

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
09/18/2015	DCPREZ-2015-10920
Public Hearing Date	C.U.P. Number
11/24/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JACOBSEN REV LIVING TR	PHONE (with Area Code)	AGENT NAME TEMPLE BUILDERS	PHONE (with Area Code) (608) 239-6585
BILLING ADDRESS (Number & Street) 3159 SHADY OAK LN		ADDRESS (Number & Street) 2501 W BELTLINE HIGHWAYSUITE 113	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) MADISON, WI 53713	
E-MAIL ADDRESS PLJABDO42@GMAIL.COM		E-MAIL ADDRESS JTEMPLE@TEMPLEBUILDS.COM	

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	
3159 SHADY OAK LN		3159 SHADY OAK LN		3159 SHADY OAK LN	
TOWNSHIP VERONA	SECTION 5	TOWNSHIP VERONA	SECTION 5	TOWNSHIP VERONA	SECTION 5
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-052-8220-8		0608-052-8650-8		0608-052-9030-6	

REASON FOR REZONE	CUP DESCRIPTION
CREATING ONE RESIDENTIAL LOT CONDOMINIUM 21 UNIT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-3 Agriculture District	R-4 Residence District	51		
RH-1 Rural Homes District	R-4 Residence District	2.1		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>RF</u>	PLAT REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>RF</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>RF</u>	INSPECTOR'S INITIALS SJW3	SIGNATURE:(Owner or Agent) <i>Rebekah Fails</i>
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COMMENTS: CREATE 1- 53 ACRE PARCEL TO DEVELOP CONDOMINIUM

PRINT NAME: <i>Rebekah Fails</i>
DATE: <i>9-18-2015</i>



DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Change Application

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

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.

Rebecca

Owner's Name Paul + Lynne Jacobsen

Agent's Name Temple Builders - Justin Temple

Address 3159 Shady Oak Lane

Address 2501 W. Beltline Hwy, Ste. 113

Phone Verona, WI 53593

Phone Madison WI 53713

Email pljacob642@gmail.com

Email 608-239-6585

Email pljacob642@gmail.com

Email jtemple@templebuilds.com

Town: Verona

Parcel numbers affected: 062/0608-092-8220-8 + 062/0608/052-8650-8

Section: 01

Property address or location: 3159 Shady Oak Lane

Zoning District change: (To / From / # of acres) A3 to R42 - 51 acres

(28+5+18 = 51 A3) (2.1 RA)

R-4 9.4

0608 052 86008

9RA-1 to

Soil classifications of area (percentages) Class I soils: _____ % Class II soils: 100 % Other: _____ %

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

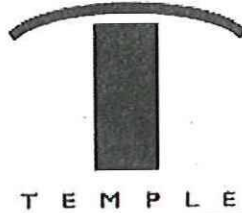
- ☐ Separation of buildings from farmland
- ☐ Creation of a residential lot
- ☐ Compliance for existing structures and/or land uses
- ☒ Other:

We will be creating a 51 acre condominium development.

The parcels will all developed at one time. We are hoping to remove trees over the winter & start road construction in the spring of 2016.

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

Date: 9/15/15



Shady Oak Land Condominium

9/28/15

MEMO TO: Roger Lane, Dane County Zoning

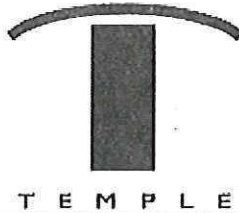
MEMO FROM: Justin Temple, Temple Builders

Roger,

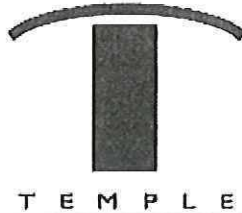
This memo is in response to your email you sent last week in regards to my submittal of the Land Condominium project I submitted for review.

Information Requested:

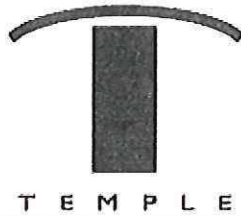
1. We are asking to change the zoning of the property we are under contract for at 3159 Shady Oak Lane in the Town of Verona.
2. We are requesting the change in zoning to take the property from A-3 to R-4 so we can develop a 21 unit Land Condominium project.
3. We are requesting this Land Condominium project in an effort to work with the Town of Verona on the project. As you know, my core business builds high end custom homes. We have had several requests from customers for lots that would allow them to be part of a condominium project and get all the amenities that come along with that. They live somewhere else during the winter and want to be able to leave and not worry about the upkeep of their properties here. We have numerous lots already under contract that are contingent upon us obtaining approvals for the project. This is the main reason for the land condo approach.



