



Office of the Madison City Clerk

210 Martin Luther King, Jr. Boulevard, Room 105, Madison, WI 53703-3342
PH: 608 266 4601 TDD: 608 266 6573 FAX: 608 266 4666

February 2, 2026

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

Dear MBR Team:

ORDINANCE NO. 26-00007
(File Id. 91435)
May-Moore Sugar Maple Lane
Watts Rd Attachment
Town of Middleton

I, Lydia A. McComas, 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. 26-00007, ID No. 91435 on January 27, 2026 pursuant to Wisconsin Statute s.66.0307; attachment resulting from Cooperative Boundary Plan; thereby detaching territory from the Town of Middleton and attaching same to the City of Madison.

A certified copy of Ordinance No. 26-00007 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 February 2, 2026.

Sincerely,

Lydia McComas
City Clerk

LAM:eac

Wisconsin DOA, MBR Team

cc:

12051

RECEIVED

02/02/2026

Municipal Boundary Review
Wisconsin Dept. of Admin.

AT&T (email)
Verona School District
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)
City Clerk file (scan & attach)
Clerk, Town of Middleton

AT&T (email)
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Dane County Public Safety Communications, Randy Forrand (email)
Madison Area Metropolitan Planning Organization (email)
City Clerk file (scan & attach)
Clerk, Town of Middleton

May-Moore Sugar Maple ln Watts Rd attach., Tn 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 27th of January, 2026.

May-Moore Sugar Maple Lane Watts Road attachment,
Town of Middleton
Ordinance #: ORD-26-00007,
File id 91435.

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
6077960
01/30/2026 11:38 AM
Trans Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 9

Recording Area

Name and Return Address

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

Parcel Identification Number (PIN)

January 30, 2026

Date



Signature of Clerk

Lydia McCormas, City Clerk

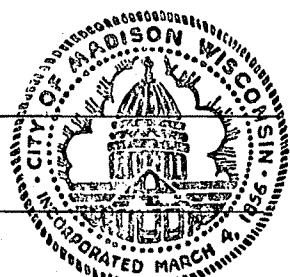
*Name printed

Date

n/a

Signature of Grantor

*Name printed



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

Eric Christianson

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

STATE OF WISCONSIN, County of Dane

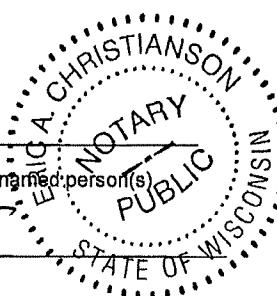
Subscribed and sworn to before me on January 30, 2026 by the above named person(s)

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

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



May-Moore Sugar Maple Ln Watts Rd attach., Tn of Middleton

Document Number

Document Title

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May-Moore Sugar Maple Lane Watts Road attachment,
Town of Middleton
Ordinance #: ORD-26-00007,
File id 91435.

Recording Area

Name and Return Address

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

Parcel Identification Number (PIN)

January 30, 2026

Date



Signature of Clerk

Lydia McCormas, City Clerk

*Name printed

Date

n/a

Signature of Grantor

*Name printed

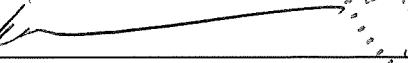
This document was drafted by:
(print or type name below)

Eric Christianson

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

STATE OF WISCONSIN, County of Dane

Subscribed and sworn to before me on January 30, 2026 by the above named person(s)

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(as per s. 706.06, 706.07)

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9



City of Madison

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

Certified Copy

Ordinance: ORD-26-00007

File Number: 91435

Enactment Number: ORD-26-00007

Creating Section 15.01(665) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Alder Districts and Wards" attaching lands located adjacent to the Birchwood Point and 1000 Oaks subdivisions from the Town of Middleton, creating Section 15.02(137) of the Madison General Ordinances to attach the property to Ward 137, amending 15.03(1) to add Ward 137 to Alder District 1, and assigning a temporary zoning classification of Temp. A (Agricultural) District. (District 1)

DRAFTER'S ANALYSIS: This ordinance attaches a section of Watts Road constructed with the Birchwood Point development but still located in the Town of Middleton. The ordinance will also attach land adjacent to the Birchwood Point and 1000 Oaks subdivisions, a portion of which will be dedicated to the City for the completion of Sugar Maple Lane between Blue Crane Run and Hazy Sky Parkway. Finally, the ordinance assigns temporary zoning of Temp. A (Agricultural) District.

