



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

October 1 2024

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

ORD11892

RECEIVED

01/09/2025

Municipal Boundary Review
WI Dept. of Administration

Dear MBR Team:

ORDINANCE NO. 24-00059
(File Id. 84637)
Mullins 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. 24-00059, ID No. 84637 on September 10, 2024; thereby attaching territory from the Town of Middleton and attaching same to the City of Madison.

A certified copy of Ordinance No. 24-00059 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 September 16, 2024.

Sincerely,

Maribeth Witzel-Behl
Maribeth Witzel-Behl
City Clerk

MWB:eac

Wisconsin DOA, MBR Team

cc:

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



City of Madison

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

Certified Copy

Ordinance: ORD-24-00059

File Number: 84637

Enactment Number: ORD-24-00059

Creating Section 15.01(663) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Alder Districts and Wards" attaching to the 1st Alder District property located in the Town of Middleton and generally bounded by S Pleasant View Road (CTH M) on the west, Welton Drive on the north, S High Point Road on the east, and Starr Grass Drive on the south, creating Section 15.02(135) of the Madison General Ordinances to attach the property to Ward 135, amending Section 15.03(1) to add Ward 135 to Alder District 1, and assigning a temporary zoning classification of Temp. A (Agriculture) District. (District 1)

DRAFTER'S ANALYSIS: This ordinance attaches approximately 186.5 acres of undeveloped agricultural land generally bounded by S Pleasant View Road (CTH M) on the west, Welton Drive on the north, S High Point Road on the east, and Starr Grass Drive and the northern boundary of Mid Town Commons Park on the south to the City of Madison from the Town of Middleton and assigns temporary zoning of Temp. A (Agriculture) District.

This ordinance shall take effect at 12:01 AM on the Monday following Common Council adoption of this ordinance.

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

An ordinance to create Subsection (663) 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 July 15, 2024 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 (663) 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 NW1/4 of the NE1/4, NE1/4 of the NE1/4, SE1/4 of the NE1/4 and the SW1/4 of the NE1/4 of Section 34, including a portion of S Pleasant View Road/ County Trunk Highway "M" right-of-way and the NW1/4 of the NW1/4 and the SW1/4 of the NW1/4 of Section 35, T7N, R8E, Town of Middleton, Dane County, Wisconsin to-wit:

Beginning at the East 1/4 Corner of said Section 34; thence S89°11'12"W, 2546.36 feet along the North line of Lot 37 and Outlot 4, Mid Town Commons, the North right-of-way line of Waldorf Boulevard, the North line of Outlot 2 and Lot 2, Springs at Pleasant View and the North right-of-way line of Mica Road to the East right-of-way line of S Pleasant View Road/County Highway "M"; thence N01°07'30"E, 937.61 feet along said East right-of-way line; thence N89°29'17"W, 25.00 feet along and said East right-of-way line and the Westerly extension thereof; thence N01°07'30"E, 892.94 feet along the Southerly extension of said East right-of-way line and said East right-of-way line to the Southwest corner of Lot 1, Certified Survey Map 14786; thence N89°38'56"E, 1028.06 feet along the South line of Lots 1-3, Certified Survey Map 14786, the South right-of-way line of South View Road, and the South line Lots 4, 5 and 12, Block 2, Westview Hills to the Southwest corner of said Lot 4; thence N01°07'45"E, 395.07 feet along the East line of Lots 2, 3 and 4, Block 2, Westview Hills; thence N88°59'22"E, 1550.03 feet to a point on the East line of the NE1/4 of said Section 34; thence N89°01'01"E, 1278.31 feet to a point on the West right-of-way line of S. High Point Road; thence S01°15'12"W, 2221.61 feet along said West right-of-way line; thence S88°56'13"W, 1280.21 feet along said West right-of-way line and the North line of Outlot 4, Valley Ridge to the Point of Beginning. Said described area contains 8,127,142 square feet, 186.574 acres, or 0.29152 square miles."

