

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 21st day of April, 2020.

Theis Trust Attachment  
Ordinance #: ORD-20-00043  
ID#: 60083

KRISTI CHLEBOWSKI  
DANE COUNTY  
REGISTER OF DEEDS

DOCUMENT #  
5588883  
05/14/2020 11:51 AM  
Trans Fee:  
Exempt #:  
Rec. Fees: 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 11, 2020

Date

Lauren M. Perez for  
Signature of Clerk

Maribeth Witzel-Behl, 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 May 11, 2020 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]

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-20-00043

File Number: 60083

Enactment Number: ORD-20-00043

Creating Section 15.01(618) 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 This Attachment and creating Section 15.02(154) of the Madison General Ordinances entitled "Wards and Ward Boundaries" to assign the attached property to Ward 154; and assigning a temporary zoning classification of A Agriculture District.

DRAFTER'S ANALYSIS: This ordinance attaches land in the Town of Middleton.

\*\*\*\*\*

An ordinance to create Subsection (618) 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 6, 2020, 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 (618) of Section 15.01 of the Madison General Ordinances is hereby created to read as follows:

"15.01(618) - 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 Agriculture District:

Lands located in the SW1/4 of the SE1/4 and the NW1/4 of the SE1/4 of Section 34, T7N, R8E, Town of Middleton, Dane County, Wisconsin to-wit:

Commencing at the South 1/4 corner of said Section 34; thence N01°26'38"E, 2646.01 feet along the West line of said SE1/4 to the Center of said Section 34; thence N89°10'54"E, 70.05 feet along the North line of said SE1/4 to the point of beginning; thence N89°10'54"E, 1245.75 feet along said North line to the Northwest corner of Outlot 4, Midtown Commons First Addition; thence S01°25'13"W, 726.41 feet along the West line of said Outlot 4 and the West right-of-way line of Mansion Hill Drive, being along the existing City of Madison Corporate boundary; thence S73°17'55"W, 148.65 feet, being along the existing City of Madison Corporate boundary; thence S18°26'15"W, 363.16 feet, being along the existing City of Madison Corporate boundary; thence S68°55'46"W, 613.35 feet,

being along the existing City of Madison Corporate boundary; thence S56°07'05"W, 304.10 feet, being along the existing City of Madison Corporate boundary ; thence S52°29'21"W, 261.01 feet, being along the existing City of Madison Corporate boundary; thence N01°26'38"E, 330.00 feet, being along the existing City of Madison Corporate boundary; thence N88°33'22"W, 5.00 feet, being along the existing City of Madison Corporate boundary; thence N01°26'38"E, 360.00 feet, being along the existing City of Madison Corporate boundary; thence S88°33'22"E, 25.00 feet being, along the existing City of Madison Corporate boundary; thence N01°26'38"E, 955.63 feet, being along the existing City of Madison Corporate boundary to the point of beginning. Said described parcel contains 1,543,762 square feet; 35.4399 acres; 0.0554 square miles."

2. Subsection (154) of Section 15.02 entitled "Wards and Ward Boundaries" of the Madison General Ordinances is created to read as follows:

"(154) Ward 154. Lands located in the SW1/4 of the SE1/4 and the NW1/4 of the SE1/4 of Section 34, T7N, R8E, Town of Middleton, Dane County, Wisconsin to-wit: Commencing at the South 1/4 corner of said Section 34; thence N01°26'38"E, 2646.01 feet along the West line of said SE1/4 to the Center of said Section 34; thence N89°10'54"E, 70.05 feet along the North line of said SE1/4 to the point of beginning; thence N89°10'54"E, 1245.75 feet along said North line to the Northwest corner of Outlot 4, Midtown Commons First Addition; thence S01°25'13"W, 726.41 feet along the West line of said Outlot 4 and the West right-of-way line of Mansion Hill Drive, being along the existing City of Madison Corporate boundary; thence S73°17'55"W, 148.65 feet, being along the existing City of Madison Corporate boundary; thence S18°26'15"W, 363.16 feet, being along the existing City of Madison Corporate boundary; thence S68°55'46"W, 613.35 feet, being along the existing City of Madison Corporate boundary; thence S56°07'05"W, 304.10 feet, being along the existing City of Madison Corporate boundary ; thence S52°29'21"W, 261.01 feet, being along the existing City of Madison Corporate boundary; thence N01°26'38"E, 330.00 feet, being along the existing City of Madison Corporate boundary; thence N88°33'22"W, 5.00 feet, being along the existing City of Madison Corporate boundary; thence N01°26'38"E, 360.00 feet, being along the existing City of Madison Corporate boundary; thence S88°33'22"E, 25.00 feet being, along the existing City of Madison Corporate boundary; thence N01°26'38"E, 955.63 feet, being along the existing City of Madison Corporate boundary to the point of beginning. Polling place at Coventry Village, 7707 North Brookline Drive."

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

"(1) First Aldermanic District. Wards 101, 102, 103, 104, 105, 106, 114, 115, 116, 119, 121, 125, 137, ~~and 151,~~ and 154."

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.

Lauren N Perez for  
I, City Clerk Maribeth Witzel-Behl, certify that this is a true copy of Ordinance No. 20-00043, id 60083, adopted by the Madison Common Council on April 21, 2020.

Lauren N. Perez

5-11-2020  
Date Certified

# Annexation/ Attachment Worksheet

[Initial, 19 March 2020]



	<i>Comment 1</i>	<i>Comment 2</i>
<b>Petition Name:</b>	Theis/Continental Properties Attachment	
<b>Dane County Address:</b>	3306 CTH M (S Pleasant View Road)	
<b>Township:</b>	Middleton	
<b>Parcel Number(s):</b>	Part of 038/0708-344-8502-0 and part of 038/0708-344-9002-0	
<b>Date Filed with City Clerk:</b>	06 March 2020	
<b>Date Filed with Town:</b>	06 March 2020 (by mail)	
<b>Dept. of Administration Review:</b>	None; Cooperative Plan	
<b>Property Owner(s)</b>		
<i>Name:</i>	Randall A. Theis Trust, Randall A. Theis, Trustee	
	<i>and</i>	
	Theis Trust, Laverne L. and Joanne C. Theis, Trustees	
<i>Address:</i>	8821 Mineral Point Road	
	Madison, WI 53593	
<b>Representative (if any)</b>		
<i>Name:</i>		
<i>Address:</i>		
<b>Surveyor</b>		
<i>Name:</i>	Brett Stoffregan	
	D'Onofrio Kottke and Associates, Inc.	
<i>Address:</i>	7530 Westward Way	
	Madison, WI 53717	
<b>County Zoning of Annexed Land:</b>	AT-5 (Agriculture Transition—5 Acre District)	
<b>Existing Use(s) of Annexed Land:</b>	Undeveloped agricultural land	
<b>City Land Use Plan(s):</b>	Comprehensive Plan (2018) – Low-Medium Residential, Medium Residential, and Park and Open Space High Point-Raymond NDP (2017) – Housing Mix 2 (HM2), HM3, HM4, Park, and Other Open Space	
<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>	<b>Not</b> in MMSD	
<b>Environmental Corridors:</b>	Yes – Future park and adjacent greenway	

