

September 13,2017

MEMO TO: Town of Verona Plan Commission

MEMO FROM: Justin Temple, Agent for OAJ Development

RE: Development submission for 11451 Mid Town Road, Verona

To Plan Commission members and Staff,

This memo is to provide the requested information on the submittal of Fox Hill, a new land condominium development we are proposing in the town.

Our project goal is to develop a new 2 acre lot condominium development. We are taking the same approach as the Woods at Watch Hill that was approved a year or more ago in the Town of Verona. We plan to see a range of different buyers in this community from young families to empty nesters.

We had an initial meeting with the neighbors of the proposed development. We had roughly 39 neighbors at the meeting and feel it was a very positive meeting. We documented numerous comments and feedback from the neighbors and will be using the information collected during our planning stages. Numerous neighbors stayed after and chatted with us about how pleased they were with what we were submitting.

We are making every attempt to blend in to the rural beauty of the town. Our lots will be dead restricted so the future owners will not be able to clear cut the lots. We will have a 40% disturbance policy on the lots, which will keep 60% of each lot in its current condition. We are instituting height restrictions on numerous lots to keep viewing corridors open for neighbors and travelers on Mid Town Road.

Another great feature to this development is that we will have 2 park areas for the community. These park areas will be almost 4 acres in size and are positioned in the development to take advantage of views to the south.

This parcel exists in the Town of Verona. The parcel is located within the Town of Verona's development zone per their current land use plan. The property is also within the development district of Dane County. We are within the City of Madison's Extra Territorial Jurisdiction and that is why we are submitting as a condominium document so the Town of Verona has the review of the proposal, along with Dane County.

Attached to this memo is the initial submittal document required, they are as follows:

- Arial photo of the existing land showing trees and open space
- Copy of the CSM for the property
- Concept plan for the development that will show the roadways, initial lot boundaries, access points and open space.
- Letter that was submitted to staff regarding questions on the viability of new wells on the property
- Septic System information will be included with the formal proposal.
- Proof of contact to the affected neighbors.

There are no archeological or historic sites on the parcel.

Our plan is to work with the Town of Verona and Dane County over the winter months and start construction in the spring. We anticipate the development infrastructure to take 4 months to complete. This estimate would not include final road paving, which we would anticipate to take place late fall of 2018.

I developed the neighborhood directly to the East of this parcel. Our plan is to use a lot of the concepts and planning strategies that worked so successfully with that project. The Woods at Watch Hill is 90% sold out within the first year, which is great for us and also the Town of Verona. I feel that the approval process will be very smooth since there is some development criteria and approval process in place with the Town. We will do our best to position this development in the same way we did with The Woods and hope to have future Town of Verona residents living in the community as quick as possible. In the past, I have sent a contractor list in to the Town showing the contractors that worked with me on the development of The Woods if there was any interest in getting feedback on the development.

We look forward to working hand in hand with the Town to bring another great neighborhood to the area.

Respectfully Submitted



Justin Temple

Agent, OAJ Development

TOWN OF VERONA
APPLICATION FOR LAND USE CHANGE

Please review the Town of Verona Comprehensive Land Use Plan and Subdivision and Development Ordinance 05-04 (found on the Town website: www.townofverona.wi.us) and Dane County Ordinances Chapter 10 – Zoning, Chapter 11 – Shoreland, Shoreland-Wetland and Inland-Wetland Regulations and Chapter 75 – Land Division and Subdivision Regulations prior to application.

APPLICATION IS MADE to the Town of Verona Board for a land use change for:

Property address/legal description CSM # 14442

Please check all that apply:

☒ comprehensive plan amendment

☒ rezone petition

current zoning category A-3

new zoning category requested R-4

☒ conditional use permit

conditional use requested _____

☐ certified survey map

☐ preliminary plat

☐ final certified survey map

☐ concept plan

☐ site plan

☐ request for Town road access

Property Owner: OAS Development LLC Phone# 608-576-1633

Address: 11451 Mid Town Rd Verona E-Mail maxwell@oas.net

Applicant, if different from the property owner: Temple Builders LLC

Applicant's Phone# _____ E-Mail _____

If the applicant is different from property owner, please sign below to allow the agent to act on behalf of property owner.