2. Subsection (135) of Section 15.02 entitled "Wards and Ward Boundaries" of the Madison General Ordinances is created to read as follows:

"(135) Ward 135. A parcel of land located in the NW1/4 of the NE1/4, NE1/4 of the NE1/4, SE1/4 of the NE1/4 and the SW1/4 of the NE1/4 of Section 34, including a portion of S Pleasant View Road/ County Trunk Highway "M" right-of-way and the NW1/4 of the NW1/4 and the SW1/4 of the NW1/4 of Section 35, T7N, R8E, Town of Middleton, Dane County, Wisconsin to-wit: Beginning at the East 1/4 Corner of said Section 34; thence S89°11'12"W, 2546.36 feet along the North line of Lot 37 and Outlot 4, Mid Town Commons, the North right-of-way line of Waldorf Boulevard, the North line of Outlot 2 and Lot 2, Springs at Pleasant View and the North right-of-way line of Mica Road to the East right-of-way line of S Pleasant View Road/County Highway "M"; thence N01°07'30"E, 937.61 feet along said East right-of-way line; thence N89°29'17"W, 25.00 feet along and said East right-of-way line and the Westerly extension thereof; thence N01°07'30"E, 892.94 feet along the Southerly extension of said East right-of-way line and said East right-of-way line to the Southwest corner of Lot 1, Certified Survey Map 14786; thence N89°38'56"E, 1028.06 feet along the South line of Lots 1-3, Certified Survey Map 14786, the South right-of-way line of South View Road, and the South line Lots 4, 5 and 12, Block 2, Westview Hills to the Southwest corner of said Lot 4; thence N01°07'45"E, 395.07 feet along the East line of Lots 2, 3 and 4, Block 2, Westview Hills; thence N88°59'22"E, 1550.03 feet to a point on the East line of the NE1/4 of said Section 34; thence N89°01'01"E, 1278.31 feet to a point on the West right-of-way line of S. High Point Road; thence S01°15'12"W, 2221.61 feet along said West right-of-way line; thence S88°56'13"W, 1280.21 feet along said West right-of-way line and the North line of Outlot 4, Valley Ridge to the Point of Beginning.
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, ~~and 124,~~ and 135.

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.

