

PLANNING UNIT REPORT  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
June 6, 2006

**PROPOSED ANNEXATION OF THE MID-TOWN HOLDINGS, LLC PROPERTY  
LOCATED IN THE 9600 BLOCK OF MID-TOWN ROAD FROM THE TOWN OF  
VERONA TO THE CITY OF MADISON:**

1. Requested Action: Approval of the annexation of property from the Town of Verona to the City of Madison.
2. Applicable Regulations: Section 66.021 of the Wisconsin Statutes outlines the process for annexation to municipalities in the State of Wisconsin.
3. Report Drafted By: Bill Roberts, Planner IV.

**GENERAL INFORMATION:**

1. Applicant/Petitioner: Mid-Town Holdings, LLC by Thomas L. Frydenlund; Murphy Desmond S.C., Ron M. Trachtenberg, P.O. Box 2038, Madison, WI 53701.
2. Status of Applicants: Property owner and agent.
3. Development Schedule: No specific development timeline for this property exists at this time.
4. Parcel Location: South side of Mid-Town Road west of Woods Road, Town of Verona, adjacent to the 1<sup>st</sup> Aldermanic District.
5. Parcel Size: 27.8 acres.
6. Existing Land Use: Vacant agricultural lands.
7. Surrounding Land Use and Zoning:
  - North – Single-family subdivision – “Hawk’s Landing” zoned R1.
  - East – Single-family subdivision “Hawk’s Meadow” under development, zoned R1.
  - South – Vacant lands, scattering of single-family dwellings in the Town of Verona.
  - West – Predominantly vacant farmland/scattering of single-family dwellings in the Town of Verona.
8. Adopted Land Use Plan: This site is shown as LDR Low Density Residential (0-15 units/acre) on the adopted City of Madison Comprehensive Plan.

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**PUBLIC UTILITIES AND SERVICES:**

This property is not served at this time by either public sewer or public water. This site is not within the Central Urban Service Area. City services will be provided prior to any further development of this property.

**ANALYSIS, EVALUATION AND CONCLUSION:**

The applicant is seeking to attach this vacant 27.8 acre vacant parcel of land from the Town of Verona to the 1<sup>st</sup> Aldermanic District of the City of Madison. There are no specific development plans known for this property at this time. This site is not within the Central Urban Service Area.

The property owner and their attorney are aware that prior to any further development occurring on this site, several things need to occur. The next step in the development process in this area would be the preparation and adoption of a specific neighborhood development plan, followed by the process of adding this area to the Central Urban Service Area. City staff believe that a plan for this area could be prepared beginning sometime in 2007 on the progress being made on the 3 NDPs underway on the east side. The exact timing will depend on the completion of these plans and other Department priorities. At that time, the appropriate permanent zoning and related subdivision of the property will be reviewed as part of the routine approval process. This land will be assigned a temporary zoning of agricultural upon annexation.

**RECOMMENDATIONS:**

The Planning Unit recommends that the Plan Commission forward this petition for direct annexation in the annexation ordinance to the Common Council with a favorable recommendation subject to the comments from the reviewing departments.

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