



PREPARED FOR THE PLAN COMMISSION

Project Address: Adjacent to 3502-3848 Maple Grove Drive
Application Type: Direct Annexation from Town of Verona
Legistar File ID # [50764](#)
Prepared By: Timothy M. Parks, Planning Division

Summary

Requested Action: Approval of Ordinance ID 50764, annexing 36.46 acres of land primarily located adjacent to 3502-3848 Maple Grove Drive from the Town of Verona to the City of Madison.

Petitioners: William Kuntsman; Donald & Ruth Bongey Trust; Debra Shimon Inheritance Trust; Cynthia S. Markbreiter Revocable Trust; Terry A. Kurth, and; Thomas J. Schmitt, Schmitt Family Trust, all as owners of 34.5 acres of the proposed annexation; City of Madison as owner of 2.0 acres of the proposed annexation.

Status of Petitioners: Property owners. According to the petition, there are no electors on the property, which is undeveloped.

Applicable Regulations & Standards: Section 66.0217 of Wisconsin Statutes outlines the process for annexation of land to municipalities in the State of Wisconsin.

Review Required By: Plan Commission and Common Council.

Development Schedule: Following annexation, it is anticipated that the 34.5-acre parcel will be zoned and subdivided for residential development by a third party; there is no timeline for when those approvals will be requested. The City-owned parcel will continue to be used as greenway managed by the Stormwater Utility.

Parcel Location: The 34.5-acre parcel that comprises most of the property to be annexed has approximately 934.4 feet of frontage along the west side of Maple Grove Drive south of Cesar Chavez Elementary School (3502 Maple Grove Drive) and opposite Manchester Road. The City-owned parcel is a 15-foot wide, quarter-mile long panhandle that connects the 34.5-acre property to the rest of the Town of Verona at Cross Country Road. The land is adjacent and will be annexed to Aldermanic District 7 (King). The parcel are located in the Verona Area School District.

Adopted Land Use Plan: The Cross Country Neighborhood Development Plan recommends that most of the 34.5-acre parcel be developed with medium-density residential uses between 12-16 dwelling units per acre. Badger Mill Creek, which runs north-south through the parcel is recommended for park, drainage and open space uses, as is a small addition to Country Grove Park at the northwestern corner of the property. West of the creek, the plan recommends that the rest of the 34.5 acres be developed with low-density residential uses up to 8 units per acre. The City-owned parcel is recommended for park, drainage and open space uses.

Public Utilities and Services: The subject site is located in the Central Urban Service Area. Public sewer is available to the site and includes a Madison Metropolitan Sewerage District interceptor that extends through the site parallel to Badger Mill Creek, and City of Madison sewers adjacent to the southwestern corner of the 34.5-acre parcel and in Maple Grove Drive. City water is available in Maple Grove Drive and across the southwestern corner of the 34.5-acre parcel west of the creek. The City believes that it can provide a full array of services to the site following annexation and future development.

An environmental corridor extends through the site parallel to Badger Mill Creek. The corridor includes the intermittent stream and attendant floodplain. Wetlands parallel the creek corridor, with additional areas of wetlands located adjacent to Maple Grove Drive opposite Manchester Road and in a small area adjacent to the southern property line.

Project Description, Analysis and Conclusion

The property owners request direct annexation of two parcels of land totaling 36.46 acres to the City of Madison from the Town of Verona. The property to be annexed is undeveloped and is principally located along the west side of Maple Grove Drive adjacent to Cesar Chavez Elementary School. The majority of the property to be annexed—approximately 34.5 acres—is privately owned by a group of family members and is colloquially known as the “Schmitt Farm.”

The remainder of the proposed annexation consists of a 15-foot wide, quarter-mile long strip of land owned by the City of Madison. Consistent with Section 66.0221(1), Wis. Stats., which generally prohibits a city or village from creating by annexation a town area which is completely surrounded by the city or village (also known as creating a “town island”), the strip, which contains about two acres of land, was not annexed to the City when the adjacent land to the west and east was annexed to the City in July 2000 and subsequently developed as the Nesbitt Valley subdivision. The strip, which is managed by the Stormwater Utility and is adjacent to Outlot 10 of the Nesbitt Valley subdivision, serves as the connecting strip linking the Schmitt Farm to the rest of the Town of Verona at Cross Country Road. The Common Council adopted Resolution 18-00065 (ID [50098](#)) on January 16, 2018 to allow the City execute the subject annexation petition consistent with City policies to annex or attach properties it owns into its corporate limits whenever practical. Once the Schmitt Farm is annexed, there would be no need to maintain the strip in the Town.

The parcels will be zoned Temporary A–Agricultural with the annexation. No development plans have been formally submitted for review at this time, although it is anticipated that the 34.5-acre “Schmitt” property will be developed in the future by a third party with residential uses consistent with the [Cross Country Neighborhood Development Plan](#). The City-owned parcel will remain greenway following annexation.

Recommendation

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