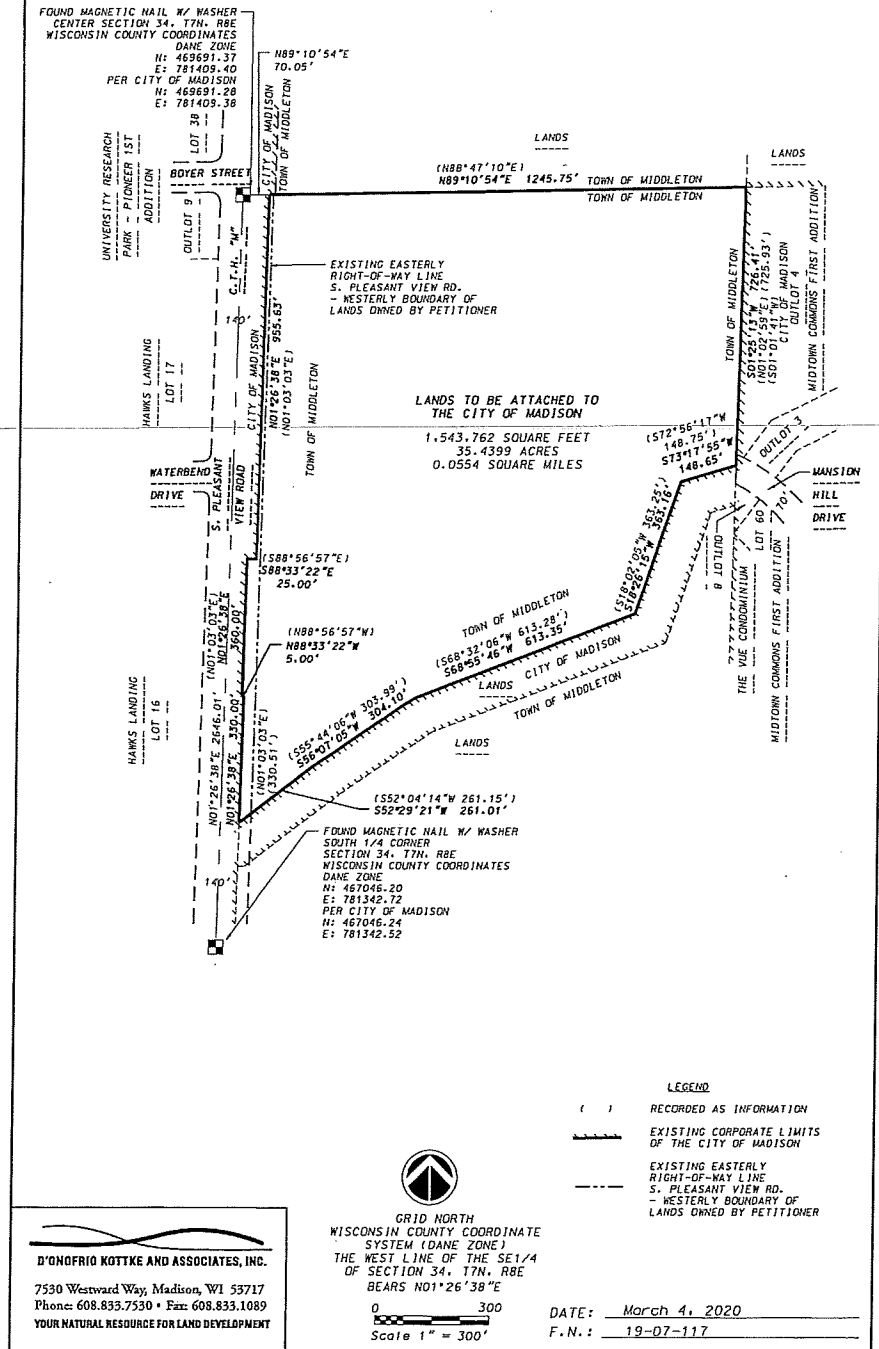
Square-Footage of Annexation:	1,543,762		
Acreage of Annexation:	35.44		
Square-Mileage of Annexation:	0.0554		
Dwelling Units:	0		
Population:	0		
Electors:	0		
<b>Tax Information by Parcel/Year</b>	<b>2019</b>		
	<b>-8502-0 (Part of)</b>	<b>-9002-0 (Part of)</b>	
<i>Assessed Land Value:</i>	\$10,400.00	\$9,500.00	
<i>Ass. Improvement Value:</i>	\$0.00	\$0.00	
<i>Total Assessed Value:</i>	\$10,400.00	\$9,500.00	
<b>Total Taxes for Year: (2019)</b>	\$221.71	\$202.52	
<i>State of Wisconsin</i>	\$0.00	\$0.00	
<i>Dane County</i>	\$41.90	\$38.27	
<i>Town of Burke</i>	\$29.42	\$26.87	
<i>School District</i>	\$139.25	\$127.20	
<i>Madison Area Technical College</i>	\$11.14	\$10.18	
<b>Special Assessment:</b>	\$0.00	\$0.00	
<b>Aldermanic District:</b>	1 – Harrington-McKinney		
<b>Ward:</b>	154 [NEW]		
<b>Polling Place:</b>	Coventry Village – 7707 North Brookline Drive		
<b>Supervisory District:</b>	15		
<b>Assembly District:</b>	79		
<b>Senate District:</b>	27		
<b>School District(s):</b>	Verona Area School District (5901)		
<b>Electricity:</b>	Wisconsin Power & Light/Alliant Energy (ID 6680)		
<b>Gas:</b>	Madison Gas & Electric Company (MG&E) (ID 3270)		
<b>Trash Day:</b>	6-B (Wednesday)		
<b>Telephone:</b>	TDS (ID 5500)		
<b>Petition Before Council:</b>	17 March 2020 (ID 59898)	<i>To Be Accepted:</i> 31 March 2020	
<b>Common Council</b>			
<i>Ordinance Introduction:</i>	31 March 2020		
<i>Plan Commission Date:</i>	N/A		
<i>Ordinance Adoption:</i>	21 April 2020 (scheduled)		
<b>Ordinance Number (ID):</b>			
<b>Effective Date:</b>			
<b>Legal Description:</b>	Lands located in the SW1/4 of the SE1/4 and the NW1/4 of the SE1/4 of Section 34, T7N, R8E, Town of Middleton, Dane County, Wisconsin to-wit:		

