



PREPARED FOR THE PLAN COMMISSION

Project Address: 6444 Nesbitt Road
Application Type: Direct Annexation from Town of Verona
Legistar File ID # [58227](#)
Prepared By: Timothy M. Parks, Planning Division

Summary

Requested Action: Approval of Ordinance ID 58227, annexing approximately 4.4 acres of City-owned land located at 6444 Nesbitt 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 residents on the property.

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 4.4-acre subject site is located on the north side of Nesbitt Road, approximately a quarter-mile east of Maple Grove Drive. The parcel will be annexed to Aldermanic District 7 (Moreland), which is adjacent. The land is located in the Verona Area School District.

Proposed Use and Development Schedule: The land to be annexed is under the control of the Parks Division, which acquired the property to expand adjacent Apple Ridge Park. The subject property is developed with a barn and outbuilding; a single-family residence and garage previously located on the property were razed prior to the filing of the annexation petition.

Adopted Land Use Plan: The 1993 Cross Country Neighborhood Development Plan and 2018 Comprehensive Plan both generally identify the subject property and adjacent parkland for park and open space uses.

Public Utilities and Services: The subject property and surrounding lands are located in the Central Urban Service Area. There is currently no public sewer or water available to the land to be annexed. The 4.4-acre site is not located in a mapped environmental corridor; however, the adjacent parkland is located in a mapped corridor.

Project Description, Analysis and Conclusion

On May 1, 2018, the Common Council adopted Resolution 18-00349 (ID 51003) to authorize the execution of a Purchase and Sale Agreement with James R. and Susan Weber to acquire an approximately 4.4-acre parcel addressed as 6444 Nesbitt Road in the Town of Verona. The City acquired the subject property by Warranty Deed recorded at the Dane County Register of Deeds as Document No. 5444486 on October 1, 2018.

The land was acquired to expand the adjacent approximately 12-acre Apple Ridge Park, which sits on the southern edge of the Stone Meadows neighborhood and surrounds the subject parcel on the north and west. The park is characterized by a modestly wooded slope and prairie that fall from the residential area to the north towards

Nesbitt Road. The Parks Division describes Apple Ridge Park as a “natural area... with a vast southern view.” The subject 4.4-acre parcel is developed with a large barn and outbuilding, which Parks Division staff indicates will remain. However, a residence and other accessory buildings on the subject parcel were razed prior to annexation.

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 parcel. Zoning of the property to a permanent district will follow the annexation as staff resources permit. Existing Apple Ridge Park is zoned CN (Conservancy District); Parks Division and Planning staff will collaborate on the appropriate future zoning of the subject property given the buildings present, their intended future use, and the park and open space land use recommendations for the site and adjacent park in the Cross Country Neighborhood Development Plan and Comprehensive Plan.

Recommendation

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