



PREPARED FOR THE PLAN COMMISSION

**Project Address:** None (Adjacent to 3105 Woods Road)  
**Application Type:** Direct Annexation from Town of Verona  
**Legistar File ID #** [58226](#)  
**Prepared By:** Timothy M. Parks, Planning Division

**Summary**

**Requested Action:** Approval of Ordinance ID 58226, annexing 38.4 acres of City-owned land located adjacent to 3105 Woods Road from the Town of Verona to the City of Madison.

**Petitioner:** City of Madison.

**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 comprised of two parcels totaling 38.4 acres, with approximately 1,319 feet of frontage along the west side of Woods Road. The land is located across Woods Road from University of Wisconsin-owned land in the City and will be annexed to Aldermanic District 1 (Harrington-McKinney). The subject parcels are 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 for a future conservation park and extension of the Ice Age National Scenic Trail.

**Adopted Land Use Plan:** The property to be annexed is located outside the boundaries of an adopted neighborhood development plan. 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.”

**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.

**Project Description, Analysis and Conclusion**

On September 25, 2018, the Common Council adopted Resolution 18-00688 (ID 52532) to authorize the execution of a Purchase and Sale Agreement with Charles P. and Bonnie Dykman to acquire approximately 40 acres of vacant land located on the west side of Woods Road in the Town of Verona. The City completed acquisition of the subject site, which is comprised of two parcels, on or around October 26, 2018. The land was acquired to facilitate the

extension the Ice Age National Scenic Trail west of nearby University Ridge Golf Course and to create what is operationally being called “Moraine Woods Conservation Park” by the Parks Division.

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 ordinance assigns Temporary A–Agricultural zoning to the parcels 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.