5. This ordinance shall take effect at 12:01 a.m. on September 16, 2024.

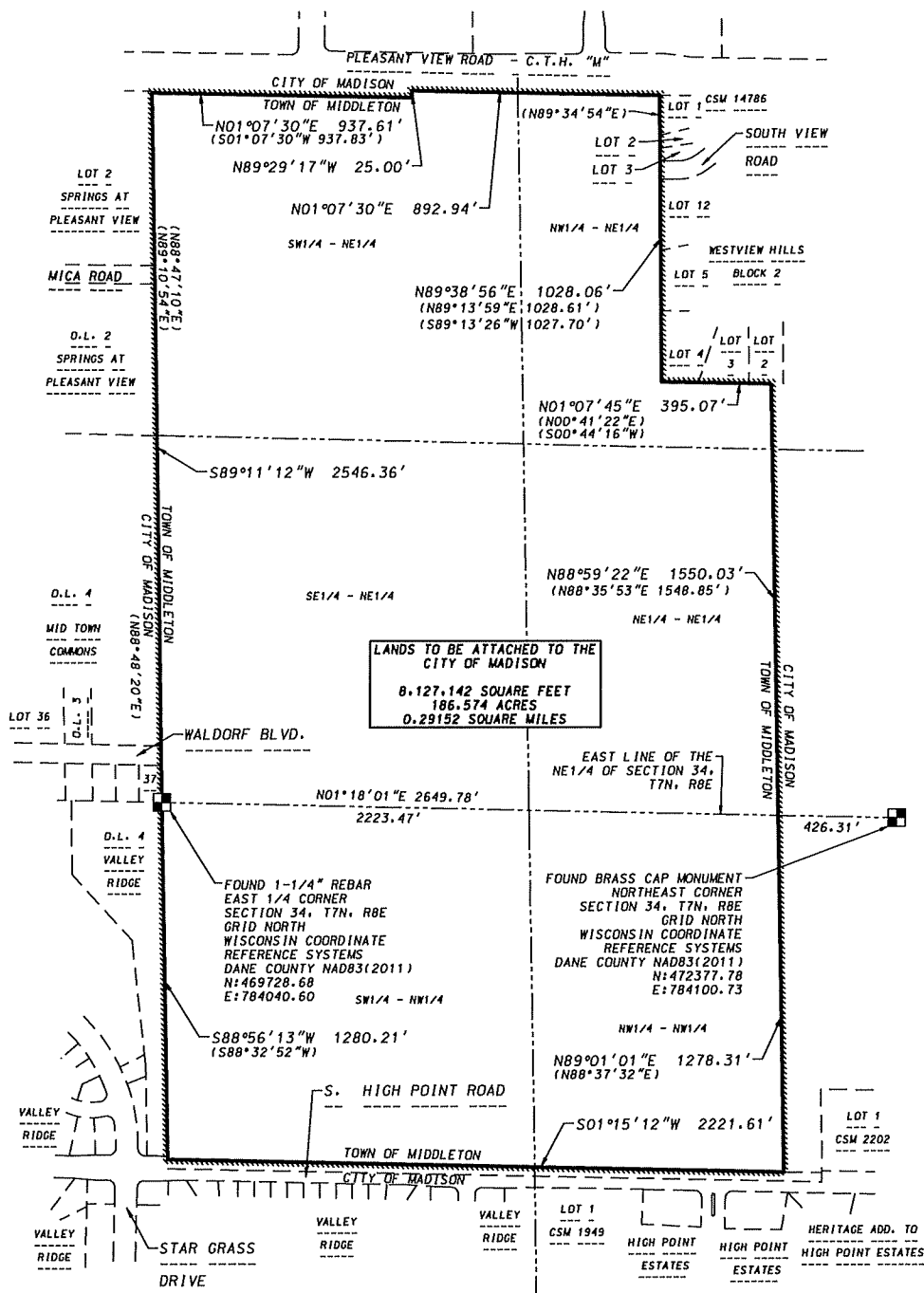
I, City Clerk Maribeth Witzel-Behl, certify that this is a true copy of Ordinance No. 24-00059, file 84637, adopted by the Madison Common Council on September 10, 2024.

Maribeth Witzel-Behl

9-23-2024
Date Certified

EXHIBIT "B"

LANDS TO BE ATTACHED TO THE CITY OF MADISON SCALE MAP



LANDS TO BE ATTACHED TO THE CITY OF MADISON
 8,127,142 SQUARE FEET
 186.574 ACRES
 0.29152 SQUARE MILES

NOTE: PLEASE BE ADVISED THAT THE DOCUMENT OF 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.

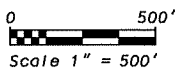
Signed by grantor(s) or grantor(s) agent: *Maribeth Witzel-Behl* Date: September 23, 2024
 Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl



LEGEND

- EXISTING CORPORATE LIMITS OF THE CITY OF MADISON
- RECORDED AS INFORMATION

GRID NORTH
 WISCONSIN COORDINATE
 REFERENCE SYSTEMS
 DANE COUNTY NAD83 (2011)
 THE WEST LINE OF THE SE1/4
 OF SECTION 34, T7N, R8E
 BEARS N01°18'01"E



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

DATE: July 09, 2024
 F.N.: 24-07-107

Document Number

Mullins Attachment, Town of Middleton

Document Title

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

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 10th of September, 2024.

Mullins Attachment, Town of Middleton
Ordinance #: ORD-24-00059,
File id 84637.

