

PLANNING DIVISION STAFF REPORT

November 3, 2025



PREPARED FOR THE PLAN COMMISSION AND COMMON COUNCIL

Proposal: Official Map Amendment – 1201 Moorland Road

Legistar File ID #: [90173](#)

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The Plan Commission will consider the amendment to the Official Map on November 3, 2025. It will then be considered by the Common Council on November 25, 2025.

The Official Map is a planning tool enabled by Wisconsin Statutes Section 62.23(6), which allows a municipality to map and reserve land for future streets. The City has utilized the Official Map since 1966. No building permits for construction of new buildings or additions may be issued within reserved areas, and when a property owner seeks to divide or combine property within or including an area reserved on the Official Map, the area must be dedicated to the public (MGO Section 16.23(3)(a)2.).

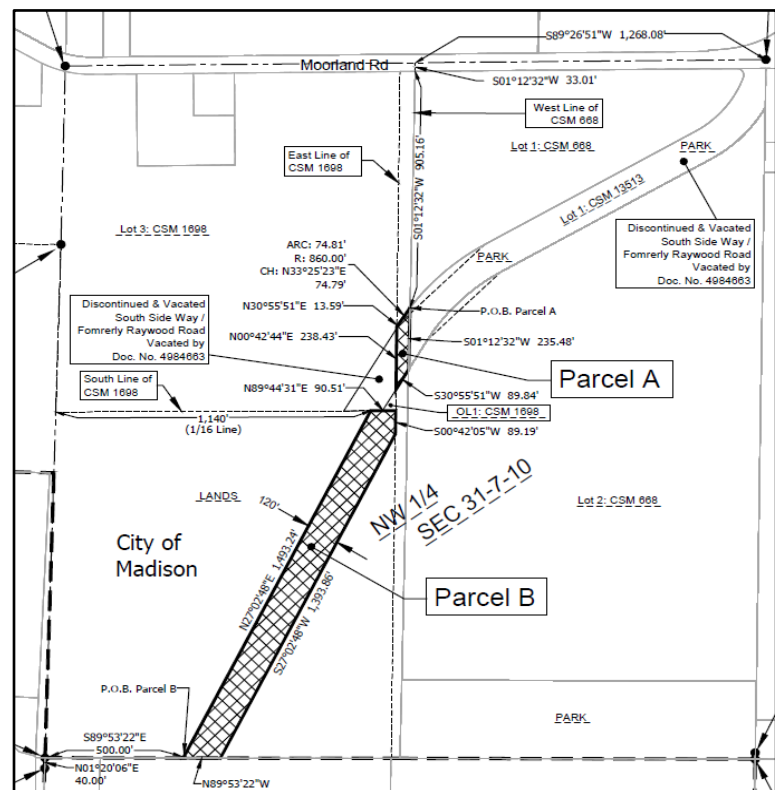
Previous Approvals

Since 1966, the Official Map has included a mapped reservation for future public streets and parkways on 1201 Moorland Road and adjacent properties. In 1972, Certified Survey Map (CSM) 668 was recorded for what became the Highland Manor mobile home community. The CSM created two lots and dedicated a portion of the mapped reservation, on properties addressed as 1501 Moorland Road, 10 Manor Drive and 1 Sierra Court. In 1975, CSM 1635 created two lots and dedicated a portion of the mapped reservation, on property addressed as 1701 Moorland Road. In 1975, CSM 1698 created four lots and dedicated a portion of the mapped reservation on property that is addressed as 1201 Moorland Road. The dedicated street, South Side Way (formerly Raywood Road), was not constructed.

In April 2013 the Common Council approved Resolution 13-00309 (Legistar ID [29482](#)) to vacate South Side Way. The vacation was related to the conversion of South Side Way into public parkland (Highland Manor Park). This would allow a shared severe weather shelter and parks and recreation facility to be built in the park (Legistar ID [28921](#)). The shelter facility serves the residents of the Highland Manor mobile home park.

Proposed Official Map Amendment

The Official Map still shows a 120-foot wide reservation for a future street on 1201 Moorland Road, see Parcel B in [Exhibit A](#). The 120-foot wide reservation continues southwest across adjacent properties. The future street was intended to connect Moorland Road to East Clayton Road and



Oregon Road (City of Fitchburg). Due to the vacation approved in April 2013, the future street will not connect to Moorland Road.

The Madison Metropolitan Sewerage District (MMSD) owns three properties addressed as 1201, 1233, and 1241 Moorland Road. MMSD has asked for approval to subdivide the three properties into one lot and one outlot by Certified Survey Map. MMSD has requested that the Official Map be amended to remove the mapped reservation so that the portion of the street on 1201 Moorland Road does not need to be dedicated with the CSM. The land shown on the Official Map for proposed parkway will be dedicated to the City as open space with the CSM.

In reviewing the Official Map, City staff determined a portion of the mapped reservation was not dedicated with CSM 668 or CSM 1698 due to a surveying error. Therefore this portion of the mapped reservation is still on the Official Map, see Parcel A in Exhibit A. The owner has requested that the Official Map be amended to remove the mapped reservation.

Analysis

The [Comprehensive Plan](#) (2023) recommends Parks and Open Space development for MMSD's properties at 1201, 1233, and 1241 Moorland Road. Properties to the east and west are recommended for Low Residential development. Properties to the south are recommended for Parks and Open Space. This includes properties that are a part of the Capital Springs Recreation Area.

Due to the previously approved street vacation on Highland Park Mobile Home Park the street on 1201 Moorland Road will not connect Moorland Road to East Clayton Road and Oregon Road (City of Fitchburg). Staff do not believe that a street on 1201 Moorland Road is needed to support connectivity for any future redevelopment of this property or adjacent property.

Recommendation

Consistent with recommendations from the Transportation Commission and the Board of Public Works, Planning Division staff recommend that the Plan Commission forward a recommendation to the Common Council that the reservation for the north-south future street be removed from the Official Map.