

DocId:10182699

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Document Number

Marsh Road Attachment, Town of Blooming Grove

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 7th of June, 2022.

Marsh Road Attachment, Town of Blooming Grove
Ordinance #: ORD-22-00053,
File id 71592.

DOCUMENT #
5842718

06/22/2022 10:36 AM

Trans Fee:

Exempt #:

Rec. Fee: 30.00

Pages: 8

Name and Return Address

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

Parcel Identification Number (PIN)

June 22, 2022
Date

Date


Signature of Clerk

n/a
Signature of Grantor

Jim Verbick, Deputy City Clerk
*Name printed


*Name printed

STATE OF WISCONSIN, County of Dane

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

Subscribed and sworn to before me on June 22, 2022 by the above named person(s).

Eric Christianson

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



City of Madison

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

Certified Copy

Ordinance: ORD-22-00053

File Number: 71592

Enactment Number: ORD-22-00053

SUBSTITUTE - Creating Section 15.01(~~567630~~) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Alder Districts and Wards" attaching to the 16th Alder District the property located at 4005 Marsh Road in the Town of Blooming Grove, amending Section 15.02(2) of the Madison General Ordinances to attach the property to Ward 2, and assigning a temporary zoning classification of Temporary A (Agricultural) District.

DRAFTER'S ANALYSIS: This ordinance attaches the property located at 4005 Marsh Road in the Town of Blooming Grove and assigns Temporary A (Agricultural) District zoning. The substitute corrects the subsection number, which is already in use.

An ordinance to create Subsection (~~629630~~) 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 May 3, 2022 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 Blooming Grove; 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 Blooming Grove; 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 Blooming Grove 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 (~~567630~~) of Section 15.01 entitled "City Boundaries" of the Madison General Ordinances is hereby created to read as follows:

"15.01(~~567630~~) - There is hereby attached to the 16th Alder 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 zoning classification of Temporary A (Agricultural) District:

A parcel of land located in part of the NW 1/4 of the SW 1/4 of Section 26, T7N, R10E, Town of Blooming Grove, Dane County, Wisconsin, being more particularly described as follows: Beginning at the West 1/4 corner of Section 26; thence S 00°33'22" E along the West line of Section 26, 133.72 feet the Point of Beginning; thence continuing S00°33'22"E along said West line, 179.33 feet; thence N88°08'00"E along the common line with Lot 4 of Tradesmen Commerce Park, 208.74 feet; thence continuing along said common line, N00°35'20"W, 104.37 feet; thence continuing along said common line N88°06'56"E, 208.73 feet to the northeast corner of said Lot 4; thence N00°35'05"W, along common line of Outlot 2 of Tradesmen Commerce Park, 74.97 feet; thence S88°07'23"W,

417.38 feet to said West line of Section 26 and the center of the right of way of Marsh Road and the Point of Beginning. Said parcel contains 53,066 square feet, or 1.22 acres, or 0.0019034808 square miles."

