

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
09/21/2017	DCPREZ-2017-11215
Public Hearing Date	C.U.P. Number
11/28/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME COONS CONSTRUCTION OF VERONA LLC	PHONE (with Area Code) (608) 444-4407	AGENT NAME JSD	PHONE (with Area Code) (608) 848-5060
BILLING ADDRESS (Number & Street) 1827 LOCUST DR		ADDRESS (Number & Street) 161 HORIZON DRIVE	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) VERONA, WI 53593	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
3151 Shady Oak Lane					
TOWNSHIP VERONA	SECTION 5	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-052-9690-8					

REASON FOR REZONE	CUP DESCRIPTION

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RH-4 Rural Homes District	R-4 Residence District	26		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PLAT REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No	INSPECTOR'S INITIALS DJE1	SIGNATURE:(Owner or Agent)
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME:
				DATE:



Zoning Change Application

Items that must be submitted with your application:

- **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name	<u>Jim Coons</u>	Agent's Name	<u>Jessica Vaughn, AICP, JSD Professional Service, Inc.</u>
Address	<u>1827 Locust Dr.</u>	Address	<u>161 Horizon Drive, Suite 101</u>
	<u>Verona, WI 53593</u>		<u>Verona, WI 53593</u>
Phone	<u>(608) 444-4407</u>	Phone	<u>(608) 848-5060</u>
Email	<u>jccoons@chorus.net</u>	Email	<u>jessica.vaughn@jسدinc.com</u>

Town: Verona Parcel numbers affected: 060805296908

Section: 05 Property address or location: 3151 Shady Oak Lane

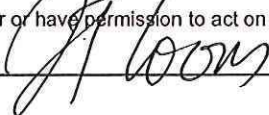
Zoning District change: (To / From / # of acres) RH-4 to R4; roughly 26 acres

Soil classifications of area (percentages) Class I soils: _____ % Class II soils: _____ % Other: _____ %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

Creation of a condominium plat with 13 residential lots. UNITS

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: 

Date: 9-11-17

Memorandum

www.jsdinc.com

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.

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.

	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.



*Coons Construction, LLC
1827 Locust Drive
Verona, WI 53593*

REZONING PARCEL

Part of the Southeast Quarter of the Northwest Quarter of Section 05, Township 06 North, Range 08 East, Town of Verona, Dane County, Wisconsin, more particularly described as follows::

Commencing at the North Quarter corner of Section 05, aforesaid; Thence South 01 Degrees 46 Minutes 32 Seconds West along the East line of the Southeast Quarter of the Northwest Quarter of said Section a distance of 1,485.58 feet; Thence North 88 Degrees 13 Minutes 28 Seconds West, 496.10 feet to the Easterly point of the Woods at Watch Hill Condominium, said point also being on the Southwesterly Right-of-Way line of Shady Oak Land and the point of beginning; Thence South 28 Degrees 07 Minutes 06 Seconds East along said Right-of-Way line, 658.83 feet; Thence South 17 Degrees 28 Minutes 32 Seconds West, 407.76 feet; Thence South 89 Degrees 28 Minutes 32 Seconds West, 1582.76 feet; Thence North 00 Degrees 03 Minutes 34 Seconds East, 485.13 feet to the Southwest corner of Unit 18, the Woods at Watch Hill Condominium; Thence North 89 Degrees 17 Minutes 00 Seconds East along the South line of said condominium, 672.92 feet to the Southeast corner of Unit 21 of said condominium; Thence North 02 Degrees 27 Minutes 47 Seconds East along the East line of said Unit 21 a distance of 411.54 feet to the South Right-of-Way line of Watch Hill Court, a private road; Thence South 87 Degrees 37 Minutes 38 Seconds East along said South line, 582.50 feet; Thence North 49 Degrees 28 Minutes 52 Seconds East along said South Right-of-Way line, 159.93 feet to the Point of Beginning.










said parcel contains 1,153,073 Square feet or 26.471 Acres.