I hereby authorize Temple Builders LLC
to act as my agent in the application process for the above indicated land use change.

Signature Paul D. Maxwell Managing member OAS Development LLC Date 9-13-2017

Description of Land Use Change requested: (use reverse side if additional space is needed)

Rezone from A-3 to R4 to Develop 29 Unit
Condominium

I certify that all information is true and correct. I understand that failure to provide all required information will be grounds for denial of my request.

Applicant Signature Justin Temple

Date 9/13/17

Print Name JUSTIN TEMPLE

RETURN COMPLETED APPLICATION AND 12 COPIES OF MAP/PLAN AND ANY OTHER INFORMATION TO:

Amanda Arnold, Planner/Administrator, Town of Verona
335 N. Nine Mound Rd, Verona, WI 53593-1035
amanda@townofverona.wi.us

A pre-application meeting or initial review may be scheduled with Town Staff and/or Plan Commission Chair if you have questions or concerns. Please call 608-845-7187 with questions.

HOME

Midtown Rd

W 89° 35' 24"

N 43° 01' 30"





DATE: 09-14-17

REVISION:

FIG: 17-07-101

Sheet Number

2 of 3

SCALE: 1" = 200'



DATE: 09-14-17
REVISION: 09-14-17
FIG: 17-07-101
Sheet Number
2 of 3

CONCEPT PLAN

MAXWELL PROPERTY

LOT 2, CERTIFIED SURVEY MAP NO. 14442,
TOWN OF VERONA, DANE COUNTY, WISCONSIN

D'ONOFRIUS ROTKE AND ASSOCIATES, INC.

700 Wisconsin Street, Madison, WI 53711

Phone: 608.831.7740 • Fax: 608.831.1040

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



<p>DATE: 09-18-17 BY: [Signature] REV: 1700-101 Sheet Number 1 of 3</p> <p>SCALE: 1" = 100'</p> <p>UPPER LEFT: [North Arrow]</p> <p>UPPER RIGHT: [North Arrow]</p>	<p>CONCEPT PLAT</p> <p>MAXWELL PROPERTY</p> <p>LOT 2, CERTIFIED SURVEY MAP NO. 244647, TOWNSHIP OF WYOMING, COUNTY OF WYOMING</p>	<p>D'ONOFRI ROTHE AND ASSOCIATES, INC.</p> <p>400 Westwood Way, Madison, WI 53717 Phone: 608.833.7500 • Fax: 608.833.1099 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT</p>
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DATE: 09/14/17
 REVISION:
 30: 17/07/10
 Sheet Number
 3 of 3

SCALE: 1" = 100'

NO NORTH
 METRIC NORTH INDICATOR
 (TURN LEFT 200°)

CONCEPT PLAN

MAXWELL PROPERTY

LOT 2, CERTIFIED SURVEY MAP NO. 24442,
 TOWN OF YORUBA, EAST LOUISIANA, WITH CDDC

D'ONDRIO KETZKE AND ASSOCIATES, INC.

