

PLANNING UNIT REPORT  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
July 12, 2005

**Proposed Annexation of the Miller Construction/Shalkham Krantz Property Located at 3270, 3276 Maple Grove Road (Dane County Address) from the Town of Verona to the City of Madison:**

1. Requested Action: Approval of the annexation of this 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.
3. Report Drafted By: Bill Roberts, Planner IV.

**GENERAL INFORMATION:**

1. Applicant: Miller Construction, Inc., Fred Miller, John and Sandra Shalkham, Joseph and Patricia Krantz; Ron M. Trachtenberg, Murphy Desmond Attorneys, P.O. Box 2038, Madison, WI 53701.
2. Status of Applicants: Property owners, electors and their agent.
3. Development Schedule: It is anticipated that shortly after annexation of this property demolition permits to remove the existing structures will be submitted for City approval. The intent is to build two multi-unit dwellings on this land.
4. Parcel Location: West side of Maple Grove Drive, north of Cross Country Road – adjacent to the 7<sup>th</sup> Aldermanic District.
5. Total Annexation Area: Approximately 4 acres.
6. Existing Land Use: Two single-family dwellings.
7. Surrounding Land Use and Zoning: This site is surrounded by a mix of vacant land and multi-family residential development, existing and under construction, zoned PUD, R4, C2 and R1.
8. Adopted Land Use Plan: This site is within the approved Cross Country Neighborhood Development Plan, January 1993. That neighborhood plan recommends medium density residential for this site and the surrounding property along the west side of Maple Grove Drive.
9. Environmental Corridor Status: This property is not located within a mapped environmental corridor.

**PUBLIC UTILITIES AND SERVICES:**

This property can be served with the full range of urban services upon annexation.

**ANALYSIS, EVALUATION AND CONCLUSION:**

The petitioners are seeking to annex this property to the City of Madison from the Town of Verona to enable the demolition of the two single-family homes on the site and proceed with multi-family development. Most of the land surrounding this two-lot annexation proposal has been annexed to the City of Madison within the last decade.

This site is within the Central Urban Service Area.

These two lots are a portion of a larger Town of Verona "peninsula" extending to the north along Maple Grove Drive (see attached map). The owners of the remaining lands within this "peninsula" have no interest in annexing to the City of Madison at this time. This site will be assigned a temporary zoning classification of Agricultural upon annexation. Mr. Miller will submit a demolition permit application and appropriate zoning map amendment or conditional use application shortly after the annexation is complete.

**RECOMMENDATIONS:**

The Planning Unit recommends that the Plan Commission forward this proposed annexation of property to the Common Council with a favorable recommendation.