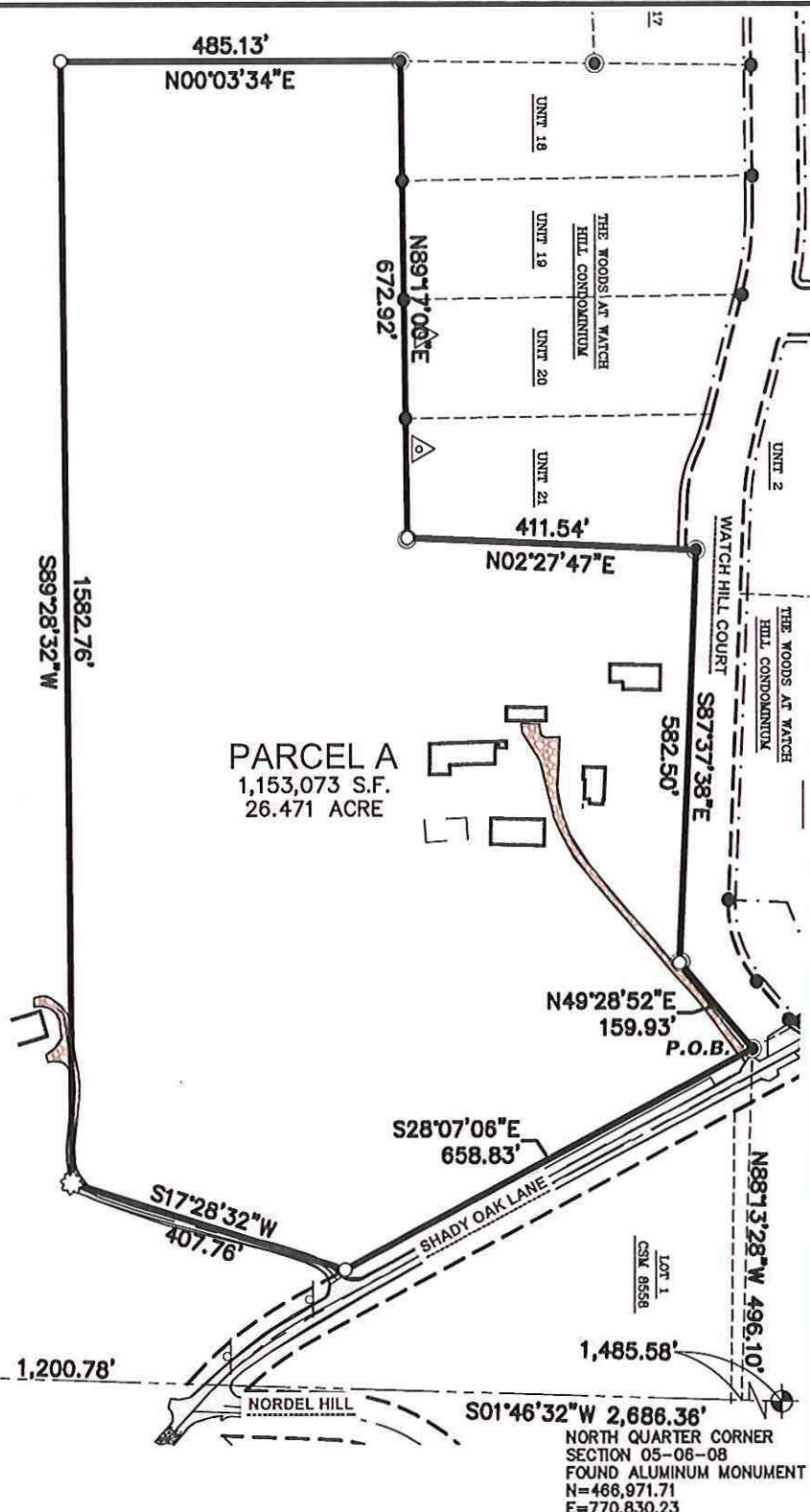
Tax Key No: 062/0608-052-9690-8

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON AUGUST 14, 15 AND 29, 2017.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE COUNTY). THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 05-06-08, BEARS S01°46'32"W.

LEGEND

-  GOVERNMENT CORNER
-  1" IRON PIPE FOUND
-  3/4" REBAR FOUND
-  COTTON SPINDLE
-  3/4" REBAR
-  PLAT BOUNDARY
-  SECTION LINE
-  RIGHT-OF-WAY LINE
-  PLATTED LOT LINE



CENTER OF SECTION 05-06-08 FOUND BRASS CAP IN CONCRETE
 N=464,286.64
 E=770,747.00

NORTH QUARTER CORNER SECTION 05-06-08 FOUND ALUMINUM MONUMENT
 N=466,971.71
 E=770,830.23

EXHIBIT

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 05, TOWNSHIP 06 NORTH, RANGE 08 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN

PREPARED BY:

JSD Professional Services, Inc.
 • Engineers • Surveyors • Planners

161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 PHONE: (608)848-5060

PREPARED FOR:

COONS CONST. LLC
 1827 Locust Drive
 Verona, WI 53593

PROJECT NO: 17-8004

FILE NO: A-*

FIELDBOOK/PAGE: -

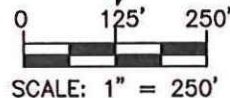
SHEET NO: 1 OF 1

SURVEYED BY: CJO

DRAWN BY: TJB

CHECKED BY: TJB

APPROVED BY: TJB



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DRAFT

DRIFTLESS RIDGE CONDOMINIUM

A CONDOMINIUM PLAT

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 05, TOWNSHIP 06 NORTH, RANGE 08 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN

NORTH QUARTER CORNER
SECTION 05-06-08
ROUND ALUMINUM MONUMENT
N=466,971.71
E=770,630.23

LEGEND

- ◊ GOVERNMENT CORNER
- 3/4" x 24" REBAR
- SET (1.50 LBS/LF)
- CONDOMINIUM BOUNDARY
- SECTION LINE
- PRIVATE DRIVE
- RIGHT-OF-WAY
- PLATTED LOT LINE
- EASEMENT LINE
- CHORD LINE
- 1 UNIT NUMBER

NOTES

- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE COUNTY), THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 05-06-08, BEARS S01°46'32"W.
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. IN AUGUST 2017.
- SEE SHEET 2 FOR LINE TABLES AND CURVE TABLES
- ALL AREAS AND FEATURES OF THE CONDOMINIUM ARE COMMON ELEMENTS UNLESS OTHERWISE NOTED AS UNITS.
- ALL AREAS DEPICTED ON THE CONDOMINIUM PLAT AS LIMITED COMMON ELEMENTS SHALL BE GOVERNED BY THE TERMS AND CONDITIONS OF THE DECLARATION.
- UNITS ARE SUBJECT TO BUILDING SETBACKS PER LOCAL ORDINANCE

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 05, TOWNSHIP 06 NORTH, RANGE 08 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 05, AFORESAID; THENCE SOUTH 01 DEGREES 48 MINUTES 32 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION A DISTANCE OF 1,485.58 FEET; THENCE NORTH 88 DEGREES 13 MINUTES 28 SECONDS WEST, 496.10 FEET TO THE EASTERLY POINT OF THE WOODS AT WATCH HILL CONDOMINIUM PLAT, SAID POINT ALSO BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SHADY OAK LANE AND THE POINT OF BEGINNING; THENCE SOUTH 28 DEGREES 07 MINUTES 06 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 658.83 FEET; THENCE SOUTH 17 DEGREES 28 MINUTES 32 SECONDS WEST, 407.76 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 32 SECONDS WEST, 1582.76 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 34 SECONDS EAST, 485.13 FEET TO THE SOUTHWEST CORNER OF UNIT 18, THE WOODS AT WATCH HILL CONDOMINIUM; THENCE NORTH 89 DEGREES 17 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID CONDOMINIUM, 672.92 FEET TO THE SOUTHEAST CORNER OF UNIT 21 OF SAID CONDOMINIUM; THENCE NORTH 02 DEGREES 27 MINUTES 47 SECONDS EAST ALONG THE LINE OF SAID UNIT 21 A DISTANCE OF 411.54 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WATCH HILL COURT, A PRIVATE ROAD; THENCE SOUTH 87 DEGREES 37 MINUTES 38 SECONDS EAST ALONG SAID SOUTH LINE, 582.50 FEET; THENCE NORTH 49 DEGREES 28 MINUTES 52 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 159.93 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,153,073 SQUARE FEET OR 26.471 ACRES.

TAX KEY NO: 062/0808-052-9690-8

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, IN COMPLIANCE WITH CHAPTER 703.11 OF WISCONSIN STATUTES, THE CONDOMINIUM PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THE PLAT DESCRIBED AND FURTHER THAT THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT.

JOHN KREBS P.L.S. 1878

DATE:



PREPARED FOR:
COONS CONSTRUCTION, LLC
1827 LOCUST DRIVE
VERONA, WI 53593

PREPARED BY:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
181 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593

OFFICE OF THE REGISTER OF DEEDS

____ COUNTY, WISCONSIN

RECEIVED FOR RECORD _____

20 ____ AT ____ O'CLOCK ____ M. A.M.

