

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: November 10, 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 recommendation on a 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.

At their September 21, 2017 meeting, the Town of Verona Plan Commission reviewed and commented on the initial Concept Plan (Concept A) for Driftless Ridge. At that meeting the following comments were made:

- To maintain the rural, open character of the surrounding area, consideration should be given to maintaining a landscape buffer along Shady Oak Lane;
- Buildings should be sited in a manner that protects and preserves viewsheds; and
- Condo unit sizes should range from 1.8-2 acres.

To be consistent with the November 7, 2017, Town Board action regarding condominium plat unit sizes (minimum 1.5 acres) and density (two units per acre), and as a result of more accurate survey data, the condominium plat has been revised as follows:

- The condominium plat is comprised of a total of 13 units across roughly 26 acres;
- The units range in size from 1.5 to 1.72 acres in size;
- Based on updated survey data, the southern property line has been moved roughly 15 feet to the north, which resulted in Units 6-9 being reconfigured to reflect the preferred unit size and the private road being shortened in length; and
- As a result of the updated survey data, the location of the drive accessing the property to the south has been confirmed as not being located on the project site.

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. The condominium plat is comprised of 13 condominium units for single-family residential dwelling units, 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.

For the purposes of calculating the unit sizes, the gross area of the common stormwater elements (2.897 acres) has been proportionately added to the unit areas. The overall unit acreage is reflected in the table below as Total Acreage.

As such, the average unit size is roughly 1.57 acres, with the minimum size of 1.50 acres, and a maximum size of 1.72 acres.

The acreage of all single-family units combined is roughly 20.45-acres for a density of roughly 0.5 dwelling units per acre.

Table 1: Driftless Ridge Condominium Plat Residential Unit Summary		
Unit #	Unit Acreage	Gross Unit Acreage (w/stormwater credit)
1	1.59	1.81
2	1.50	1.72
3	1.50	1.72
4	1.65	1.87
5	1.53	1.75
6	1.50	1.72
7	1.50	1.72
8	1.51	1.73
9	1.50	1.72
10	1.50	1.72
11	1.73	1.95
12	1.72	1.94
13	1.72	1.94
Total	20.45	23.31

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

Stormwater Management

There are approximately 2.9 acres shown over two private common elements within the condominium plat for stormwater management, including one located in the southeast side of the site (Pond A) and the other centrally located along the southern property line (Pond B). Each facility is located on its own condominium unit and be landscaped to serve as a common amenity.

Both facilities include wet ponds; Pond A will be roughly 12,000 square-feet in size, and Pond B 15,000 square-feet.

Private Road

The condominium plat will be accessed from single private road from Shady Oak Lane, Driftless Ridge Way. As illustrated on the attached Condominium Plat, there is roughly 2.2-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. Overall, the average slope of the private road does not exceed ten percent, with grades ranging from a minimum of 2.00 percent (up) and the maximum -9.77 percent (down).

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	20.45	79
Private Road	2.2	9
Stormwater Management	2.9	11
Total*	25.55	100%

*Roughly 0.5 acres of the site is public right-of-way of Shady Oak Lane.

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).

Traffic

Vehicular traffic counts along Shady Oak Lane will be completed in the coming week, November 14 and 15. The data will be submitted to the Town upon its completion, prior to the Town Board meeting December 5.

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 2017. On-site grading is anticipated to begin in spring 2018, with home sites being available and ready for construction shortly thereafter.