



PREPARED FOR THE PLAN COMMISSION

**Property Address:** None (Adjacent to 2550 Woods Road)  
**Application Type:** Direct Annexation from the Town of Verona  
**Legistar File ID #** [78402](#)  
**Prepared By:** Timothy M. Parks, Planning Division

## Summary

**Requested Action:** Approval of Ordinance ID 78402, annexing approximately 8.06 acres of City-owned land located adjacent to 2550 Woods Road from the Town of Verona to the City of Madison.

**Petitioner:** City of Madison Parks Division.

**Status of Petitioner:** Property owner. There are no electors or population on the property, which is undeveloped.

**Applicable Regulations & Standards:** Section 66.0223(1) of Wisconsin Statutes outlines the process for annexation of land owned by a city or village.

**Review Required By:** Plan Commission and Common Council.

**Parcel Location:** The City-owned land is a 8.06-acre parcel with approximately 275 feet of frontage along the west side of Woods Road. The land is located across Woods Road from University of Wisconsin-owned land and is adjacent to Moraine Woods Conservation Park in the City. The land will be annexed to Alder District 1 (Duncan). The subject parcel is located in the Verona Area School District.

**Proposed Use and Development Schedule:** The parcels are under the control of the Parks Division, which acquired the property as an addition to Moraine Woods Conservation Park and extension of the Ice Age National Scenic Trail.

### Adopted Land Use Plans:

The 2018 [Comprehensive Plan](#) recommends that most of the property be used for Park and Open Space, with the exception of the northernmost edge, which is included in a future neighborhood planning area. The site and general area are the subject of a map note (#1), which states “[t]here are significant natural glacial features along this corridor which should be preserved and incorporated into an Ice Age National Scenic Trail connection between University Ridge Golf Course and Mid Town Road at Shady Oak Lane.”

The 2023 [Shady Wood Neighborhood Development Plan](#) includes the subject site and existing Moraine Woods Conservation Park within an Open Space Conservation Corridor that encompasses where the Ice Age National Scenic Trail is planned to pass through the planning area. The subject site and corridor are recommended for open space and woodland on the land use and street plan within the neighborhood development plan. The plan also shows a future pedestrian path extending through the conservation park connecting the residential area to the north with the Ice Age National Scenic Trail and a “view opportunity” located on Dane County-owned open space to the south.

**Public Utilities and Services:** The subject property is not located in the Central Urban Service Area. There is currently no public sewer or water available to the site, and there are no mapped environmental corridors on the subject property. However, Dane County has identified a “Resource Protection Corridor” across the subject parcel reflecting the Ice Age Trail corridor.

## Related Approvals

On January 18, 2022, the City of Madison Common Council approved an agreement with Dane County regarding the land purchase, land division and annexation of approximately 8.0 acres of land in the Town of Verona to extend the Ice Age National Scenic Trail (see Resolution 22-00030, ID [68659](#)).

On September 19, 2022, the Plan Commission approved a Certified Survey Map (CSM) in the City’s Extraterritorial Jurisdiction to divide a County-owned parcel in the Town of Verona (adjacent to 2550 Woods Road) to create two lots for public open space, including the 8.0-acre parcel now owned by the City and proposed for annexation.

## Project Description, Analysis and Conclusion

The City of Madison is requesting to annex an 8.06-acre parcel into the City from the Town of Verona. The subject site is a mostly wooded parcel located on the west side of Woods Road, approximately 500 feet north of CTH PD and adjacent to the City’s Moraine Woods Conservation Park, which is addressed as 2550 Woods Road.

The parcel to be annexed was recently acquired from Dane County and was previously part of a larger 39.7-acre County-owned parcel acquired for a conservation park and the expansion of the Ice Age National Scenic Trail with the cooperation and support of the cities of Madison and Verona and the Town of Verona. As part of its involvement, the City of Madison contributed 20% of the funds for the purchase. The 39.7-acre parcel was divided into two lots by a CSM approved on September 19, 2022 and recorded on January 23, 2023, with the northern of the two lots comprising 8.0 acres subsequently conveyed to the City of Madison.

The land to be annexed is contiguous to the City; the existing 40 acres comprising Moraine Woods Conservation Park were annexed to the City effective on December 5, 2019. In addition, the lands to the east across Woods Road owned by the University of Wisconsin-Madison are located within the City of Madison.

Annexation of the property is consistent with longstanding City policy to annex or attach properties it owns into its corporate limits whenever practical. The annexation of the property to the City is also consistent with language in the resolution authorizing the City’s involvement in the acquisition of the former Cowling property for open space. The annexation ordinance will assign Temporary A–Agricultural zoning to the parcel pending submittal of a subsequent zoning map amendment to a permanent district, which will follow the annexation as staff resources permit.

## Recommendation

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