read as follows:

"Lot 1, Certified Survey Map 1949, recorded in Volume 8 of Certified Survey Maps of Dane County, Pages 75-77, as Document No. 1461518, located in the Northeast Quarter of the Northwest Quarter of Section 35, Township 07 North, Range 08 East, Dane County, Wisconsin, more particularly described as follows:  
Commencing at the Northwest Corner of Section 35, aforesaid; thence North 89 degrees 01 minutes 53 seconds East along the North line of the Northwest Quarter, aforesaid, a distance of 1306.30 feet; thence South 00 degrees 58 minutes 07 seconds East, 934.38 feet to a point on the former East right-of-way line of S High Point Road, also being the Point of Beginning; thence South 87 degrees 14 minutes 36 seconds East along the South line of the plat of High Point Estates a distance of 487.46 feet; thence South 01 degrees 05 minutes 49 seconds West along the West line of the plat of Valley Ridge a distance of 467.66 feet; thence South 89 degrees 00 minutes 07 seconds West along the North line of Valley Ridge, aforesaid, 487.69 feet to the said former East right-of-way line of S High Point Road; thence North 01 degrees 06 minutes 34 seconds East along said former East right-of-way line, 499.61 feet to the Point of Beginning. Said described parcel contains 235,680 square feet; 5.41 acres; 0. 008 square miles."

2. Subsection (156) of Section 15.02 entitled "Wards and Ward Boundaries" of the Madison General Ordinances is created to read as follows:

"(156) Ward 156. Lot 1, Certified Survey Map 1949, recorded in Volume 8 of Certified Survey Maps of Dane County, Pages 75-77, as Document No. 1461518, located in the Northeast Quarter of the Northwest Quarter of Section 35, Township 07 North, Range 08 East, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northwest Corner of Section 35, aforesaid; thence North 89 degrees 01 minutes 53 seconds East along the North line of the Northwest Quarter, aforesaid, a distance of 1306.30 feet; thence South 00 degrees 58 minutes 07 seconds East, 934.38 feet to a point on the former East right-of-way line of S High Point Road, also being the Point of Beginning; thence South 87 degrees 14 minutes 36 seconds East along the South line of the plat of High Point Estates a distance of 487.46 feet; thence South 01 degrees 05 minutes 49 seconds West along the West line of the plat of Valley Ridge a distance of 467.66 feet; thence South 89 degrees 00 minutes 07 seconds West along the North line of Valley Ridge, aforesaid, 487.69 feet to the said former East right-of-way line of S High Point Road; thence North 01 degrees 06 minutes 34 seconds East along said former East right-of-way line, 499.61 feet to the Point of Beginning.

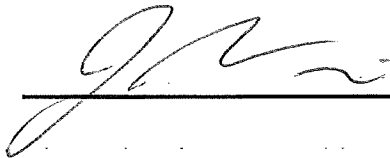
Polling place at Elver Park Shelter, 1250 McKenna Boulevard."

3. Subsection (20) of Section 15.03 entitled "Alder Districts" of the Madison General Ordinances is amended to read as follows:

"(20) Twentieth Alder District. Wards 97, 98, 99, 100, 101, 102, 120, 136, 140, 142, 151, and 152, and 156."

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.

I, Deputy City Clerk Jim Verbick, certify that this is a true copy of Ordinance 23-00047, file no. 75150, adopted by the Madison Common Council on March 7, 2023.

  
\_\_\_\_\_

3/28/23  
Date Certified

# Attachment Worksheet

[Initial, 12 December 2022]



	<i>Comment 1</i>	<i>Comment 2</i>
<b>Petition Name:</b>	Hope and A Future Attachment	
<b>Dane County Address:</b>	3440 High Point Road	
<b>Township:</b>	Middleton	
<b>Parcel Number(s):</b>	038/0708-352-8220-3	
<b>Date Filed with City Clerk:</b>	8 December 2022	
<b>Date Filed with Town:</b>	8 December 2022 (by US Mail)	
<b>Dept. of Administration Review:</b>	None; Cooperative Plan	
<b>Property Owner(s)</b>		
<i>Name:</i>	Hope & A Future III, Inc. Karin Krause and Mark Barnard	
<i>Address:</i>	3440 High Point Road Madison, WI 53719	
<b>Representative (if any)</b>		
<i>Name:</i>	Amy T. Harriman and Doug Buck Quarles & Brady, LLP	
<i>Address:</i>	33 E Main Street, Suite 900 Madison, WI 53703	
<b>Surveyor</b>		
<i>Name:</i>	John Krebs JSD Professional Services, Inc.	
<i>Address:</i>	161 Horizon Drive Verona, WI 53593	
<b>County Zoning of Attached Land:</b>	AT-5 (Agricultural Transition District)	
<b>Existing Use(s) of Attached Land:</b>	Adult family home/community-based residential facility	
<b>City Land Use Plan(s):</b>	Comprehensive Plan (2018) – Low-Medium Residential High Point-Raymond NDP (2017) – Residential Housing Mix 1	
<b>Zoning Upon Annexation:</b>	<b>[Permanent] SR-V2 (Suburban Residential–Varied 2 District)</b>	
<b>Central Urban Service Area:</b>	In CUSA	
<b>Madison Metropolitan Sewerage District Status:</b>	<b>Not</b> in MMSD	
<b>Environmental Corridors:</b>	No	
<b>Square-Footage of Annexation:</b>	235,680	
<b>Acreage of Annexation:</b>	5.41	
<b>Square-Mileage of Annexation:</b>	0.008	