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

An ordinance to create Subsection (665) 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".

A parcel of land located in the SE1/4 of the SE1/4 and the NE1/4 of the SE1/4 of Section 29, T7N, R8E, Town of Middleton, Dane County, Wisconsin more particularly described as follows:
Commencing at the Southeast corner of said Section 29; thence S89°35'53"W, 411.96 feet along the South line of said SE1/4; thence N00°36'52"E, 1049.17 feet to the Northwest corner of Outlot 20, Western Addition to 1000 Oaks and the Point of Beginning; thence N00°36'52"E, 187.98 feet along the East lines of Outlot 26 and 27, Southern Addition to Birchwood Point to a point of curve; thence Northeasterly along a curve to the right which has a radius of 340.00 feet and a chord which bears N10°21'54"E, 115.16 feet; thence S27°27'52"E, 88.07 feet; thence N57°50'58"E, 1.09 feet; thence S33°48'46"E, 215.26 feet to a point of curve; thence Southeasterly along a curve to the left which has a radius of 335.00 feet and a chord which bears S38°39'50"E, 56.66 feet to a point on the existing North right-of-way line of Sugar Maple Lane and the Northwest corner of Outlot 23, Western Addition to 1000 Oaks; thence S89°50'38"W, 219.47 feet along said existing North right-of-way line and the North line of Outlot 20, Western Addition to 1000 Oaks to the Point of Beginning. Said described area contains 33,268 square feet, 0.764 acres, and 0.00119 square miles.

Together with,

A parcel of land located in the NW1/4 of the SW1/4 of Section 28, T7N, R8E, Town of Middleton, Dane County, Wisconsin more particularly described as follows:

Commencing at the Southeast Corner of said Section 28; thence N 00°56'27 E, 2648.52 feet to the West 1/4 Corner of said Section 28; thence N89°56'47"E, 486.13 feet along the South line of Lot 10, Silicon Prairie Business Park, to the Northwest corner of Lot 1, 1000 Oaks; thence S00°55'38"W, 492.53 feet along the West line of said Lot 1 to the Southwest corner thereof, also being the Southeast corner of Outlot 14, Southern Addition to Birchwood Point, and said point also being on the

North right-of-way line of Watts Road, and the Point of Beginning; thence S89°51'24"W, 317.76 feet along a southern line of said Southern Addition to Birchwood Point; thence Southeasterly along a curve to the left which has a radius of 490.00 feet and a chord which bears S73°32'39"E, 280.06 feet; thence N89°51'04"E, 47.88 feet; thence N00°55'38"E, 80.01 feet to the Point of Beginning. Said described area contains 18,457 square feet, 0.424 acres, and 0.0025853 square miles, more or less.

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

1. Subsection (137) of Section 15.01 entitled "City Boundaries" of the Madison General Ordinances is created to read as follows:

"A parcel of land located in the SE1/4 of the SE1/4 and the NE1/4 of the SE1/4 of Section 29, T7N, R8E, Town of Middleton, Dane County, Wisconsin more particularly described as follows: Commencing at the Southeast corner of said Section 29; thence S89°35'53"W, 411.96 feet along the South line of said SE1/4; thence N00°36'52"E, 1049.17 feet to the Northwest corner of Outlot 20, Western Addition to 1000 Oaks and the Point of Beginning; thence N00°36'52"E, 187.98 feet along the East lines of Outlot 26 and 27, Southern Addition to Birchwood Point to a point of curve; thence Northeasterly along a curve to the right which has a radius of 340.00 feet and a chord which bears N10°21'54"E, 115.16 feet; thence S27°27'52"E, 88.07 feet; thence N57°50'58"E, 1.09 feet; thence S33°48'46"E, 215.26 feet to a point of curve; thence Southeasterly along a curve to the left which has a radius of 335.00 feet and a chord which bears S38°39'50"E, 56.66 feet to a point on the existing North right-of-way line of Sugar Maple Lane and the Northwest corner of Outlot 23, Western Addition to 1000 Oaks; thence S89°50'38"W, 219.47 feet along said existing North right-of-way line and the North line of Outlot 20, Western Addition to 1000 Oaks to the Point of Beginning. Said described area contains 33,268 square feet, 0.764 acres, and 0.00119 square miles.