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

"(2) Ward 2. Beginning at a point ~~in~~ on the corporate limits line of the City of Madison, said point being 417.40 feet east of the W 1/4 corner of Section 26, T7N, R10E as measured along the E-W 1/4 line (also being the South line of the Northwest 1/4 of said Section 26); thence following the said corporate limits line for the following courses: thence Southerly ~~208.70~~ 133.72 feet, more or less, parallel to the West line of said Southwest 1/4; thence S88°07'23", 417.38 feet to a point on said West line of said Southwest 1/4, said line also being the centerline of Marsh Road; thence S00°33'22"E along said West line of said Southwest 1/4, 179.33 feet; thence N88°08'00"E, 33.01 feet ~~Westerly 208.65 feet parallel to the North line of said Southwest 1/4; thence Southerly 104.37 feet parallel to the last mentioned West line; thence Westerly 175.75 feet parallel to the last mentioned North line~~ to a point on the East right-of-way line of Marsh Road; thence Southerly 360.00 feet, more or less, on said East right-of-line and parallel to the last mentioned West line to the Northwest corner of Lot 1, Certified Survey Map 4003; thence North 89°03'00" East, 197.00 feet to the Southeast corner of said Lot 1; thence South 00°57'18" East, 400.00 feet to the Southeast corner of Lot 3, said Certified Survey Map 4003; thence South 89°03'00" West, 197.00 feet on the South line of said Lot 3 to the Southwest corner of said Lot 3 and a point on the East right-of-way line of Marsh Road; thence Southerly 460.00 feet, more or less, on said East right-of-way line parallel to the West line of said Southwest 1/4 to a point on the North line of Certified Survey Map 4252; thence North 88°02'30" East, 337.11 feet on said North line to the Northeast corner of said Certified Survey Map 4252; thence North 00°52'46" East, 245.00 feet; thence North 87°55'53" East, 1,765.09 feet; thence South 00°42'05" East, 1,330.47 feet to a point on the South line of said Southwest 1/4, 2,131.00 feet East of the Southwest corner of said Southwest 1/4; thence Easterly on said South line, 510 feet, more or less, to the South 1/4 corner of Section 26; thence South 01°29'26" East, along the North-South 1/4 line of Section 35, 2654.55 feet to the Center of said Section 35; thence North 87°18'38" East, along the East-West 1/4 line of said Section 35, 619.29 feet; thence North 00°49'53" East, 233.68 feet; thence North 87°46'50" East, 110.11 feet; thence North 03°32'48" East, 84.97 feet; thence South 88°56'22" East, 165.26 feet; thence South 02°30'12" East, 306.00 feet to a point on the East-West 1/4 line of said Section 35; thence North 87°18'38" East, along said East-West 1/4 line, 1074.90 feet to the East line of the West 1/2 of the Southeast 1/4 of the Northeast 1/4; thence North 01°24'52" West, along said East line, and the East line of the West 1/2 of the Northeast 1/4 of the Northeast 1/4, 2650.62 feet to the North line of the Northeast 1/4 of said Section 35; thence South 87°25'32" West, along said North line, 997.41 feet to the East line of the West 1/2 of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 26; thence North 00°11'47" West, along said East line, 1331.03 feet to the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 26; thence South 87°28'50" West, along said North line, 998.47 feet to the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of said Section 26; thence North 00°14'36" West, along the North-South 1/4 line of said Section 26, 1,300 feet, more or less, to the point of intersection with the West right-of-way line of Interstate Highway 90 as designated in Wisconsin State Highway Commission Project I-90-3(29)140; thence, deviating from the said corporate limits line, northwesterly along the West right-of-way line of Interstate Highway 90 to the E-W 1/4 line of said Section 26 also being the northerly line of Tradesmen Commerce Park Plat; thence westerly along said Plat line to the point of beginning.


And

Part of the West 1/2 of the Southwest 1/4 of Section 35, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, described as follows: All of Lot 4, Block 1, Myron Dean's Addition, and a portion of Lot 2, Certified Survey Map No. 1398 described as follows: Beginning at the Northeast Corner of said Lot 4 of Myron Dean's Addition; thence Easterly 100 feet, more or less, on

an extension of the North line of said Lot 4 to a point of intersection with the East line of said Lot 2, Certified Survey Map No. 1398; thence Southerly 105 feet, more or less, along the East line of said Lot 2, Certified Survey Map No. 1398; thence Westerly along an extension of the South line of Lot 4, Myron Dean's Addition, 100 feet more or less, to the Southeast corner of said Lot 4; thence Northerly, along the East line of said Lot 4, 105 feet, more or less to the point of beginning. Polling place at Fire Station #14, 3201 Dairy Drive."

3. 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, Deputy City Clerk Jim Verbick, certify that this is a true copy of Ordinance 22-00053, file id 71592, adopted by the Madison Common Council on June 7, 2022.



6/22/2022
Date Certified

Annexation/ Attachment Worksheet

[Initial, 4 May 2022]



| | <i>Comment 1</i> | <i>Comment 2</i> |
|--|---|------------------|
| Petition Name: | 4005 Marsh Road, LLC Attachment | |
| Dane County Address: | 4005 Marsh Road | |
| Township: | Blooming Grove | |
| Parcel Number(s): | 008/0710-263-8645-0 | |
| Date Filed with City Clerk: | 3 May 2022 | |
| Date Filed with Town: | None – Written notice to be provided per Cooperative Plan | |
| Dept. of Administration Review: | None; Cooperative Plan | |
| Property Owner(s) | | |
| <i>Name:</i> | Timothy Nietzel | |
| <i>Address:</i> | 4005 Marsh Road, LLC 5301 Voges Road Madison, WI 53718 | |
| Representative (if any) | | |
| <i>Name:</i> | Dan O’Callaghan | |
| <i>Address:</i> | Carlson Black O'Callaghan & Battenberg LLP 222 W Washington Avenue, Suite 705 Madison, WI 53703 | |
| Surveyor | | |
| <i>Name:</i> | Chris Adams | |
| <i>Address:</i> | Williamson Surveying & Associates, LLC 104A W Main Street Waunakee, WI 53597 | |
| County Zoning of Attached Land: | RR-1 (Rural Residential District) | |
| Existing Use(s) of Attached Land: | Undeveloped land | |
| City Land Use Plan(s): | Comprehensive Plan (2018) – Industrial Marsh Neighborhood Development Plan (Industrial) | |
| Zoning Upon Annexation: | Temp. A (Agricultural Dist.) | |
| Central Urban Service Area: | In CUSA | |
| Madison Metropolitan Sewerage District Status: | Not in MMSD | |
| Environmental Corridors: | None | |
| Square-Footage of Attachment: | 47,148 | |
| Acreage of Attachment: | 1.22 | |
| Square-Mileage of Attachment: | 0.0019034808 | |

