



Office of the City Clerk

Lorie J. Burns

City of Middleton

7426 Hubbard Ave
Middleton, WI 53562
(608) 821-8346

ORD11880



I, Lorie J. Burns, City Clerk, of the City of Middleton, hereby certify that the attached

Ordinance #O1640
Adopted November 9, 2024

“An Ordinance to Annexing Lands from the Town of Springfield and the Town of Middleton to the City of Middleton”

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

In witness whereof, I sign at my office in Dane County, Wisconsin on December 2, 2024.



Lorie J. Burns

Lorie J. Burns
City Clerk

ORDINANCE NO. 1640

**AN ORDINANCE ANNEXING LANDS FROM THE
TOWN OF SPRINGFIELD AND THE TOWN OF
MIDDLETON TO THE CITY OF MIDDLETON**

The Common Council of the City of Middleton do ordain
as follows:

WHEREAS, a proper petition having been presented
seeking direct annexation by unanimous approval, pursuant to
Wis. Stats. § 66.0217(2), of the property depicted on Exhibit "A"
attached hereto to the City of Middleton, Wisconsin; and

WHEREAS, there are no resident electors within said
property; and

WHEREAS, a scale map of the land proposed for
annexation is legally described on the attached Exhibit "B"
attached hereto; and

WHEREAS, the current population of the annexed
property is zero; and

WHEREAS, on October 2, 2024, the Wisconsin Department of Administration reviewed
this annexation and found it to be in the public interest;

NOW, THEREFORE, the above-described property is hereby annexed from the Town of
Springfield and Town of Middleton to the City of Middleton. Said property will be located in the
Middleton-Cross Plains School District, County Supervisor District 29, Assembly District 81 and
Senate District 27, and shall constitute Ward 24 of the City.

No revenue sharing is required pursuant to Wis. Stats. § 66.0217(14)(a)2, since the City of
Middleton and the Town of Springfield as well as the City of Middleton and Town of Middleton
have entered into a boundary agreement pursuant to Wis. Stats. § 66.0301(6).

This ordinance shall take effect upon enactment. Thereafter, the City Clerk shall file a
certified copy of the ordinance, certificate and plat with the Wisconsin Secretary of
Administration, including exhibits..

The City Clerk is further directed to file with the County Clerk the report required by Wis.
Stats. § 5.15 (4) (b) and, within 10 days of the filing of certified copies as required above, a copy
of the annexation ordinance including exhibits.

DOCUMENT #
5998485
11/25/2024 11:37 AM
Trans Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 6

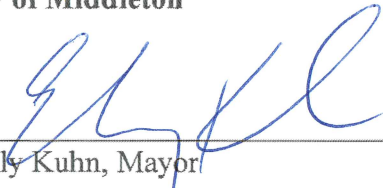
Return to:

Lorie J Burns
City of Middleton
7426 Hubbard Avenue
Middleton, WI 53562

Tax Parcel Nos: 0808-354-9740-8
0808-363-9150-1
0808-363-9710-3
0708-012-8500-5
0708-012-8000-0

Adopted on roll call at a regular meeting of the Common Council of the City of Middleton held on November 6, 2024.

APPROVED:
City of Middleton



Emily Kuhn, Mayor

ATTEST:




Lorie J. Burns, City Clerk

VOTE: 8
Ayes: 8 Adopted: 11/6/24
Noes: 0 Published: 11/14/24

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
DANE COUNTY)

Personally came before me on 11/6, 2024, the above named Emily Kuhn and Lorie J. Burns to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.



