



Annexation Name  
**Dewey Annexation**

Location  
**6971 Midtown Road**

Petitioner  
**William and Joyce Dewey**

Existing Use  
**Duplex**

Proposed Use  
**Residential**

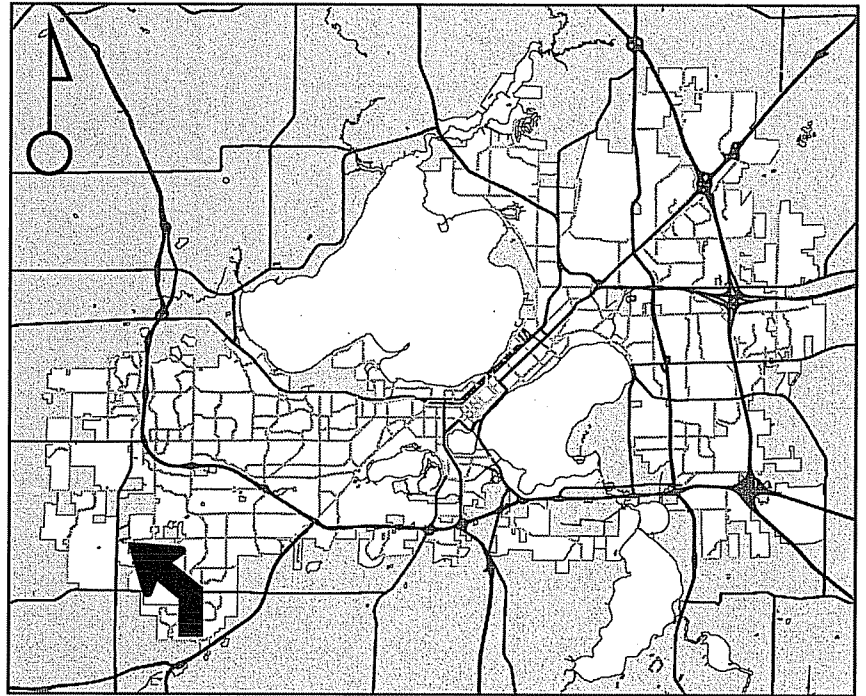
Public Hearing Date

Plan Commission

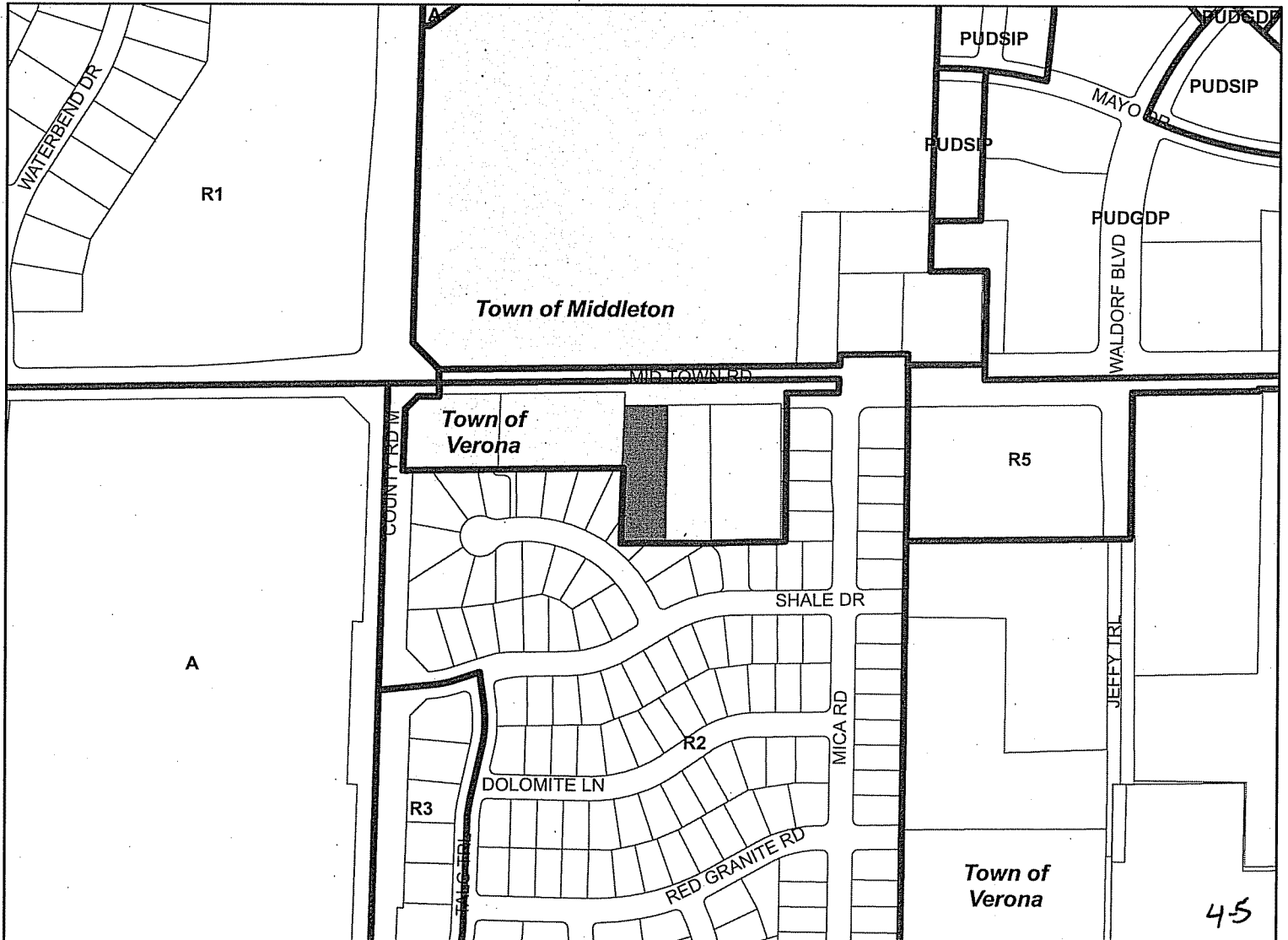
**07 May 2007**

Common Council

**15 May 2007**



For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635





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**PLANNING DIVISION REPORT  
DEPARTMENT OF PLANNING AND COMMUNITY  
AND ECONOMIC DEVELOPMENT  
Of May 2, 2007**

**RE: I.D. # 006243 – 06244, Direct Annexation of Property from the Town of Verona to the City of Madison**

1. Requested Action: Approval of Petition #06244 and Ordinance #06243, annexing the William J. and Joyce A. Dewey 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 of land to municipalities in the State of Wisconsin.
3. Report Prepared By: Timothy M. Parks, Planner

**GENERAL INFORMATION:**

1. Applicants/Petitioners: William J. and Joyce A. Dewey; 6971 Midtown Road, Madison.  
Status of Applicants: Property owners. There are also two other electors on the property.
2. Development Schedule: The annexation does not coincide with any specific development proposals at this time.
3. Parcel Location: The subject site is a 0.86-acre parcel of land located on the south side of Midtown Road approximately 600 feet east of CTH M in the Town of Verona, adjacent to Aldermanic District 1 in the Verona Area School District.
4. Adopted Land Use Plan: The High Point-Raymond Neighborhood Development Plan identifies the subject site for future low-density residential uses.

**PUBLIC UTILITIES AND SERVICES:**

The subject property is not served at this time by either public sewer or public water and but is located in the Central Urban Service Area. City services will be provided prior to any further development of this property. The properties will receive other customary City services upon annexation.