Dwelling Units:	1	
Population:	11	
Electors:	10 (per petitioner by e-mail)	
<b>Tax Information by Parcel/Year</b>	<b>2021</b>	
	<b>-8220-3</b>	
Assessed Land Value:	\$0.00	<b>**Note: Final version will contain 2022 tax information (if available)**</b>
Ass. Improvement Value:	\$0.00	
Total Assessed Value:	\$0.00	
<b>Total Taxes for Year: (2021)</b>	\$0.00	
State of Wisconsin	\$0.00	
Dane County	\$0.00	
Town of Middleton	\$0.00	
School District	\$0.00	
Madison Area Technical College	\$0.00	
<b>Special Assessment:</b>	\$192.38	
Aldermanic District:	20 – Phair	
Ward:	156 [NEW]	
Polling Place:	Elver Park Shelter, 1250 McKenna Boulevard	
Supervisory District:	29	
Assembly District:	80	
Senate District:	27	
School District(s):	Middleton-Cross Plains Area School District (3549)	
Electricity:	Wisconsin Power & Light/Alliant Energy (ID 6680)	
Gas:	Madison Gas & Electric Company (MG&E) (ID 3270)	
Trash Day:	6-B (Wednesday)	
Telephone:	Mid-Plains/TDS (ID 3650)	
Petition Before Council:	3 January 2023 (ID 75102)	<i>To Be Accepted: 17 January 2023</i>
<b>Common Council</b>		
Ordinance Introduction:	3 January 2023	
Plan Commission Date:	23 January 2023 (for rezoning)	
Ordinance Adoption:	7 February 2023 (scheduled)	
Ordinance Number (ID):		
Effective Date:	13 February 2023 (scheduled)	
<b>Legal Description:</b>		
<p>Lot 1, Certified Survey Map 1949, recorded in Volume 8 of Certified Survey Maps of Dane County, Pages 75-77, as Document No. 1461518, located in the Northeast Quarter of the Northwest Quarter of Section 35, Township 07 North, Range 08 East, Dane County, Wisconsin, more particularly described as follows:</p> <p>Commencing at the Northwest Corner of Section 35, aforesaid; thence North 89 degrees 01 minutes 53 seconds East along the North line of the Northwest Quarter, aforesaid, a distance of 1306.30 feet; thence South 00 degrees 58 minutes 07 seconds East, 934.38 feet to a point on the former East right-</p>		

of-way line of S High Point Road, also being the Point of Beginning; thence South 87 degrees 14 minutes 36 seconds East along the South line of the plat of High Point Estates a distance of 487.46 feet; thence South 01 degrees 05 minutes 49 seconds West along the West line of the plat of Valley Ridge a distance of 467.66 feet; thence South 89 degrees 00 minutes 07 seconds West along the North line of Valley Ridge, aforesaid, 487.69 feet to the said former East right-of-way line of S High Point Road; thence North 01 degrees 06 minutes 34 seconds East along said former East right-of-way line, 499.61 feet to the Point of Beginning. Said described parcel contains 235,680 square feet; 5.41 acres; 0. 008 square miles.



File: I:\2021\2110434\DWG\Survey Sheets\2110434 Attachment.dwg Layout: Attachment User: JK Plotted: Nov 30, 2022 - 9:05am

NORTHWEST CORNER  
SECTION 35-07-08  
FOUND BRASS CAP IN  
CONCRETE MONUMENT  
DANE ZONE  
N=472,377.92  
E=784,100.79  
PER CITY OF MADISON  
N=472,377.80  
E=784,100.61

NORTH QUARTER CORNER  
SECTION 35-07-08  
FOUND CONCRETE MONUMENT  
WITH BRASS CAP BROKEN OFF  
DANE ZONE  
N=472,422.25  
E=786,722.82  
PER CITY OF MADISON  
N=472,422.33  
E=786,722.79

TOWN OF MIDDLETON  
**S. HIGH POINT ROAD**

CITY OF MADISON  
LANDS  
(N00°51'08"E 499.16')  
CITY OF MADISON  
N01°06'34"E 499.61'

CITY OF MADISON  
HIGH POINT ESTATES  
LOT 83 LOT 82 LOT 81 LOT 80

**ATTACHMENT  
PARCEL**

235,680 S.F.  
5.410 ACRES  
0.008 S.M.

LOT 1  
CSM 1949

TOWN OF MIDDLETON

THAT PART OF LOT 1, C.S.M.  
No. 1949 ACQUIRED BY CITY  
OF MADISON IN WARRANTY  
DEED, DOCUMENT No. 4295325.

CITY OF MADISON  
VALLEY RIDGE  
LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8

**VELVET LEAF DRIVE**

LOT 79

LOT 14

LOT 13

VALLEY RIDGE

VALLEY RIDGE

MEADOW LEAF DRIVE

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: March 28, 2023

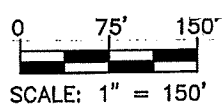
Signed by grantor(s) or grantor(s) agent: *Maribeth Witzel-Behl*  
Name of grantor(s) or grantor(s) agent printed: **Maribeth Witzel-Behl**

**LEGEND**

- GOVERNMENT CORNER
- ANNEXATION BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EXISTING CORPORATE LIMITS OF THE CITY OF MADISON
- DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

**NOTES**

1. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35-07-08, BEARS N89°01'53"E.



SCALE: 1" = 150'



MADISON REGIONAL OFFICE  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
P. 608-848-5060

PROJECT:  
**HOPE & A FUTURE**  
  
3440 S. HIGH POINT ROAD  
MADISON, WI

SHEET TITLE:  
**EXHIBIT B  
SCALE MAP  
ATTACHMENT**

PROJECT NUMBER:  
21-10434  
DRAWN BY: JK CHECKED BY: TJB  
DATE:  
NOVEMBER 07, 2022

SHEET NUMBER:  
**1**