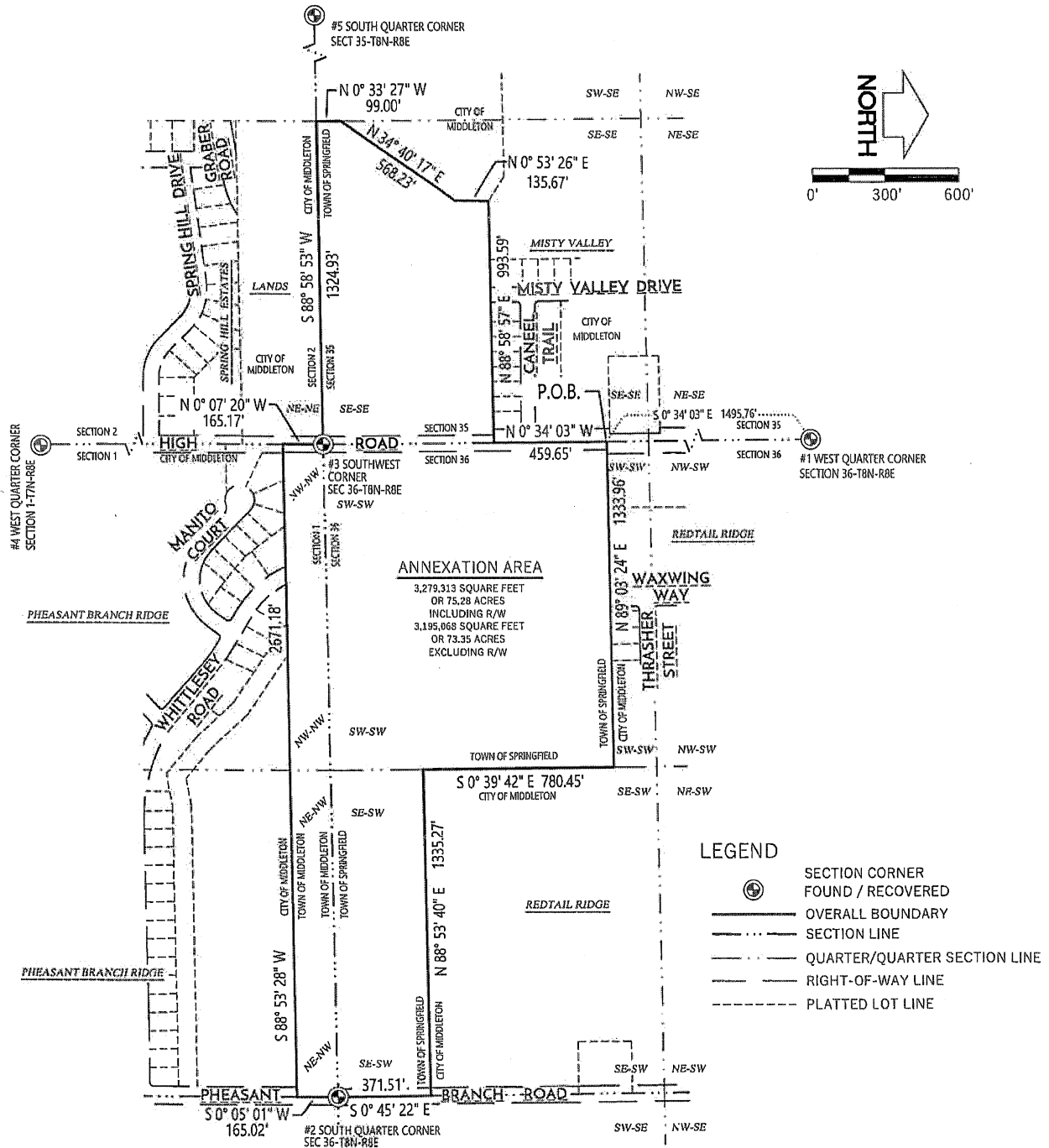
Name: Michelle Marx
Notary Public, State of Wisconsin.
My Commission (is permanent) (expires: 9/18/2025)



*This instrument was drafted by
Attorney Matthew J. Fleming*

EXHIBIT "A" ANNEXATION & ATTACHMENT AREAS

UNPLATTED LANDS, BEING PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1 TOWNSHIP 7 NORTH, RANGE 8 EAST, PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35 TOWNSHIP 8 NORTH, RANGE 8 EAST, PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36 TOWNSHIP 8 NORTH, RANGE 8 EAST, LOCATED IN THE TOWN OF MIDDLETON & THE TOWN OF SPRINGFIELD, DANE COUNTY, WISCONSIN.