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4. There will be 21 total land units as part of this project. 20 lots will be sold to buyers and the last lot has the current homestead on the property and will be sold as well.
 5. Each one of the "lots" will represent the boundary of each condo unit. The property lines will represent the legal description of the unit. Please see attached map.
 6. I understand from my meeting with Patrick Miles that there have been some issues in the past with rural condominium developments. You mentioned this in your email back to me as well from last week. During the discussion with Patrick he informed me that the financing was an issue for past projects you have seen. Pending the project approval at the county level, I have development financing arranged and the bank does not have an issue with what we are trying to do. We also have 2 different banks that have said the project meets their funding requirements and will work with any buyer that wants to purchase one of the condo units, assuming they qualify to do so.
 7. Each unit will have private well and septic to handle the stand alone condominium unit that will go on the "lot". There will be no common or shared well or septic systems in the entire plat. Each owner will be responsible to install their well and septic systems not only within their unit space, but they will also have to stay within the "disturbed area" guidelines that will be attached to the restrictions of the lot. This will be described later on in this report.
 8. The main roadways in the condominium development will be built to the Town's road standards and then kept as private roads for the development.



9. Each unit is roughly 2 acres. Of those 2 acres we will establish a building envelope. The building envelopes will be different on each unit. We are making sure to keep a fair distance off of roadways and neighboring unit boundaries. Of the 2 acres, roughly 1.25 acres will make up the building envelope and inside of that building envelope each unit owner will only be able to clear roughly 35,000 square feet. This is in an effort to control the amount of trees that are removed from each unit that currently has woods on them. My goal is to keep as much of the wooded feel as we can on each unit. The condo home, driveway, open yard, well, septic and any other improvement will have to be inside of the 30,000 square foot area. There may be special circumstances that come up that a small variance needs to be made due to factors that would negatively affect the unit owner or the development as a whole. These would be controlled by us, the developer, until all units are completed and built on.
10. We will be creating an environmental corridor that cannot be touched on any unit that backs up to an existing home surrounding the project. This is being done to try to minimize the effect this project has on the current residents on Shady Oak Lane.
11. Currently on the property there are some fully developed prairie areas. We will treat them the same way as we are the woods and will do everything we can to limit the amount of prairie that is disturbed.
12. Storm water management will be determined on a unit by unit basis. Each unit owner will be responsible to obtain all approvals necessary to control their run off. With the heavily wooded nature of most of the units, Land and Water Resources didn't think there would be much run off do to the fact that the current tree root system would absorb most rainfalls.



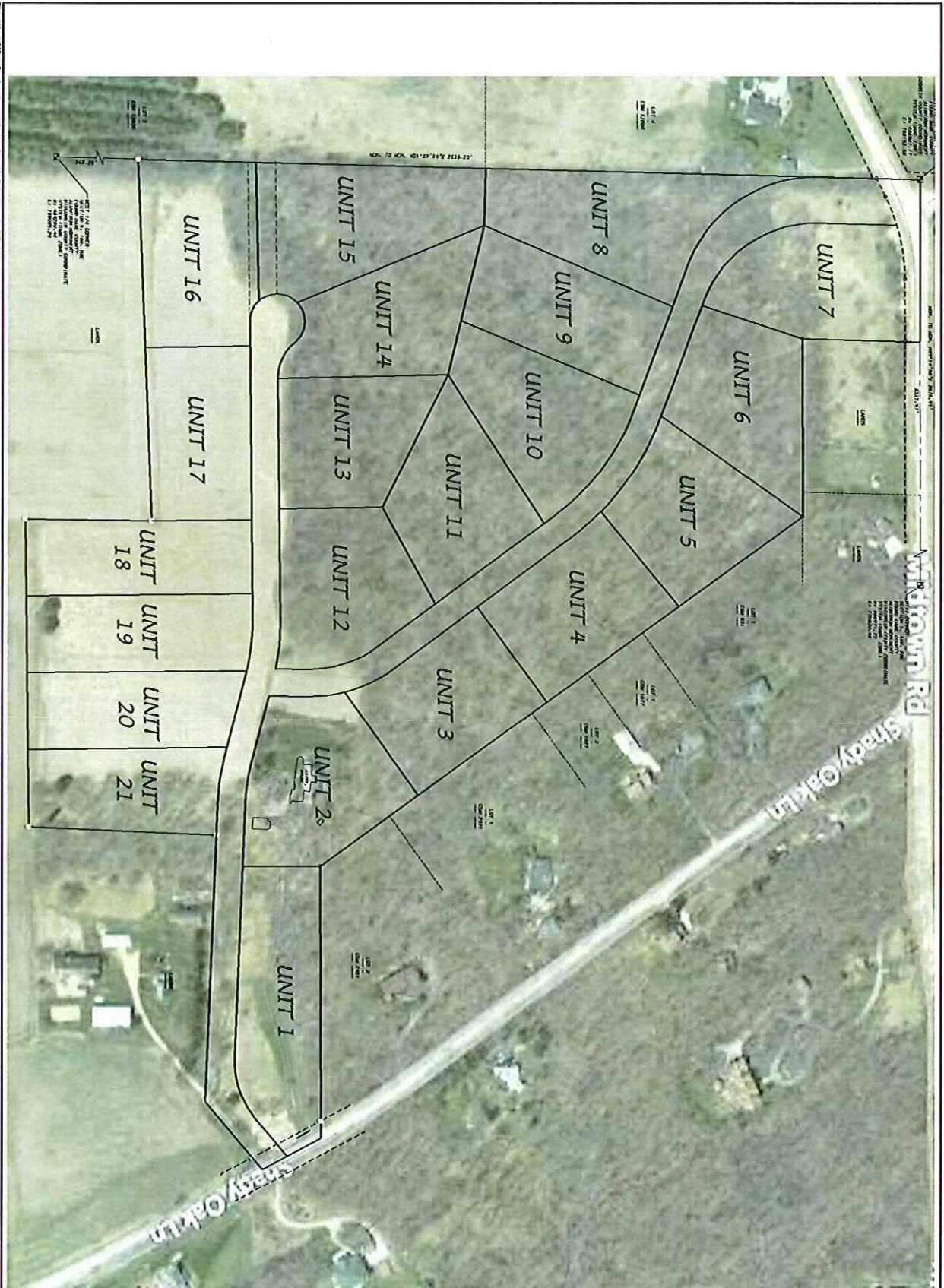
I look forward to our upcoming meeting and am more than happy to explain further the overall goals of the project. I appreciate the time you have spent to review my proposal and I am anxious to continue discussions.