**ANALYSIS, EVALUATION AND CONCLUSION**

The property owners, William J. & Joyce A. Dewey, are requesting direct annexation to the City of Madison from the Town of Verona of a 0.86-acre parcel addressed 6971 Midtown Road. The property is a deep and relatively narrow parcel developed with a duplex located approximately 120 feet south of Midtown Road. The property is zoned R-3A (a two-family dwelling district) in the County. The parcels east and west of the site along Midtown Road include one and two-family residences in the Town of Verona, with unimproved agricultural lands located to the north

in the Town. A portion of the western property line and all of the southern property line abut the City of Madison. The subject property will be zoned Temporary Agriculture upon its annexation into the City.

The subject parcel borders single-family residences in the Stone Crest Estates subdivision to the south in the City. The petitioners are the owners of a 3,287 square foot parcel in the City (Outlot 2, Stone Crest Estates) that is located between the subject Town parcel and Blackstone Circle, a cul-de-sac in the Stone Crest Estates development. While no specific proposals correspond to this annexation petition, possible future use of the property may call for the southern portion of the annexation parcel to be combined with the City parcel to create an additional residential parcel with access from Blackstone Circle. A zoning map amendment from Temp. A to an appropriate zoning district as well as a land division will be required prior to any development on this parcel.

### **RECOMMENDATION**

The Planning Division recommends that the Plan Commission forward this petition and annexation ordinance for direct annexation to the City of Madison to the Common Council with a favorable recommendation.