DOCUMENT #
5987617
09/26/2024 10:47 AM
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)

September 23, 2024

Date

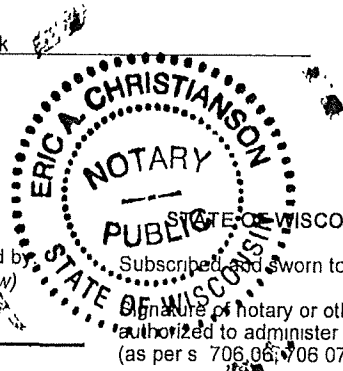
Date

Maribeth Witzel-Behl
Signature of Clerk

n/a
Signature of Grantor

Maribeth Witzel-Behl, City Clerk
*Name printed

*Name printed



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

Eric Christianson

Subscribed and sworn to before me on September 23, 2024 by the above named person(s)

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

[Signature]

*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

8

Annexation/ Attachment Worksheet

[Initial, 30 July 2024]



Petition Name:	Mullins/High-Spring, LP/Hill Valley Attachment
Township:	Middleton
<i>Date Filed with City Clerk:</i>	15 July 2024
<i>Date Filed with Town:</i>	15 July 2024
<i>Dept. of Administration Review:</i>	Not Required (Attachment)

Parcel Information

<i>County Parcel Number</i>	<i>Dane County Address</i>	<i>Rural Zoning</i>	<i>Existing Use</i>
038/0708-341-8700-5	N/A	AT-5	Undeveloped agricultural land
038/0708-341-8170-7	N/A	AT-5	Undeveloped agricultural land
038/0708-341-8250-0	N/A	AT-5	Undeveloped agricultural land
038/0708-352-8670-9	N/A	AT-5	Undeveloped agricultural land
038/0708-352-9000-7	N/A	AT-5	Undeveloped agricultural land
038/0708-341-9500-5	N/A	AT-5	Undeveloped agricultural land
038/0708-341-9000-0	N/A	AT-5	Undeveloped agricultural land

Property Owner(s)	
<i>Name:</i>	The High-Spring Limited Partnership
	Bradley C. Mullins
<i>Address:</i>	401 N Carroll Street
	Madison, WI 53703

Representative	
<i>Name:</i>	
<i>Address:</i>	

Surveyor	
<i>Name:</i>	Brett Stoffregan
	D'Onofrio Kottke and Associates, Inc.
<i>Address:</i>	7530 Westward Way
	Madison, WI 53717

City Land Use Plan(s):	Comprehensive Plan (2023) – Low Residential (LR), Low-Medium Residential (LMR), Medium Residential (MR), and Park and Open Space (P) High Point-Raymond Neighborhood Development Plan (2017) – Residential Housing Mix (HM) 1, HM2, HM3, HM4, Park, and Other Open Space
Zoning Upon Annexation:	Temp. A (Agricultural Dist.)
Central Urban Service Area:	In CUSA