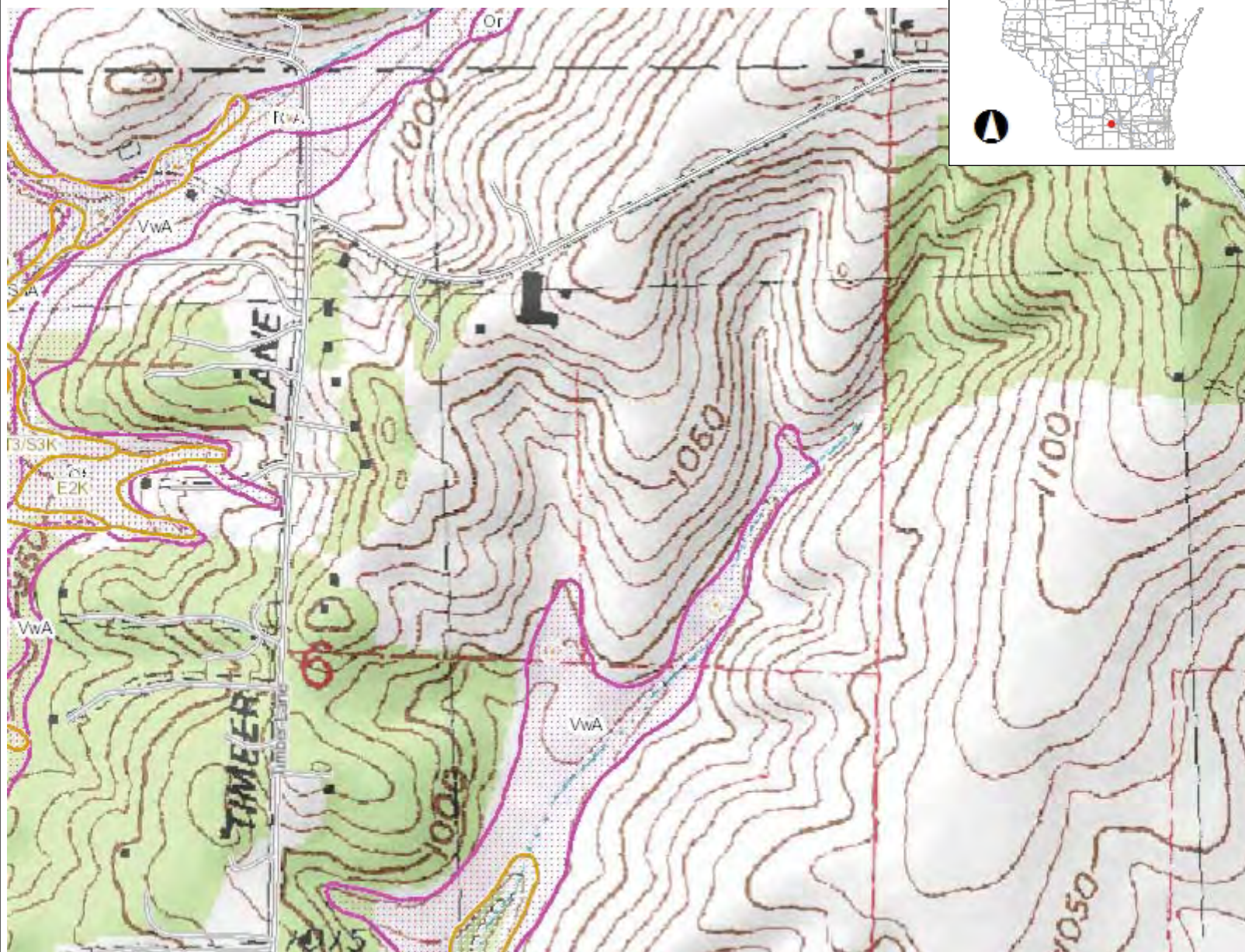
"50% Wetland Wetland, NE 1/4"

Phone: (504) 815-1100 • Fax: (504) 815-1101

YOUR NATURAL RESOURCES FOR LAND DEVELOPMENT



Surface Water Data Viewer Map



Legend

- Wetland Class Points**
 - Dammed pond
 - Excavated pond
 - Filled excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
- Filled Points**
- Wetland Class Areas**
 - Wetland
 - Upland
- Filled Areas**
- NRCS Wetspots**
- Wetland Indicators**
- Municipality**
- State Boundaries**
- County Boundaries**
- Major Roads**
 - Interstate Highway
 - State Highway
 - US Highway
- County and Local Roads**
 - County HWY
 - Local Road
- Railroads**
- Tribal Lands**
- Rivers and Streams**
- Intermittent Streams**
- Lakes and Open water**

Notes

0.3 0 0.13 0.3 Miles

NAD_1983_HARN_Wisconsin_TM

1: 7,920

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

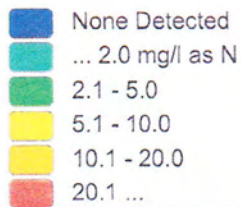


VERONA

Private Wells Groundwater Quality

~~Sunset Dr.~~ *Mid Town Rd*

Nitrate - Average by Section



NOTE: The mapped groundwater quality may not be representative of the actual groundwater quality for the area displayed. The map is based on private well samples voluntarily submitted by the citizens of Wisconsin and are not a statistically random distribution for the area. Do not extrapolate mapped results to specific areas or addresses. The Center for Watershed Science and Education is not responsible for the use or application of the map.