Regards,

Justin Temple

President

Temple Builders



SCALES: 1" = 250'

DATE: 09-29-15

DESIGN: [Signature]

PROJECT: [Signature]

FILE: 1507-110

2 of 2

CONCEPT PLAN

SHADY OAK CONDO PLAT

TOWN OF VERONA, DADE COUNTY, FLORIDA

OXFORD KOTTE AND ASSOCIATES, INC.

7501 Waverwood Way, Madison, WI 53717

Phone: 608.555.7531 • Fax: 608.555.1182

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

LEGAL DESCRIPTION

A parcel of land located in all 1/4's of the NW1/4 of Section 5, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit: Beginning at the Northwest corner of said Section 5; thence N89 °54'56"E, 352.94 feet along the North line of said NW1/4; thence S01 °27'24"W, 258.93 feet; thence N89 °54'56"E, 388.34 feet to the Northwest corner of Lot 1, Certified Survey Map No. 931; thence S35 °48'38"E, 1307.62 feet along the Southwest line of Certified Survey Maps 931, 1077 and 2491 to the Southwest corner of Lot 2, Certified Survey Map No. 2491; thence N89 °48'15"E, 593.26 feet along the South line of said Lot 2 to the centerline of Shady Oak Lane; thence S28 °00'20"E, 144.50 feet along said centerline; thence S49 °33'15"W, 193.72 feet; thence N87 °39'34"W, 582.50 feet; thence S02 °29'42"W, 411.54 feet; thence S89 °16'33"W, 672.90 feet; thence N00 °42'47"E, 276.97 feet; thence S87 °44'39"W, 788.48 feet to the West line of said NW1/4; thence N01 °27'24"E, 1719.91 feet to the point of beginning. Subject to 33 feet of right-of-way along Mid-Town Road and Shady Oak Lane. Containing 2,200,782 square feet (50.523 acres) including right-of-way.



a period of time located in (a) 1.4, 1.5, or the north of section 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836

LEADS

- ☐ PLACED 3/4"x1/8" INCH REIN
- ☐ W/1-1/2 LBS/FT
- ☐ FOUND 1-1/4" INCH PIPE
- ☐ FOUND 1" INCH PIPE

LOCATED IN THE ALL 1/4'S NW1/4 OF SECTION 5, T6N, R8E,
TOWNSHIP OF VERONA, DANE COUNTY, WISCONSIN.

D'ONOFRIO KOTKE AND ASSOCIATES, INC.
7530 Wisconsin Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

2004 NORTH ATLANTIC COAST
COASTAL ZONE MANAGEMENT
PLANNING ACT (CZMP)
REVISION 1/00
DATE: 09-1-15
REVISED:
SCALE: 1"=100'
0 50 100
FOOT
DRAWN BY: KMG
Fm: 15-07-110
Sheet Number:
1 of 1