Commencing at the South 1/4 corner of said Section 34; thence  $N01^{\circ}26'38''E$ , 2646.01 feet along the West line of said SE1/4 to the Center of said Section 34; thence  $N89^{\circ}10'54''E$ , 70.05 feet along the North line of said SE1/4 to the point of beginning; thence  $N89^{\circ}10'54''E$ , 1245.75 feet along said North line to the Northwest corner of Outlot 4, Midtown Commons First Addition; thence  $S01^{\circ}25'13''W$ , 726.41 feet along the West line of said Outlot 4 and the West right-of-way line of Mansion Hill Drive, being along the existing City of Madison Corporate boundary; thence  $S73^{\circ}17'55''W$ , 148.65 feet, being along the existing City of Madison Corporate boundary; thence  $S18^{\circ}26'15''W$ , 363.16 feet, being along the existing City of Madison Corporate boundary; thence  $S68^{\circ}55'46''W$ , 613.35 feet, being along the existing City of Madison Corporate boundary; thence  $S56^{\circ}07'05''W$ , 304.10 feet, being along the existing City of Madison Corporate boundary ; thence  $S52^{\circ}29'21''W$ , 261.01 feet, being along the existing City of Madison Corporate boundary; thence  $N01^{\circ}26'38''E$ , 330.00 feet, being along the existing City of Madison Corporate boundary; thence  $N88^{\circ}33'22''W$ , 5.00 feet, being along the existing City of Madison Corporate boundary; thence  $N01^{\circ}26'38''E$ , 360.00 feet, being along the existing City of Madison Corporate boundary; thence  $S88^{\circ}33'22''E$ , 25.00 feet being, along the existing City of Madison Corporate boundary; thence  $N01^{\circ}26'38''E$ , 955.63 feet, being along the existing City of Madison Corporate boundary to the point of beginning. Said described parcel contains 1,543,762 square feet; 35.4399 acres; 0.0554 square miles.

# EXHIBIT "II"

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

### SCALE MAP



**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

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 Date: May 11, 2020  
Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl