

Document Number

S. Pleasant View Rd Mid Town Rd, 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 28th of October, 2025.

South Pleasant View Road Mid Town Road Attachment,
Town of Middleton
Ordinance #: ORD-25-00078,
File id 90205.

DOCUMENT #
6060970

11/03/2025 10:29 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)

October 31, 2025

Date

Signature of Clerk

Lydia McComas, City Clerk

*Name printed

Date

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 October 31, 2025 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

8

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8



City of Madison

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

Master

File Number: 90205

File ID: 90205

File Type: Ordinance

Status: Passed

Version: 1

Reference:

Controlling Body: Attorney's Office

File Created Date : 09/30/2025

File Name: South Pleasant View Road Mid Town Road
Attachment

Final Action: 10/28/2025

Title: Creating Section 15.01(664) 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 approximately 33.4 acres of land located in the northeastern quadrant of South Pleasant View Road and Mid Town Road from the Town of Middleton, creating Section 15.02(136) of the Madison General Ordinances to attach the property to Ward 136, amending 15.03(1) to add Ward 136 to Alder District 1, and assigning a temporary zoning classification of Temp. A (Agricultural) District. (District 1)

Notes: 6998PleasantViewMidTownAttach
MAYOR APPROVAL DATE 10/31.2025

CC Agenda Date: 10/28/2025

Agenda Number: 69.

Sponsors: Satya V. Rhodes-Conway

Effective Date: 11/07/2025

Attachments: JDM Properties Worksheet_Initial_09-30-25.pdf,
Attachment Map.pdf

Enactment Number: ORD-25-00078

Author: Kate Smith

Hearing Date:

Entered by: mglaeser@cityofmadison.com

Published Date: 11/06/2025

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/30/2025	Michael Haas	Approved as to Form	10/20/2025
1	2	9/30/2025	Maggie McClain	Delegated	
Notes: Delegated: Out Of Office					
1	3	10/1/2025	Christine Koh	Delegated	
1	4	10/1/2025	Khadidiatou Dia	Approve	10/7/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	09/30/2025	Referred for Introduction				

Action Text: This Ordinance was Referred for Introduction
Notes: Common Council (10/28/25)

1 COMMON COUNCIL 10/07/2025 Refer to a future Meeting to Adopt COMMON COUNCIL 10/28/2025 Pass

Action Text: A motion was made by Vidaver, seconded by Govindarajan, to Refer to a future Meeting to Adopt to the COMMON COUNCIL. The motion passed by voice vote/other.

1 COMMON COUNCIL 10/28/2025 Adopt Unanimously Pass

Action Text: A motion was made by Vidaver, seconded by Govindarajan, to Adopt Unanimously. The motion passed by voice vote/other.

Text of Legislative File 90205

Fiscal Note

No City appropriation required.

Title

Creating Section 15.01(664) 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 approximately 33.4 acres of land located in the northeastern quadrant of South Pleasant View Road and Mid Town Road from the Town of Middleton, creating Section 15.02(136) of the Madison General Ordinances to attach the property to Ward 136, amending 15.03(1) to add Ward 136 to Alder District 1, and assigning a temporary zoning classification of Temp. A (Agricultural) District. (District 1)

Body

DRAFTER'S ANALYSIS: This ordinance attaches approximately 33.4 acres of land located in the northeastern quadrant of South Pleasant View Road and Mid Town Road in the Town of Middleton and 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 (664) 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 September 25, 2025 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 (664) 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 NW 1/4 of the SE 1/4 and the SW 1/4 of the SE1/4 of Section 34, T7N, R8E, Town of Middleton, Dane County, Wisconsin, more particularly described as

follows:

Commencing at the South Quarter Corner of said Section 34; thence N89°16'25"E, 996.56 feet along the South line of said SE 1/4; thence N00°43'34"W, 33.27 feet to a point on the north right-of-way line of Mid Town Road and Point of Beginning; thence S89°16'26"W, 881.30 feet; thence N44°43'48"W, 92.75 feet; thence N01°26'34"E, 786.77 feet; thence S88°33'26"E, 17.38 feet; thence N52°29'36"E, 316.38 feet; thence N56°09'28"E, 289.01 feet; thence N68°54'21"E, 649.82 feet; thence N18°25'47"E, 358.34 feet; thence N73°22'22"E, 64.13 feet to a point on the west line of First Addition to Mid Town Commons; thence S01°25'19"W, 1403.88 feet along the west line of said First Addition to Mid Town Commons and the west line of Second Addition to Mid Town Commons; thence S89°16'59"W, 318.24 feet; thence S01°27'30"W, 379.26 feet to a point on the north right-of-way line of Mid Town Road and the Point of Beginning. Said described parcel contains 1,453,960 square feet, 33.38 acres, or 0.0522 square miles."

2. Subsection (136) of Section 15.02 entitled "Wards and Ward Boundaries" of the Madison General Ordinances is created to read as follows:

"(136) Ward 136. A parcel of land located in the NW 1/4 of the SE 1/4 and the SW 1/4 of the SE1/4 of Section 34, T7N, R8E, Town of Middleton, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South Quarter Corner of said Section 34; thence N89°16'25"E, 996.56 feet along the South line of said SE 1/4; thence N00°43'34"W, 33.27 feet to a point on the north right-of-way line of Mid Town Road and Point of Beginning; thence S89°16'26"W, 881.30 feet; thence N44°43'48"W, 92.75 feet; thence N01°26'34"E, 786.77 feet; thence S88°33'26"E, 17.38 feet; thence N52°29'36"E, 316.38 feet; thence N56°09'28"E, 289.01 feet; thence N68°54'21"E, 649.82 feet; thence N18°25'47"E, 358.34 feet; thence N73°22'22"E, 64.13 feet to a point on the west line of First Addition to Mid Town Commons; thence S01°25'19"W, 1403.88 feet along the west line of said First Addition to Mid Town Commons and the west line of Second Addition to Mid Town Commons; thence S89°16'59"W, 318.24 feet; thence S01°27'30"W, 379.26 feet to a point on the north right-of-way line of Mid Town Road and the Point of Beginning. Said described parcel contains 1,453,960 square feet, 33.38 acres, or 0.0522 square miles. Polling place at West Madison Agricultural Research Station, 8502 Mineral Point Road."

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, ~~and 135,~~ and 136.

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.

Annexation/ Attachment Worksheet

[Initial, 30 September 2025]



Petition Name:	JDM Properties, LLC Attachment
Township:	Middleton
<i>Date Filed with City Clerk:</i>	25 September 2025
<i>Date Filed with Town:</i>	24 September 2025 (by hand delivery per petitioner)
<i>Dept. of Administration Review:</i>	Not Required (Attachment)

Parcel Information

County Parcel Number	Dane County Address	Rural Zoning	Existing Use
038/0708-344-8885-0	N/A	AT-5	Undeveloped agricultural land
038/0708-344-9003-0	N/A	AT-5	Undeveloped agricultural land

Property Owner(s)

<i>Name:</i>	JDM Properties, LLC
<i>Address:</i>	101 N Mills Street Madison, WI 53715

Representative

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

Surveyor

<i>Name:</i>	Kevin Pape Vierbicher, Inc.
<i>Address:</i>	999 Fourier Drive, Suite 201 Madison, WI 53717

City Land Use Plan(s):	Comprehensive Plan (2024) – Community Mixed-Use (CMU), Medium Residential (MR), and Park and Open Space (P) High Point-Raymond Neighborhood Development Plan (2017) – Community Mixed-Use, Residential Housing Mix (HM) 4, Park, and Other Open Space
Zoning Upon Annexation:	Temp. A (Agricultural Dist.)
Central Urban Service Area:	In CUSA
Environmental Corridors:	Not on subject property
Madison Metropolitan Sewerage District Status:	Not in MMSD – Annexation Required

Square-Footage of Attachment:	1,453,960
Acreage of Attachment:	33.38
Square-Mileage of Attachment:	0.0522

Dwelling Units:	0		
Population:	0		
Electors:	0		
Tax Information by Parcel/Year	2024		
	-8885-0	-9003-0	
<i>Assessed Land Value:</i>	\$700.00	\$10,400.00	
<i>Ass. Improvement Value:</i>	\$0.00	\$0.00	
<i>Total Assessed Value:</i>	\$700.00	\$10,400.00	
<i>First Dollar Tax Credit</i>	\$0.00	\$0.00	
<i>Lottery Credit</i>	\$0.00	\$0.00	
Total Taxes for Year: (2024)	\$13.82	\$205.28	
<i>State of Wisconsin</i>	\$0.00	\$0.00	
<i>Dane County</i>	\$2.84	\$42.26	
<i>Town of Middleton</i>	\$1.50	\$22.27	
<i>School District</i>	\$8.87	\$131.73	
<i>Madison Area Technical College</i>	\$0.61	\$9.02	
Special Assessment:	\$0.00	\$0.00	
Political			
<i>Alder District:</i>	1 – Duncan		
<i>Ward:</i>	136 [NEW]		
<i>Polling Place:</i>	Hickory Hill Academy; 3276 High Point Road		
<i>Supervisory District:</i>	29		
<i>Assembly District:</i>	80		
<i>Senate District:</i>	27		
<i>School District(s):</i>	Verona Area School District (5901)		
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>	Mount Vernon (dba TDS, Inc.) (ID 3970)		
<i>Trash District (Day):</i>	6-B (Wednesday)		
Common Council			
Petition Before Council:	7 October 2025 (ID 90108)	<i>Accepted:</i>	
<i>Ordinance Introduction:</i>	7 October 2025		
<i>Plan Commission Date:</i>	N/A (Cooperative Plan)		
<i>Ordinance Adoption:</i>	28 October 2025 (Scheduled)		
Ordinance Number (ID):			
Effective Date:			
Legal Description:			
<p>A parcel of land located in the NW 1/4 of the SE 1/4 and the SW 1/4 of the SE1/4 of Section 34, T7N, R8E, Town of Middleton, Dane County, Wisconsin, more particularly described as follows:</p> <p>Commencing at the South Quarter Corner of said Section 34; thence N89°16'25"E, 996.56 feet along the South line of said SE 1/4; thence N00°43'34"W, 33.27 feet to a point on the north right-of-way</p>			

line of Mid Town Road and Point of Beginning; thence S89°16'26"W, 881.30 feet; thence N44°43'48"W, 92.75 feet; thence N01°26'34"E, 786.77 feet; thence S88°33'26"E, 17.38 feet; thence N52°29'36"E, 316.38 feet; thence N56°09'28"E, 289.01 feet; thence N68°54'21"E, 649.82 feet; thence N18°25'47"E, 358.34 feet; thence N73°22'22"E, 64.13 feet to a point on the west line of First Addition to Mid Town Commons; thence S01°25'19"W, 1403.88 feet along the west line of said First Addition to Mid Town Commons and the west line of Second Addition to Mid Town Commons; thence S89°16'59"W, 318.24 feet; thence S01°27'30"W, 379.26 feet to a point on the north right-of-way line of Mid Town Road and the Point of Beginning. Said described parcel contains 1,453,960 square feet, 33.38 acres, or 0.0522 square miles.

Ordinance No. _____
 I.D. No. _____
 Date Adopted: _____
 Date Published: _____
 Aldermanic District Attached to: _____

EXHIBIT B



Area: 1,453,960 s.f.; 33.38 Acres; Square Miles: 0.0522

GRAPHIC SCALE: 1" = 300'



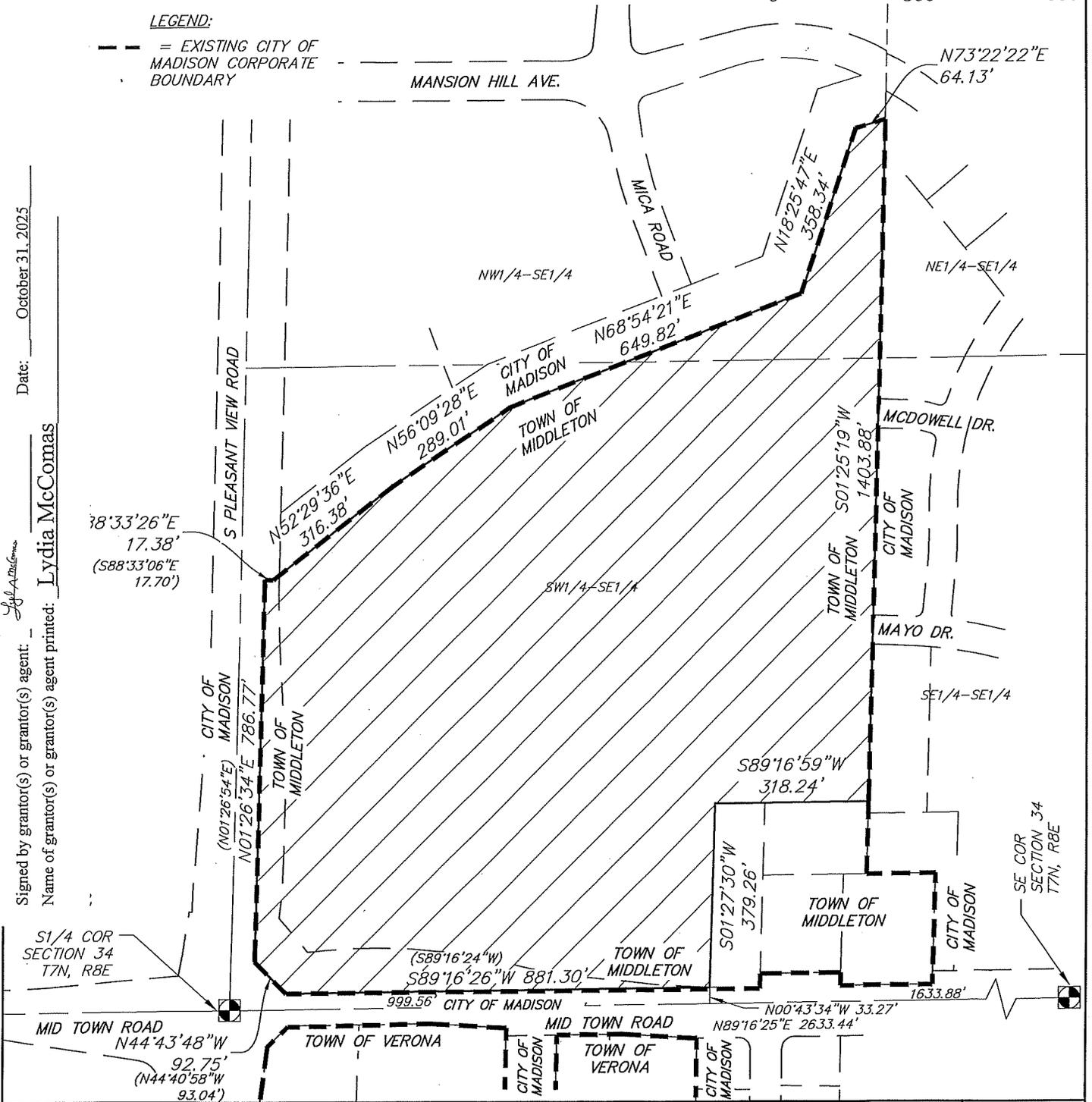
HATCHING DEPICTS LIMITS OF AREA TO BE ATTACHED TO THE CITY OF MADISON FROM THE TOWN OF MIDDLETON.

LEGEND:

= EXISTING CITY OF MADISON CORPORATE BOUNDARY

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*
 Name of grantor(s) or grantor(s) agent printed: **Lydia McComas**
 Date: October 31, 2025



vierbicher
 planners | engineers | advisors



Job #: 240226
 Date: 09/22/2025
 Rev:
 Drafted By: PSPE
 Checked By: KPAP

ATTACHMENT MAP

SHEET
 1 OF 1