Madison Metropolitan Sewerage District Status:	Not in MMSD – Annexation Required			
Environmental Corridors:	Yes			
Square-Footage of Attachment:	8,127,142			
Acreage of Attachment:	186.574			
Square-Mileage of Attachment:	0.29152			
Dwelling Units:	0			
Population:	0			
Electors:	0			
Tax Information by Parcel/Year	2023			
	- 8170-7	-8250-0	-8700-5	-9000-0
<i>Assessed Land Value:</i>	\$4,800.00	\$1,800.00	\$3,300.00	\$9,500.00
<i>Ass. Improvement Value:</i>	\$0.00	\$0.00	\$0.00	\$0.00
<i>Total Assessed Value:</i>	\$4,800.00	\$1,800.00	\$3,300.00	\$9,500.00
<i>First Dollar Tax Credit</i>	\$0.00	\$0.00	\$0.00	\$80.70
Total Taxes for Year: (2023)	\$75.01	\$28.13	\$51.56	\$148.45
<i>State of Wisconsin</i>	\$0.00	\$0.00	\$0.00	\$0.00
<i>Dane County</i>	\$19.29	\$7.24	\$13.26	\$38.19
<i>Town of Middleton</i>	\$10.32	\$3.87	\$7.09	\$20.42
<i>School District</i>	\$41.31	\$15.49	\$28.40	\$81.75
<i>Madison Area Technical College</i>	\$4.09	\$1.53	\$2.81	\$8.09
Special Assessment:	\$0.00	\$0.00	\$0.00	\$0.00
Tax Information by Parcel/Year	2023			
	-9500-5	-8670-9	-9000-7	
<i>Assessed Land Value:</i>	\$8,300.00	\$10,500.00	\$9,400.00	
<i>Ass. Improvement Value:</i>	\$0.00	\$0.00	\$0.00	
<i>Total Assessed Value:</i>	\$8,300.00	\$10,500.00	\$9,400.00	
<i>First Dollar Tax Credit</i>	\$0.00	\$0.00	\$0.00	
Total Taxes for Year: (2023)	\$129.69	\$164.09	\$146.90	
<i>State of Wisconsin</i>	\$0.00	\$0.00	\$0.00	
<i>Dane County</i>	\$33.36	\$42.21	\$37.78	
<i>Town of Middleton</i>	\$17.84	\$22.57	\$20.21	
<i>School District</i>	\$71.42	\$90.37	\$80.90	
<i>Madison Area Technical College</i>	\$7.07	\$8.94	\$8.01	
Special Assessment:	\$0.00	\$0.00	\$0.00	
Political				
<i>Alder District:</i>	1 – Duncan			
<i>Ward:</i>	135 [NEW]			
<i>Polling Place:</i>	Blackhawk Church – Gymnasium; 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-B (Wednesday)
Common Council	
Petition Before Council:	6 August 2024 (ID 84614) <i>Accepted:</i>
<i>Ordinance Introduction:</i>	6 August 2024
<i>Plan Commission Date:</i>	N/A (Cooperative Plan)
<i>Ordinance Adoption:</i>	10 September 2024 (Scheduled)
Ordinance Number (ID):	
Effective Date:	12:01 AM on 16 September 2024
Legal Description:	
<p>A parcel of land located in the NW1/4 of the NE1/4, NE1/4 of the NE1/4, SE1/4 of the NE1/4 and the SW1/4 of the NE1/4 of Section 34, including a portion of S Pleasant View Road/ County Trunk Highway "M" right-of-way and the NW1/4 of the NW1/4 and the SW1/4 of the NW1/4 of Section 35, T7N, R8E, Town of Middleton, Dane County, Wisconsin to-wit:</p> <p>Beginning at the East 1/4 Corner of said Section 34; thence S89°11'12"W, 2546.36 feet along the North line of Lot 37 and Outlot 4, Mid Town Commons, the North right-of-way line of Waldorf Boulevard, the North line of Outlot 2 and Lot 2, Springs at Pleasant View and the North right-of-way line of Mica Road to the East right-of-way line of S Pleasant View Road/County Highway "M"; thence N01°07'30"E, 937.61 feet along said East right-of-way line; thence N89°29'17"W, 25.00 feet along and said East right-of-way line and the Westerly extension thereof; thence N01°07'30"E, 892.94 feet along the Southerly extension of said East right-of-way line and said East right-of-way line to the Southwest corner of Lot 1, Certified Survey Map 14786; thence N89°38'56"E, 1028.06 feet along the South line of Lots 1-3, Certified Survey Map 14786, the South right-of-way line of South View Road, and the South line Lots 4, 5 and 12, Block 2, Westview Hills to the Southwest corner of said Lot 4; thence N01°07'45"E, 395.07 feet along the East line of Lots 2, 3 and 4, Block 2, Westview Hills; thence N88°59'22"E, 1550.03 feet to a point on the East line of the NE1/4 of said Section 34; thence N89°01'01"E, 1278.31 feet to a point on the West right-of-way line of S. High Point Road; thence S01°15'12"W, 2221.61 feet along said West right-of-way line; thence S88°56'13"W, 1280.21 feet along said West right-of-way line and the North line of Outlot 4, Valley Ridge to the Point of Beginning. Said described area contains 8,127,142 square feet, 186.574 acres, or 0.29152 square miles.</p>	