ANNEXATION AREA
 3,279,313 SQUARE FEET
 OR 75.28 ACRES
 INCLUDING R/W
 3,195,068 SQUARE FEET
 OR 73.35 ACRES
 EXCLUDING R/W

- LEGEND**
- SECTION CORNER FOUND / RECOVERED
 - OVERALL BOUNDARY
 - SECTION LINE
 - QUARTER/QUARTER SECTION LINE
 - RIGHT-OF-WAY LINE
 - PLATTED LOT LINE

File: \\2024\241237_Ziegler Property, Middleton\dwg\241237_ANNEXATION.dwg; Layout: Easement Exhibit 1 of 2 User: Zach Pohlsted; Aug 28, 2024 - 1:49pm



PREPARED BY:
 WYSER ENGINEERING
 300 EAST FRONT STREET
 MOUNT HOREB, WI 53572
 www.wyserengineering.com

PREPARED FOR:
 VERIDIAN HOMES
 6801 SOUTH TOWNE DRIVE
 MADISON, WI 53713

SURVEYED BY: ---
DRAWN BY: AMS
APPROVED BY: ZMR

PROJECT NO: 24-1237
SHEET NO: 1 of 2

EXHIBIT "A" ANNEXATION AREA

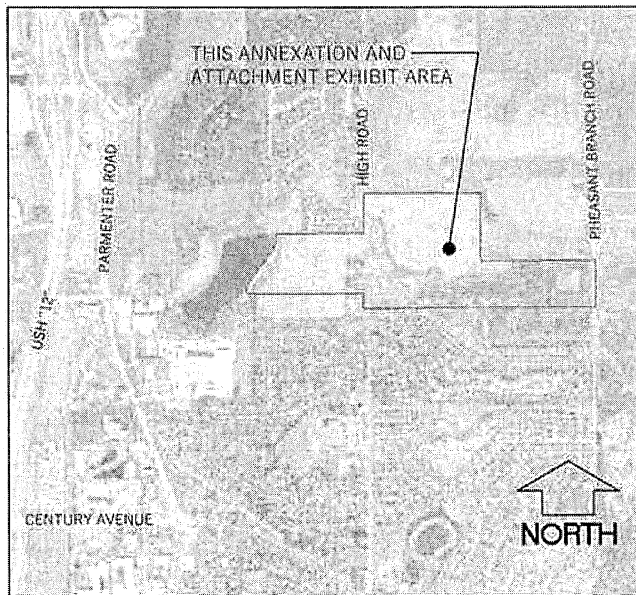
UNPLATTED LANDS, BEING PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1 TOWNSHIP 7 NORTH, RANGE 8 EAST, PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35 TOWNSHIP 8 NORTH, RANGE 8 EAST, PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36 TOWNSHIP 8 NORTH, RANGE 8 EAST, LOCATED IN THE TOWN OF MIDDLETON & THE TOWN OF SPRINGFIELD, DANE COUNTY, WISCONSIN.

PLSS SECTION CORNER MONUMENT TABLE		
MON. #	DESCRIPTION	DANE COUNTY COORDINATES NAD 83 (2011)
1	FOUND SURVEY SPIKE W/ WASHER	N: 501,617.39 E: 789,831.35
(*)	W 1/4 CORNER OF SECTION 36-T8N-R8E	(N: 501,617.39 E: 789,831.35)
2	FOUND 1- $\frac{1}{4}$ " REBAR	N: 499,017.56 E: 792,528.88
()	S 1/4 CORNER OF SECTION 36-T8N-R8E	(N: 499,017.57 E: 792,528.88)
3	FOUND BROKEN ALUMINUM MONUMENT	N: 498,966.01 E: 789,857.61
()	SW CORNER OF SECTION 36-T8N-R8E	(N: 498,965.94 E: 789,857.61)
4	FOUND 1- $\frac{1}{4}$ " REBAR	N: 496,314.43 E: 789,863.26
()	W 1/4 CORNER OF SECTION 1-T7N-R8E	(N: 496,314.24 E: 789,863.24)
5	FOUND DISTURBED 1- $\frac{1}{4}$ " REBAR	N: 498,918.90 E: 787,208.17
()	S 1/4 CORNER OF SEC 35-T8N-R8E	(N: 498,918.83 E: 787,208.29)
	COMP COORDS. BASED ON 3 OF 4 TIES FOUND	

(*) PER MARKS 2018 TIE SHEET
() PER ADAMS 2017 TIE SHEET

GENERAL NOTES:

1. NORTH REFERENCE FOR THIS ANNEXATION MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 08 NORTH, RANGE 08 EAST, BEARS S 0° 34' 03" E.



VICINITY MAP : NOT TO SCALE

File: W:\2024\241237_Regular_Property_Middleton\08\241237_ANNEXATION.dwg Layout: Easement Exhibit 2 of 2 User: Zach Plotled: Aug 28, 2024 - 1:25pm



PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wysereengineering.com

PREPARED FOR:
VERIDIAN HOMES
6801 SOUTH TOWNE DRIVE
MADISON, WI 53713

SURVEYED BY: ---
DRAWN BY: AMS
APPROVED BY: ZMR

PROJECT NO: 24-1237
SHEET NO: 2 of 2

EXHIBIT B
CITY OF MIDDLETON ANNEXATION AREA
LEGAL DESCRIPTION

Unplatted lands, being a part of the Southeast Quarter of the Southwest Quarter and part of the Southwest Quarter of the Southwest Quarter of Section 36, and also a part of the Southeast Quarter of the Southeast Quarter of Section 35, all in Township 8 North, Range 8 East, Town of Springfield, and also unplatted lands, being a part of the Northeast Quarter of the Northwest Quarter, and part of the Northwest Quarter of the Northwest Quarter of Section 1, Township 7 North, Range 8 East, Town of Middleton, Dane County, Wisconsin, more particularly described as follows:

Commencing at the West Quarter Corner of aforesaid Section 36; thence, along the West line of the Southwest Quarter of said Section 36, South 00 degrees 34 minutes 03 seconds East, 1495.76 feet to a point on the westerly extension of the South line of Redtail Ridge, recorded in Volume 61-096B of Plats on pages 571-575 as Document No. 5928058, and corrected by Document No. 5942693, also being the Point of Beginning; thence, along said extension and then the South line of said Redtail Ridge, North 89 degrees 03 minutes 24 seconds East, 1333.96 feet to a point on the East line of the Southwest Quarter of the Southwest Quarter of said Section 36, also being a point on a West line of said Redtail Ridge; thence, along said East line and said West line, South 00 degrees 39 minutes 42 seconds East, 780.45 feet to a Southwest corner of said Redtail Ridge; thence along the South line of said Redtail Ridge, and then an easterly extension of said line, North 88 degrees 53 minutes 40 seconds East, 1335.27 feet to a point on the East line of the Southwest Quarter of said Section 36; thence, along said East line, South 00 degrees 45 minutes 22 seconds East, 371.51 feet to the South Quarter Corner of said Section 36; thence, along the East line of the Northwest Quarter of aforesaid Section 1, South 00 degrees 05 minutes 01 seconds West, 165.02 feet; to an Easterly extension of the North line of Pheasant Branch Ridge, recorded in Volume 57-088B of plats on pages 341-343 as Document No. 2920713; thence, along said extension, then said North line, and then a westerly extension of said North line, South 88 degrees 53 minutes 28 seconds West, 2671.18 feet to a point on the West line of the Northwest Quarter of said Section 1; thence, along said West line, North 00 degrees 07 minutes 20 seconds West, 165.17 feet to the Southwest Corner of said Section 36; thence, along the South line of the Southeast Quarter of aforesaid Section 35, South 88 degrees 58 minutes 53 seconds West, 1324.93 feet to the Southwest Corner of the Southeast Quarter of the Southeast Quarter of said Section 35; thence, along the West line of said Southeast Quarter of the Southeast Quarter of Section 35, North 00 degrees 33 minutes 27 seconds West, 99.00 feet; thence, North 34 degrees 40 minutes 17 seconds East, 568.23 feet; thence, North 00 degrees 53 minutes 26 seconds East, 135.67 feet to a point on the South line of Misty Valley, recorded in Volume 59-040B of Plats on pages 198-201 as Document No. 4360973; thence, along the South line of said Misty Valley and then an easterly extension of said line, North 88 degrees 58 minutes 57 seconds East, 993.59 feet to a point on the East line of aforesaid Southeast

Quarter of Section 35; thence, along said East line, North 00 degrees 34 minutes 03 seconds West, 459.65 feet back to the Point of Beginning.

Said parcel contains 3,279,313 square feet or 75.28 acres including the right-of-way.
Said parcel contains 3,195,068 square feet or 73.35 acres excluding the right-of-way.

4874-0502-4494, v. 1