| | | |
|-----------------|---|---|
| Dwelling Units: | 0 | **Note: Buildings were razed prior to filing of petition.** |
| Population: | 0 | |
| Electors: | 0 | |

| Tax Information by Parcel/Year | 2021 | | |
|-------------------------------------|--------------|--|--|
| | --8645-0 | | |
| Assessed Land Value: | \$78,900.00 | | |
| Ass. Improvement Value: | \$109,200.00 | | |
| Total Assessed Value: | \$188,100.00 | | |
| Total Taxes for Year: (2021) | \$3,007.43 | | |
| State of Wisconsin | \$0.00 | | |
| Dane County | \$678.77 | | |
| Town of Blooming Grove | \$433.32 | | |
| School District | \$1,731.20 | | |
| Madison Area Technical College | \$164.14 | | |
| Special Assessment: | \$9.54 | | |

| | |
|-----------------------|---------------------------------------|
| Alder District: | 16 – Currie |
| Ward: | 2 [Amended] |
| Polling Place: | Fire Station 14, 3201 Dairy Drive |
| Supervisory District: | 16 |
| Assembly District: | 47 |
| Senate District: | 16 |
| School District(s): | McFarland Area School District (3381) |

| | |
|-----------------------|---|
| Electricity: | Madison Gas & Electric Company (MG&E) (ID 3270) |
| Gas: | Madison Gas & Electric Company (MG&E) (ID 3270) |
| Trash District (Day): | 1-A (Monday) |
| Telephone: | Verizon (Verizon North, Inc.) (ID 3270) |

| | | |
|--------------------------|------------------------|-----------------------------|
| Petition Before Council: | 10 May 2022 (ID 71268) | To Be Accepted: 24 May 2022 |
| Common Council | | |
| Ordinance Introduction: | 24 May 2022 | |
| Plan Commission Date: | N/A | |
| Ordinance Adoption: | | |
| Ordinance Number (ID): | | |
| Effective Date: | | |

Legal Description:

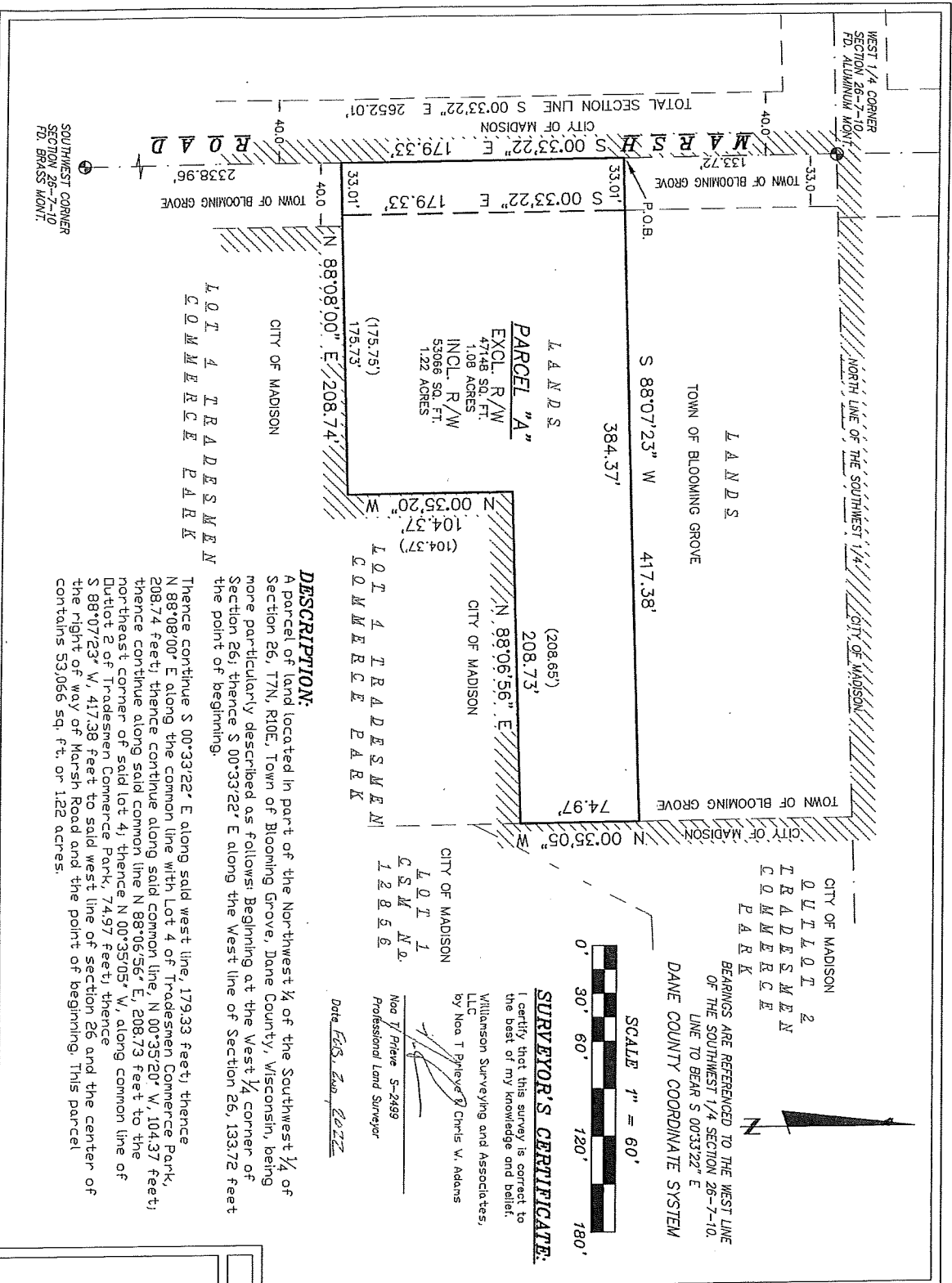
A parcel of land located in part of the NW 1/4 of the SW 1/4 of Section 26, T7N, R10E, Town of Blooming Grove, Dane County, Wisconsin, being more particularly described as follows: Beginning at the West 1/4 corner of Section 26; thence S 00°33'22" E along the West line of Section 26, 133.72 feet the Point of Beginning; thence continuing S00°33'22"E along said West line, 179.33 feet; thence N88°08'00"E along the common line with Lot 4 of Tradesmen Commerce Park, 208.74 feet; thence continuing along said common line, N00°35'20"W, 104.37 feet; thence continuing along said common line N88°06'56"E, 208.73 feet to the northeast corner of said Lot 4; thence N00°35'05"W, along common line of Outlot 2

