

# Memorandum

[www.jsdinc.com](http://www.jsdinc.com)

To: David Shaw, Town of Middleton  
From: Hans Justeson and Adam Watkins, JSD Professional Services  
Re: Aspen Meadows Revised Preliminary Plat Submittal  
JSD Project #: 15-6911  
Date: May 11, 2016  
cc: Tommy Van Ess, Aspen Realty Development, LLC; Rod Zubella, Town Engineer

---

## Introduction

On behalf of Aspen Realty Development, LLC, JSD Professional Services (hereafter "JSD") is hereby requesting Town of Middleton approval of the revised Aspen Meadows Preliminary Plat. The enclosed plat is being submitted as a revision to the preliminary plat that was reviewed and approved by the Town Board on January 19, 2016 and by the Dane County Zoning and Land Regulation Committee on February 23, 2016. The original concept has not changed since these approvals were issued; however, the revision is needed due to the need to remove the adjacent land from the plat boundaries (adjacent land being Lot 2 of CSM 10312, or Lot 11 and parts of Lot 12 and Outlot 1 of the aforementioned Preliminary Plat).

The plat contains approximately 25.25 acres and is located approximately a half mile south of Valley View Road on the west side of Meadow Road in the Town of Middleton. The property is vacant farmland and is unimproved with the exception of a shed located in the southeastern quadrant of the site. An asphalt driveway crosses the southern tier of the property leading to a single-family residence located on an adjoining parcel located south of the subject site. Topography of the site falls gradually approximately 40 feet from the northwestern corner of the property to low-lying areas located in the southeastern corner of the site. The property does not include any identified environmental corridors. The property is largely devoid of significant vegetation and is in agricultural use at this time.

The property is subject to the City of Madison – Town of Middleton Cooperative Boundary Agreement executed on March 28, 2002 that established the future western boundary of the City along Pioneer and Meadow Roads. The cooperative plan included a provision for the realignment of Pioneer Road southeast in to Meadow Road to create a continuous north-south route extending from Old Sauk Road on the North to Midtown Road on the south. The realigned roadway will be known as Pioneer Road. The cooperative agreement anticipated that development on the west side of Pioneer Road would occur in the Town and development east of Pioneer Road would occur in the City.

The proposed single-family lots will be developed west of Pioneer Road in the Town of Middleton under County R-1 zoning. The outlot east of Pioneer Road will remain zoned County A-1. Lot sizes range in size from 0.54 acres to 1.9 acres, with an average size of 0.83 acres per lot. Five of the proposed lots will abut the realigned Pioneer Road, with the remaining lots to be accessible from the new street (Silverthorne Way) that will extend westward from Pioneer Road.

An outlot will be dedicated adjacent to the southern property line next to Pioneer Road to serve as a stormwater management tract for the development as described in the Stormwater Management and Erosion Control Report. A second outlot (Outlot 3) will be dedicated adjacent to the western property line to serve as open space area. The remaining 9.84 acres (east of Pioneer Road) will be platted as an outlot that will be reserved for future development in the City of Madison once the necessary infrastructure has been extended to serve the area. The proposed lots located west of Pioneer Road will be served by individual septic systems. The proposed lots will conform to Dane County zoning requirements for unsewered lots, and are a

minimum of 20,000 square feet of lot area. No variances are anticipated for the development as it is believed that the proposed subdivision meets the classification standards for an unsewered Cluster Subdivision. Therefore, the development will also meet the 20,000 square foot minimum lot size area of Town of Middleton Chapter 315 Land Division and Subdivision Section 315-6. Because the area lies within the Transition Area as defined by Town ordinances, the required open space for the plat area is dependent on lot size. Lots between 32,700 and 65,000 square feet require 5,000 square feet of open space per lot; lots between 20,000 and 32,700 square feet require 10,000 square feet plus 32,700 square feet minus the lot size. The required open space is thus 114,298 square feet (see attached table). Outlot 1 has been reserved for stormwater management and Outlot 3 has been reserved for open space; together, these outlots contains enough open space (115,679 SF) to satisfy open space requirements.

We recognize that coordination with Town, County, and City of Madison staff is critical for the success of the development. The developer's goal is to commence construction by fall of 2016. To that end we are requesting the opportunity to hold a public hearing and recommendation on the Preliminary Plat by the Town Plan Commission at its next regular monthly meeting on June 1st.

A table of the revised lot and open space areas is attached. Aspen Realty Development, LLC is committed to working with the Town, County, and City to satisfy ordinance requirements and will, within reason, provide collaborative assistance in order to address the municipalities' planning expectations.