Together with,

A parcel of land located in the NW1/4 of the SW1/4 of Section 28, T7N, R8E, Town of Middleton, Dane County, Wisconsin more particularly described as follows:

Commencing at the Southeast Corner of said Section 28; thence N 00°56'27 E, 2648.52 feet to the West 1/4 Corner of said Section 28; thence N89°56'47"E, 486.13 feet along the South line of Lot 10, Silicon Prairie Business Park, to the Northwest corner of Lot 1, 1000 Oaks; thence S00°55'38"W, 492.53 feet along the West line of said Lot 1 to the Southwest corner thereof, also being the Southeast corner of Outlot 14, Southern Addition to Birchwood Point, and said point also being on the North right-of-way line of Watts Road, and the Point of Beginning; thence S89°51'24"W, 317.76 feet along a southern line of said Southern Addition to Birchwood Point; thence Southeasterly along a curve to the left which has a radius of 490.00 feet and a chord which bears S73°32'39"E, 280.06 feet; thence N89°51'04"E, 47.88 feet; thence N00°55'38"E, 80.01 feet to the Point of Beginning. Said described area contains 18,457 square feet, 0.424 acres, and 0.0025853 square miles, more or less."

2. Subsection (137) of Section 15.02 entitled "Wards and Ward Boundaries" of the Madison General Ordinances is created to read as follows:

"(137) Ward 137. Commencing at the Southeast corner of said Section 29; thence S89°35'53"W, 411.96 feet along the South line of said SE1/4; thence N00°36'52"E, 1049.17 feet to the Northwest corner of Outlot 20, Western Addition to 1000 Oaks and the Point of Beginning; thence N00°36'52"E, 187.98 feet along the East lines of Outlot 26 and 27, Southern Addition to Birchwood Point to a point of curve; thence Northeasterly along a curve to the right which has a radius of 340.00 feet and a chord which bears N10°21'54"E, 115.16 feet; thence S27°

27'52"E, 88.07 feet; thence N57°50'58"E, 1.09 feet; thence S33°48'46"E, 215.26 feet to a point of curve; thence Southeasterly along a curve to the left which has a radius of 335.00 feet and a chord which bears S38°39'50"E, 56.66 feet to a point on the existing North right-of-way line of Sugar Maple Lane and the Northwest corner of Outlot 23, Western Addition to 1000 Oaks; thence S89°50'38"W, 219.47 feet along said existing North right-of-way line and the North line of Outlot 20, Western Addition to 1000 Oaks to the Point of Beginning.

Together with:

Commencing at the Southeast Corner of said Section 28; thence N 00°56'27 E, 2648.52 feet to the West 1/4 Corner of said Section 28; thence N89°56'47"E, 486.13 feet along the South line of Lot 10, Silicon Prairie Business Park, to the Northwest corner of Lot 1, 1000 Oaks; thence S00°55'38"W, 492.53 feet along the West line of said Lot 1 to the Southwest corner thereof, also being the Southeast corner of Outlot 14, Southern Addition to Birchwood Point, and said point also being on the North right-of-way line of Watts Road, and the Point of Beginning; thence S89°51'24"W, 317.76 feet along a southern line of said Southern Addition to Birchwood Point; thence Southeasterly along a curve to the left which has a radius of 490.00 feet and a chord which bears S73°32'39"E, 280.06 feet; thence N89°51'04"E, 47.88 feet; thence N00°55'38"E, 80.01 feet to the Point of Beginning. Said described area contains 18,457 square feet, 0.424 acres, and 0.0025853 square miles, more or less. Polling place at Blackhawk Church, 9620 Brader Way."

3. Subsection (1) of Section 15.03 entitled "Alder Districts" of the Madison General Ordinances is amended to read as follows:

"(1) First Alder District. Wards 108, 109, 110, 111, 112, 113, 114, 124, 135, and 136, and 137.

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, City Clerk Lydia McComas, certify that this is a true copy of Ordinance 26-00007, file no. 91435, adopted by the Madison Common Council on January 27, 2027.



1/30/2026

Date Certified

Annexation/ Attachment

Worksheet

[Initial, 5 January 2026]



Petition Name:	May-Moore/ Sugar Maple Lane/ Watts Road Attachments		
Township:	Middleton		
Date Filed with City Clerk:	17 December 2025		
Date Filed with Town:	19 December 2025 (by hand delivery)		
Dept. of Administration Review:	Not Required (Attachment)		
Parcel Information			
County Parcel Number	Dane County Address	Rural Zoning	Existing Use
Part of 038/0708-283-8681-0	719 Sugar Maple Lane	AT-5	Land to be attached is undeveloped agricultural land
038/0708-294-9523-0	N/A	AT-5	Unimproved future right of way
038/0708-283-8617-0	N/A	AT-5	Unimproved future right of way
Property Owner #1:	038/0708-283-8681-0		
Name:	Ronald J. May		
	Catherine L. Moore		
Address:	719 Sugar Maple Lane		
	Verona, WI 53593		
Property Owner #2:	038/0708-294-9523-0 and 038/0708-283-8617-0		
Name:	City of Madison		
Address:	PO Box 2983		
	Madison, WI 53701		
Surveyor:			
Name:	Brett Stoffregan		
	D'Onofrio-Kottke Associates		
Address:	7530 Westward Way		
	Madison, WI 53717		
City Land Use Plan(s):	Comprehensive Plan (2024) – Low Residential (LR), and Park and Open Space (P) Pioneer Neighborhood Development Plan (2018) – Residential Housing Mix (HM)1, and Other Open Space & Stormwater Management		
Zoning Upon Annexation:	Temp. A (Agricultural Dist.)		
Central Urban Service Area:	In CUSA		
Environmental Corridors:	Not on property to be attached		
Madison Metropolitan Sewerage District Status:	Not in MMSD – Annexation Required		

	May-Moore, et al	Watts Road	Total		
Square-Footage of Attachment:	33,268	18,457	51,725		
Acreage of Attachment:	0.764	0.424	1.188		
Square-Mileage of Attachment:	0.00119	0.0025853	0.0037753		
Dwelling Units:	0	Note: A single-family residence located on 0708-283-8681-0 is outside the area to be attached.			
Population:	0	Note: A single-family residence located on 0708-283-8681-0 is outside the area to be attached.			
Electors:	0	Note: A single-family residence located on 0708-283-8681-0 is outside the area to be attached.			
Tax Information by Parcel/Year	2025				
	-8681-0 (Whole Parcel)	-9523-0 (Future right of way)	-8617-0 (Right of way)		
<i>Assessed Land Value:</i>	\$307,300.00	\$0.00	\$0.00		
<i>Ass. Improvement Value:</i>	\$522,000.00	\$0.00	\$0.00		
<i>Total Assessed Value:</i>	\$829,300.00	\$0.00	\$0.00		
<i>First Dollar Tax Credit</i>	\$232.83	\$0.00	\$0.00		
<i>Lottery Credit</i>	\$77.61	\$0.00	\$0.00		
Total Taxes for Year: (2025)	\$10,226.38	\$0.00	\$0.00		
<i>State of Wisconsin</i>	\$0.00	\$0.00	\$0.00		
<i>Dane County</i>	\$2,418.31	\$0.00	\$0.00		
<i>Town of Middleton</i>	\$1,276.55	\$0.00	\$0.00		
<i>School District</i>	\$6,016.86	\$0.00	\$0.00		
<i>Madison Area Technical College</i>	\$514.66	\$0.00	\$0.00		
Special Assessment:	\$215.01	\$0.00	\$0.00		
Political					
<i>Alder District:</i>	1 – Duncan				
<i>Ward:</i>	137 [NEW]				
<i>Polling Place:</i>	Blackhawk Church – 9620 Brader Way				
<i>Supervisory District:</i>	29				
<i>Assembly District:</i>	80				
<i>Senate District:</i>	27				
<i>School District(s):</i>	Middleton-Cross Plains Area School District (3549)				
Utilities and Services					
<i>Electricity:</i>	Wisconsin Power & Light (dba Alliant Energy) (ID 6680)				
<i>Gas:</i>	Madison Gas & Electric (ID 3270)				
<i>Telephone:</i>	Mid-Plains (dba TDS, Inc.) (ID 3650)				
<i>Trash District (Day):</i>	6-A (Wednesday)				
Adoption					
<i>Petitions Before Council:</i>	ID 91269 – May-Moore, et al ID 91406 – Watts Road	<i>Introduced:</i> 13 January 2026 <i>Accepted:</i> 27 January 2026			
<i>Ordinance Introduction:</i>	13 January 2026				
<i>Plan Commission Date:</i>	N/A (Cooperative Plan)				
<i>Ordinance Adoption:</i>	27 January 2026 (Scheduled)				
<i>Ordinance Number (ID):</i>					
<i>Effective Date:</i>					

Legal Descriptions:

A parcel of land located in the SE1/4 of the SE1/4 and the NE1/4 of the SE1/4 of Section 29, T7N, R8E, Town of Middleton, Dane County, Wisconsin more particularly described as follows:

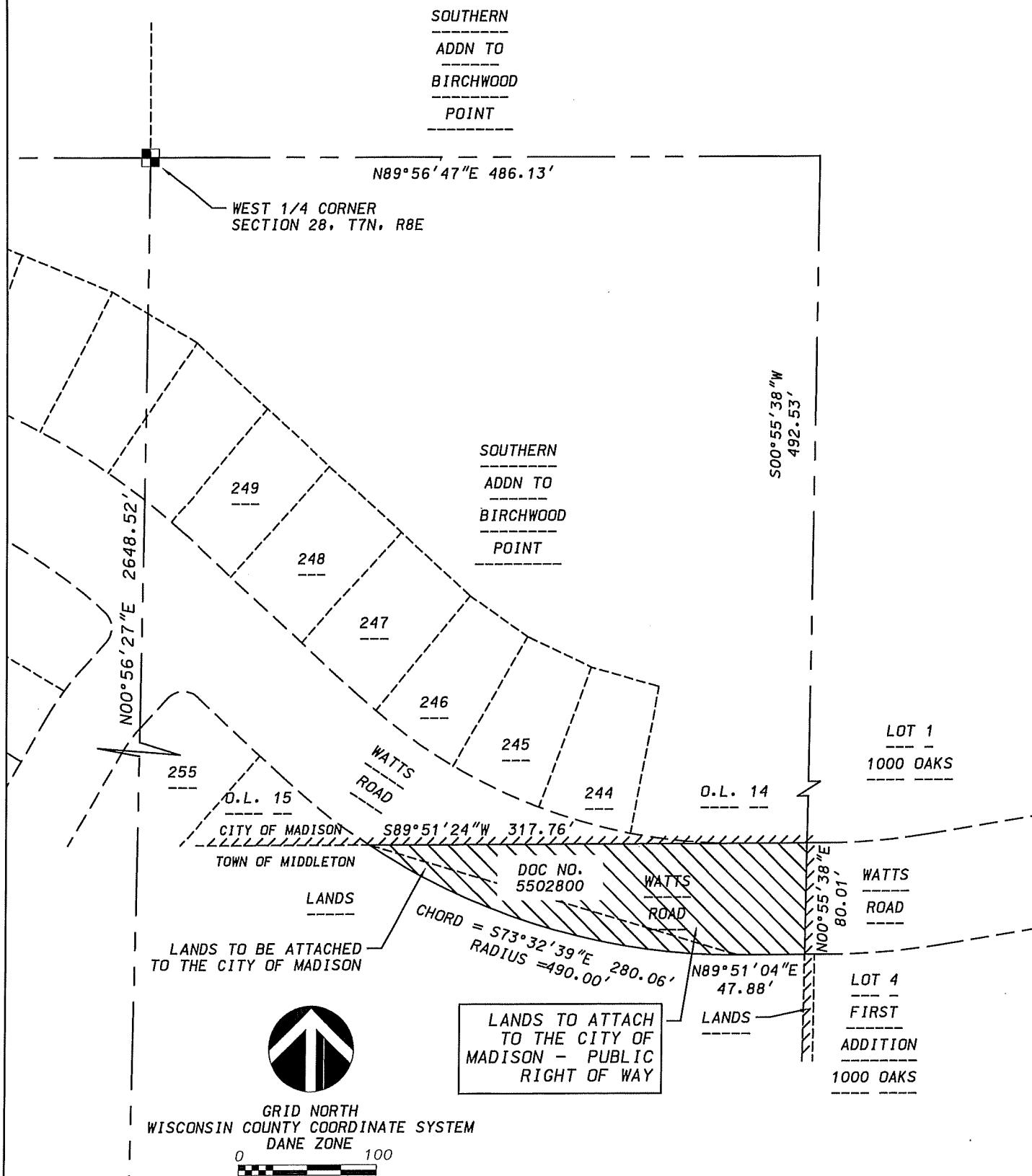
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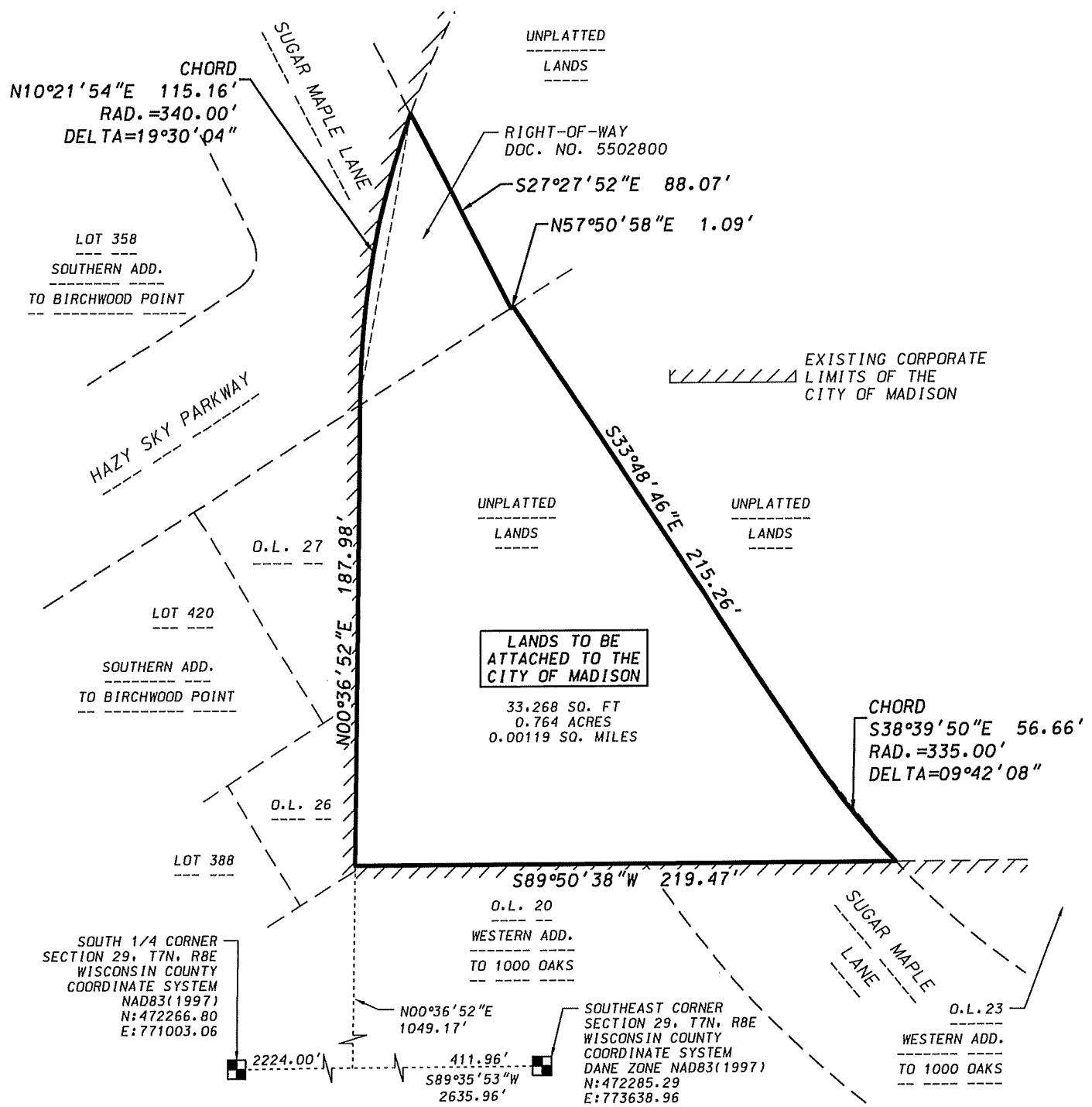
ATTACHMENT MAP - EXHIBIT "B"
 PART OF THE NW1/4 OF THE SW1/4 OF SECTION 28, T7N, R8E,
 TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN



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: Lydia McComas Date: January 30, 2026
 Name of grantor(s) or grantor(s) agent printed: Lydia McComas

EXHIBIT II
SCALE MAP OF LANDS TO BE ATTACHED TO THE CITY OF MADISON

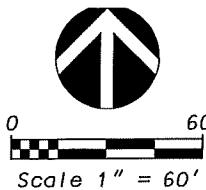


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Signed by grantor(s) or grantor(s) agent: Lydia McComas Date: January 30, 2026
Name of grantor(s) or grantor(s) agent printed: Lydia McComas

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 NAD83(1997)
THE SOUTH LINE OF THE
SE1/4 OF SECTION 29, T7N, R8E
BEARS $S89^{\circ}35'53"W$

DATE: 10-13-25
F.N.: 25-07-103