of Tradesmen Commerce Park, 74.97 feet; thence S88°07'23"W, 417.38 feet to said West line of Section 26 and the center of the right of way of Marsh Road and the Point of Beginning. Said parcel contains 53,066 square feet, or 1.22 acres, or 0.0019034808 square miles.

Date: June 22, 2022

Signed by grantor(s) or grantor(s) agent: Mariabeth Witzel-Behl
 Name of grantor(s) or grantor(s) agent printed: Mariabeth Witzel-Behl

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.



SURVEYOR'S CERTIFICATE:

I certify that this survey is correct to the best of my knowledge and belief.

Williamson Surveying and Associates, LLC
 by Noa T. Prieve & Chris W. Adams
 Professional Land Surveyor

NOA T. PRIEVE
 S-2499
 Professional Land Surveyor

Date: Feb. 22, 2022

DESCRIPTION:

A parcel of land located in part of the Northwest 1/4 of the Southwest 1/4 of Section 26, T7N, R10E, Town of Blooming Grove, Dane County, Wisconsin, being more particularly described as follows: Beginning at the West 1/4 corner of Section 26; thence S 00°33'22" E along the West line of Section 26, 133.72 feet the point of beginning.

Thence continue S 00°33'22" E along said west line, 179.33 feet; thence N 88°08'00" E along the common line with Lot 4 of Tradesmen Commerce Park, 208.74 feet; thence continue along said common line, N 00°35'20" W, 104.37 feet; thence continue along said common line, N 88°06'56" E, 208.73 feet to the northeast corner of said Lot 4; thence N 00°35'05" W, along common line of District 2 of Tradesmen Commerce Park, 74.97 feet; thence S 88°07'23" W, 417.38 feet to said west line of section 26 and the center of the right of way of Marsh Road and the point of beginning. This parcel contains 53,066 sq. ft. or 1.22 acres.

SCALE MAP

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, T7N, R10E, TOWN OF BLOOMING GROVE, DANE COUNTY, WISCONSIN.

| | | | | | |
|----------|------------|---------------|------------|----------|--------|
| DATE | 11-24-2021 | REVISION DATE | 02-22-2022 | CHECK BY | H.T.P. |
| SCALE | 1" = 60' | DRAWING NO. | 21W-476 | SHEET | 1 OF 1 |
| DRAWN BY | NOA PRIEVE | | | | |

WILLIAMSON SURVEYING & ASSOCIATES, LLC
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
 NOA T. PRIEVE & CHRIS W. ADAMS
 PROFESSIONAL LAND SURVEYORS
 PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

SURVEYORS SEAL