Groundwater Center - Center for Watershed Science and Education - UWSP
Public Web Mapping Service. Fri Aug 11 2017 10:20:27 AM.

Hi Amanda,

Yes, I remember speaking with Doug Maxwell at Tuesday's event. It was nice to meet him and good to know he found the presentations informative.

After further considering what's happening at this proposed development site, I would not anticipate these wells will have a significant impact on water quantity and that a groundwater modeling evaluation is not needed.

From my understanding talking with Doug and Mike Kakuska (CARPC), the wells on these properties would each pump a relatively small amount of water (on the order of hundreds of gallons per day) and then return that water to the groundwater system via septic systems. When considering the overall groundwater system, this is a very small withdrawal of water and the water is ultimately returned back to the ground once it leaves the septic system. This is distinctly different from water that is pumped from a municipal high-capacity well (these typically withdraw 500,000 - 2,000,000 gallons/day), piped to homes for use, and then routed to a wastewater facility for treatment before discharging to a stream.

If you have any further questions feel free to give myself or Mike Kakuska a call.

Best regards,

Mike

Mike Parsen
Hydrogeologist
Wisconsin Geological and Natural History Survey University of Wisconsin - Extension
(608) 262-9419 (direct)
(608) 228-3048 (cell)

Facebook: <http://facebook.com/WGNHS>

Website: <http://wisconsinogeologicalsurvey.org/>

Twitter: <https://twitter.com/WGNHS>

Below are the names of the neighbors that we invited to the initial meeting at the town hall. We had many more than this list show up and attend the meeting.

DAVID A CASIMIR
PO BOX 930498
Verona, WI 53593

RAY & SHARON WAGNER
3131 SHADY OAK LN
Verona, WI 53593

JOHN & KAREN EBERHARDT
2996 TIMBER LN
Verona, WI 53593

WARREN & SUSAN EXO
3068 TIMBER LN
Verona, WI 53593

JASON F PENN
KIM A GUTHRIE
3092 TIMBER LN
Verona, WI 53593

TERRY & MARCIA FRYE
3104 TIMBER LN
Verona, WI 53593

RONALD D FISCHER
3110 TIMBER LN
Verona, WI 53593

VADIM & MARIANNA SHERSHNEV
3114 TIMBER LN
Verona, WI 53593

JACK & JUDY FERRERI
3118 TIMBER LN
Verona, WI 53593

RONALD J CUNNINGHAM
DARA LONGHENRY
3136 TIMBER LN
Verona, WI 53593

DANIEL & JENNY FIALA
3142 TIMBER LN
Verona, WI 53593

MICHAEL & KARI ACKER
11891 MID TOWN RD
Verona, WI 53593

Mike & Sue Willett
11785 MID TOWN RD
Verona, WI 53593

HEARTLAND FARM SANCTUARY INC
PO BOX 45746
Madison, WI 53744

TRACEY A WOOD
DAVID DEWALD
11714 MID TOWN RD
Verona, WI 53593

LAWRENCE J ZANONI
11674 MID TOWN RD
Verona, WI 53593

LAWRENCE & PATRICIA BRADY
3229 MOUND VIEW RD
Verona, WI 53593

DAVID A SCHUTZ
7445 OAK HILL CT
FITCHBURG, WI 53719

The verbiage listed below was sent to all the neighbors listed on the invite list that is attached.

OAJ Development LLC has intent to develop the 63 acres by 11451 Mid Town Road. They will be single family condominium units, each on a 2-acre space. Over 3 acres of common space will be part of a park/natural area. New homes will be located to preserve the character of the property. These units will have a single private road entrance from Mid Town Road following the Town road specifications.

The application process has begun and is awaiting approval. The road development is projected to begin in the Spring of 2018.

A neighborhood meeting is set for August 30, 2017 at 6:00 pm at the Town Hall - 7669 County Highway PD. We invite current residents to attend for further information.

PAUL MAXWELL
OAJ Development LLC
11451 MID TOWN RD
VERONA WI, 53593
608-576-1633
maxwellp@tds.net