

Memorandum

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To: Amanda Arnold, Town of Verona
Dan Everson, Dane County Department of Planning and Development
From: Jessica Vaughn, JSD
Re: Driftless Ridge Condominium Plat
JSD Project #: 17-8004
Date: September 14, 2017
cc: Jim Coons, Hans Justeson (JSD), Matt Haase (JSD)

On behalf of James Coons, JSD Professional Services, Inc. (JSD) is requesting consideration and approval of a rezoning and condominium plat for the parcel of land generally located just south of The Woods at Watch Hill at 3151 Shady Oak Lane, to be known as the Driftless Ridge, A Condominium Plat.

Project Background

The project site is located at 3151 Shady Oak Lane and is comprised of roughly 26 acres. Today, the project site is comprised of an agricultural field, single-family house, and several accessory structures.

A neighborhood meeting was held on Wednesday, August 23, 2017 at the Town of Verona Town Hall. Generally, the proposed concept plan was favorably received with concerns being expressed about stormwater management, maintaining large lots, and viewsheds.

Residential Land Uses

As part of the development proposal, the project site will be rezoned from RH-4 to R-4 to allow for a condominium plat creating 13 condominium lots for single-family houses, and private common elements, including two stormwater management facilities, and a private road. The project site being located outside of the existing urban service area boundary will be served by well and septic.

The concept plan proposes 13 single-family lots with an average lot size of 70,322 square-feet (1.614 acres). As shown on the proposed plan, the minimum lot size is 65,348 square-feet (1.50 acres) and the largest lot size is 86,222 square-feet (1.979 acres). The acreage of all single-family lots combined is 20.987-acres for a density of .49 dwelling units per acre. Please refer to Table 1 below for a lot summary.

The proposed condominium plat, with its large lot sizes, is intended to preserve the openness and rural character of the area. Lot prices are anticipated to start at \$200,000, with a target price range of \$550,000, up to \$1.0 million.

Table 1: Driftless Ridge Condominium Plat Residential Lot Summary		
Lot #	Square Footage	Acreage
1	67,909	1.559
2	65,870	1.512
3	65,872	1.512
4	73,998	1.699
5	69,561	1.597
6	70,511	1.619
7	67,084	1.540
8	67,030	1.539
9	65,348	1.500
10	66,845	1.535
11	70,924	1.628
12	86,222	1.979
13	77,017	1.768
Total	914,191	20.987

Stormwater Management

There are approximately 3.230 acres shown over two private common elements within the condominium plat for stormwater management. Both facilities include a wet pond.

Right-of-Way

The condominium plat will be accessed from single private road from Shady Oak Lane. As illustrated on the attached condominium plat, there is roughly 2.254-acres of private road.

The private road will be built to Town road standards with a have 66-foot overall width, including a 22-foot pavement section.

Land Use Summary

The Driftless Ridge Condominium Plat encompasses approximately 26-acres. Please refer to Table 2 below, which provides a land use summary that breaks down of the land uses across the condominium plat.

Table 2: Land Use Summary Table		
	Square Footage	%
Single-family residential	20.987	79
Private Street	2.254	9
Stormwater Management	3.230	12
Total	26.471	100%

Consistency with Adopted Plans

City and Town of Verona Boundary Agreement. The project site is located within the Town's Protected Area, which is an area that is not anticipated for City of Verona growth or annexation. Rural development is permitted in this area consistent with the Town's Comprehensive Plan.

Town of Verona Comprehensive Plan. The project site is identified as Rural Residential in the Town's Comprehensive Plan Future Land Use Map (refer to attached map). The maximum residential density in areas recommended for Rural Residential is one dwelling unit per two acres of land. The design guidelines for such areas shall be focused on the preservation of open spaces and environmentally sensitive areas.

The proposed Driftless Ridge Condominium Plat is consistent with the overarching Land Use, and Housing goals and policies identified in the Town's Comprehensive Plan, insofar as:

- The proposed condominium plat provides rural residential development that will be properly designed and sited to minimize grading and maximize viewsheds;
- The large lots will preserve the openness and rural character of the area;
- The proposed density of the condominium plat is consistent with the density identified in the Comprehensive Plan for Rural Residential Areas, at one dwelling unit per two acres.

Extraterritorial Jurisdiction. The project site is located within the City of Madison Peripheral Planning Area A, which are general locations recommended for relatively near-term City of Madison expansion and future urban development, but for which detailed neighborhood development plans have not yet been prepared and adopted. As stated in the City's Comprehensive Plan, this is the only Peripheral Planning Area "...not already covered by a City-adopted neighborhood development plan and an intergovernmental agreement" (Page 2-134, City of Madison Comprehensive Plan).

Archeological and Historic Sites

Based on a preliminary review of the Wisconsin State Historical resources available on-line, including the Architecture and History Inventory, there are no known archeological or historic sites present on the project site.

Project Schedule

Entitlements are anticipated to be completed by December 2018. On-site grading is anticipated to begin in spring 2018, with home sites being available and ready for construction shortly thereafter.