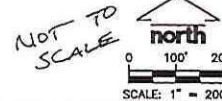
DOCUMENT # _____

IN VOL. _____ OF CONDOMINIUM

PLATS ON PAGE(S) _____

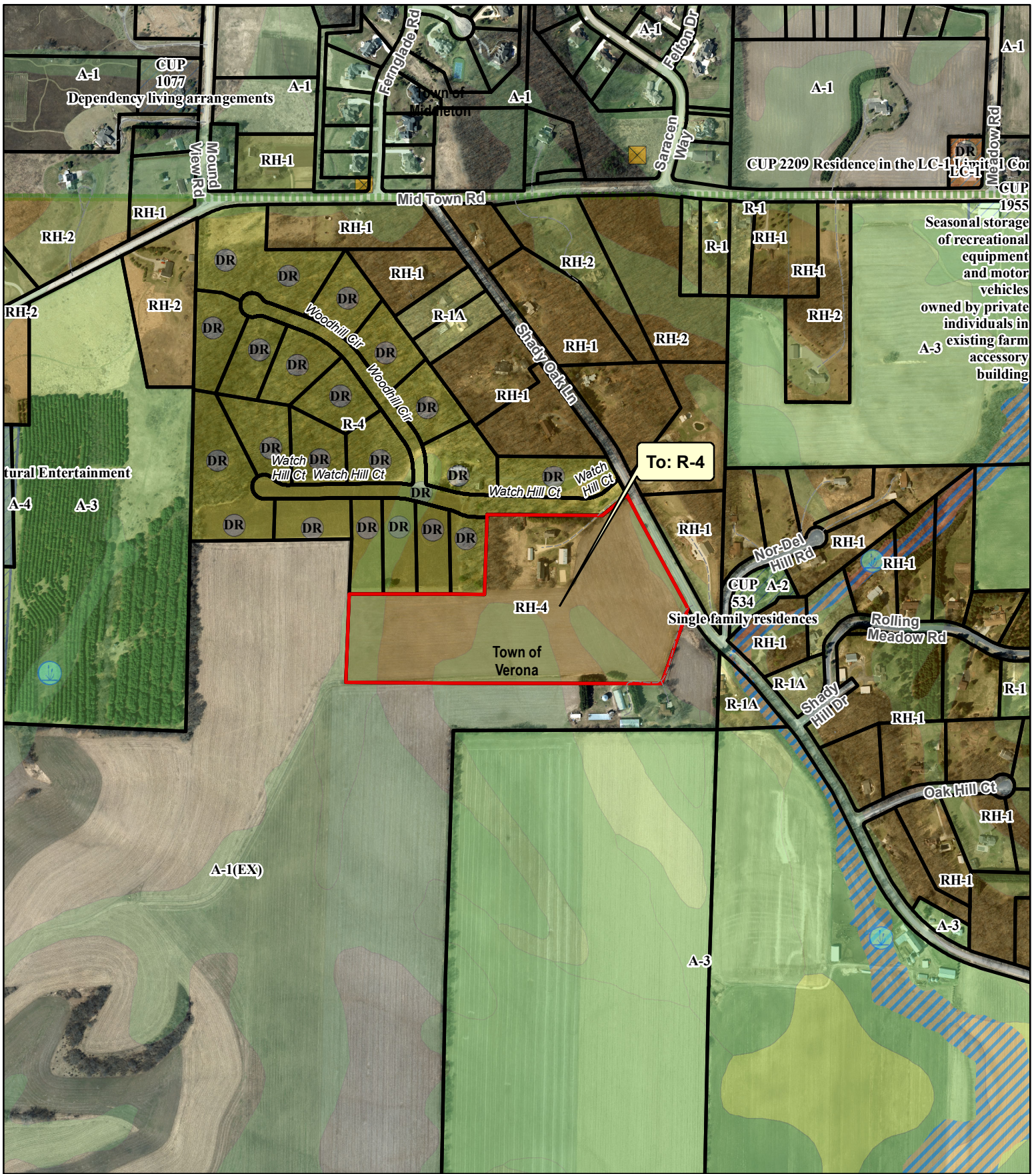
REGISTER OF DEEDS

PROJECT NO: 17-8024 SURVEYED BY: _____
FILE NO: 0-0 DRAWN BY: JK
FIELDBOOK/PID: _____ CHECKED BY: JLB
APPROVED BY: JLB



CENTER OF SECTION 05-06-08 FOUND BRASS CAP IN CONCRETE N=464,286.84 E=770,747.00

FILE # 1307178004\GIS\178004 Condo Plat.dwg Layout: Draft 1 User: dmy. Printed: Sep 12, 2017 - 2:45pm



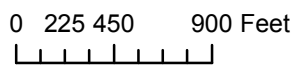
Legend

Significant Soils Floodplain

Class Wetland

Class 1

Class 2



Petition 11215
**COONS CONSTRUCTION
 OF VERONA LLC**