



PREPARED FOR THE PLAN COMMISSION

Project Address: South Side of Mid Town Road at Marty Road
Application Type: Direct Annexation from Town of Verona
Legistar File ID # [80639](#)
Prepared By: Timothy M. Parks, Planning Division

Summary

Requested Action: Approval of Ordinance ID 80639, annexing 96.8 acres of land from the Town of Verona to the City of Madison and assigning Temporary A (Agricultural District) zoning.

Petitioner: Marty Century Farm Family Limited Partnership; Ronald R. Marty, General Partner.

Status of Petitioner: Property owner. According to the petition, there are no electors on the three parcels to be annexed.

Applicable Regulations & Standards: Section 66.0217 of Wisconsin Statutes outlines the process for annexation of land to municipalities in the State of Wisconsin. The subject petition is for direct annexation by unanimous approval of the property owner(s) pursuant to Wis. Stats. Section 66.0217(2).

Review Required By: Plan Commission and Common Council.

Development Schedule: The proposed annexation consists of three parcels that are planned for future urban development open space use. Following the annexation, staff anticipates that applications to develop the property will be submitted in 2024.

Parcel Location: The land to be annexed extend along the south side of Mid Town Road from Carns Drive on the west to just west of S Gammon Road on the east. Marty Road extends between Mid Town and Raymond Roads through the lands to be annexed. The property is located in the Verona Area School District.

Adopted Land Use Plan: The 2017 [High Point-Raymond Neighborhood Development Plan](#) recommends the land west of Marty Road for a variety of residential uses, while the land east of Marty Road is planned for stormwater management and open space. The neighborhood development plan calls for the realignment of Mid Town Road through the site to connect to Raymond Road, as well as for the connection of the two existing segments of S High Point Road north and south of the subject properties. Construction of these street extensions has been tentatively scheduled for 2028 pending further planning and budgeting for the projects, as well as acquisition of the rights of way. In general, the highest densities recommended for the site surround the planned new intersection of Mid Town and S High Point Roads, with density decreasing generally to the south and west. The neighborhood development plan also includes the potential for mixed-use development to occur on certain parcels at the Mid Town-High Point intersection.

Public Utilities and Services: The land east of Marty Road is located in the Central Urban Service Area (CUSA); the remaining parcels are not. The Planning Division will submit a request to amend the CUSA boundaries to include the land west of Marty Road sometime in 2024 in anticipation of requests to develop some or all of the lands to be annexed. Also, the land east of Marty Road is located in mapped environmental corridor. All of the subject land is located in the boundaries of the Madison Metropolitan Sewerage District.

Project Description, Analysis and Conclusion

Marty Century Farm Family Limited Partnership is requesting the direct annexation of three parcels totaling 96.8 acres of land to the City of Madison from the Town of Verona. The parcels to be annexed are generally located on the south side of Mid Town Road between Carns Drive on the west and S Gammon Road on the east, and on both sides of Marty Road. The land to be annexed is mostly undeveloped agricultural land with the exception of a series of farm buildings located on Parcel ID 062/0608-022-8001-0. The annexation does not include three residential parcels located on the west side of Marty Road, which will remain in the Town of Verona.

The parcels will be zoned Temporary A–Agricultural District with the annexation. Wis. Stats. Section 66.0217(8) requires that the Plan Commission make a recommendation on the temporary zoning of the annexed parcels. Following the annexation, Planning staff anticipates that land use and subdivision applications will be submitted to the City for approval, which will be reviewed for consistency with the land use, transportation, utility, and development phasing recommendations in the City’s High Point-Raymond Neighborhood Development Plan. The City also anticipates submittal of a request to amend the Central Urban Service Area to include the portions of the subject lands not currently located within those boundaries following the annexation.

Finally, State law requires that the State’s Department of Administration Office of Municipal Boundary Review (MBR) make a recommendation that an annexation is in the public interest. “Public interest” is defined in Section 66.0217(6)(c) as consideration of “[w]hether the governmental services, including zoning, to be supplied to the territory could clearly be better supplied by the town or by some other village or city whose boundaries are contiguous to the territory proposed for annexation which files with the circuit court a certified copy of a resolution adopted by a two-thirds vote of the elected members of the governing body indicating a willingness to annex the territory upon receiving an otherwise valid petition for the annexation of the territory” and “[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city and any other contiguous village or city.” The MBR determined in a letter dated November 7, 2023 that the proposed annexation to the City of Madison from the Town of Verona was in the public interest (see attached letter).

Recommendation

The Planning Division recommends that the Plan Commission forward annexation ordinance ID 80639 to the Common Council with a favorable recommendation.

Note: A two-thirds favorable vote of the Common Council is required to approve the annexation.