

City of Madison CSM Application Letter of Intent
Ice Age National Scenic Trail / Moraine Woods Conservation Park
(formerly Cowling / Herrling / Christianson property)

Tax parcel: 0608-043-9501-0 (Town of Verona) as of 3/7/2022
Legal: SE1/4 of SW1/4 of Section 4, T6N R8E

Persons involved:

Dane County Land & Water Resources Department - Real Estate Services
Sharene Smith, Smith.Sharene@countyofdane.com Ofc 608-224-3761 Mobile 608-576-4485

City of Madison:

Parks Division: Ann Freiwald AFreiwald@cityofmadison.com (survey issues Dan Rodman drodman@cityofmadison.com)
Real Estate: Jenny Frese JFrese@cityofmadison.com

Surveyor preparing CSM for County:

Williamson Surveying - Chris Adams, Chris@WilliamsonSurveying.com 608-255-5705

This CSM is to create two lots out of approximately 40 acres recently acquired by Dane County for conservation park and the Ice Age National Scenic Trail, and to dedicate Woods Road as public street right-of-way. Current Woods Road here is an old town highway easement, probably by long-time use (no record found). The north lot will be transferred to the City of Madison by separate instrument to expand the City's existing Moraine Woods Conservation Park at 2550 Woods Road, which adjoins on the north. The south lot will remain the County's. The north lot size is roughly proportional to the City's financial contribution to the purchase.

Note that the County acquired the entire 1/4-1/4 section (deed Docs. 5815613 & 5815614), but the CSM excludes the northeasterly portion (~660 ft x 33 ft) within Woods Road, which was annexed to the City of Madison in 2001 with the University Ridge Annexation (Doc. 3421152). County rules do not allow a CSM to cross municipal boundaries, so that strip is excluded from the CSM, and is instead being dedicated as public street right-of-way by separate instrument.

County real estate staff have applied with the County and the Town of Verona to rezone the property from AT-35 (Ag Transition) to NR-C (Natural Resource - Conservation). Both lots will have trail and conservation easements. The north CSM lot is intended to be annexed to the City of Madison, consistent with the existing City conservation park to the north.

County press release has more background:

<https://www.countyofdane.com/PressDetail/10942>