

Letter of Intent for land division application

11/19/2020

Property: 3176 Shady Oak Lane, Verona

Property Owners: JP & KW Revocable Trust (Joe and Karen Rueden), Kelsey J Rueden

Surveyor: Moore Surveying, LLC (Andrew Moore)

Contact: Joe Rueden

Andrew Moore

608-212-4198

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3176 Shady Oak Lane Verona is currently 2 metes and bounds parcels, one of them unusable as a lot, with a single rural residential use. The lot is mostly wooded. The existing house is a late 1800's era house moved to this lot in the early 1950's. Current zoning is RR-2 consistent with the Town of Verona comprehensive plan.

This CSM:

1. Changes the property to a CSM based definition instead of metes and bounds.
2. Dedicates the roadway to the public.
3. Formally divides the combined parcel into two usable rural residential lots, both RR-2.

The owner worked closely with Town of Verona staff and Plan Commission for several weeks. The layout of the lot varied during this time with the lot division eventually settling into this proposed CSM. The Town believes this is the best way to divide. The Town of Verona and Dane County approved this new CSM.

In the preliminary review of the CSM, the City of Madison had some concerns about the lot shape and possible future development. We have considered this, and the rationale is:

- a. The build site is in the northeast corner of the old lot. The house is in the north west corner of the old lot. Going around the old house requires a flag shape lot.
- b. The septic field is in the middle of the old lot. While it may technically be possible to have the field and the house it serves on separate lots, we strongly oppose doing that. Our experiences when neighbor relations get strained are that the septic field would be a huge issue.
- c. The town requires a minimum of 2 acres for each lot. This leaves few configurations given the net acreage is 4.06a, the location of the old house and septic field, and the hilly topography.
- d. The neighboring lot bordering the south and east boundaries is similarly shaped around this lot.

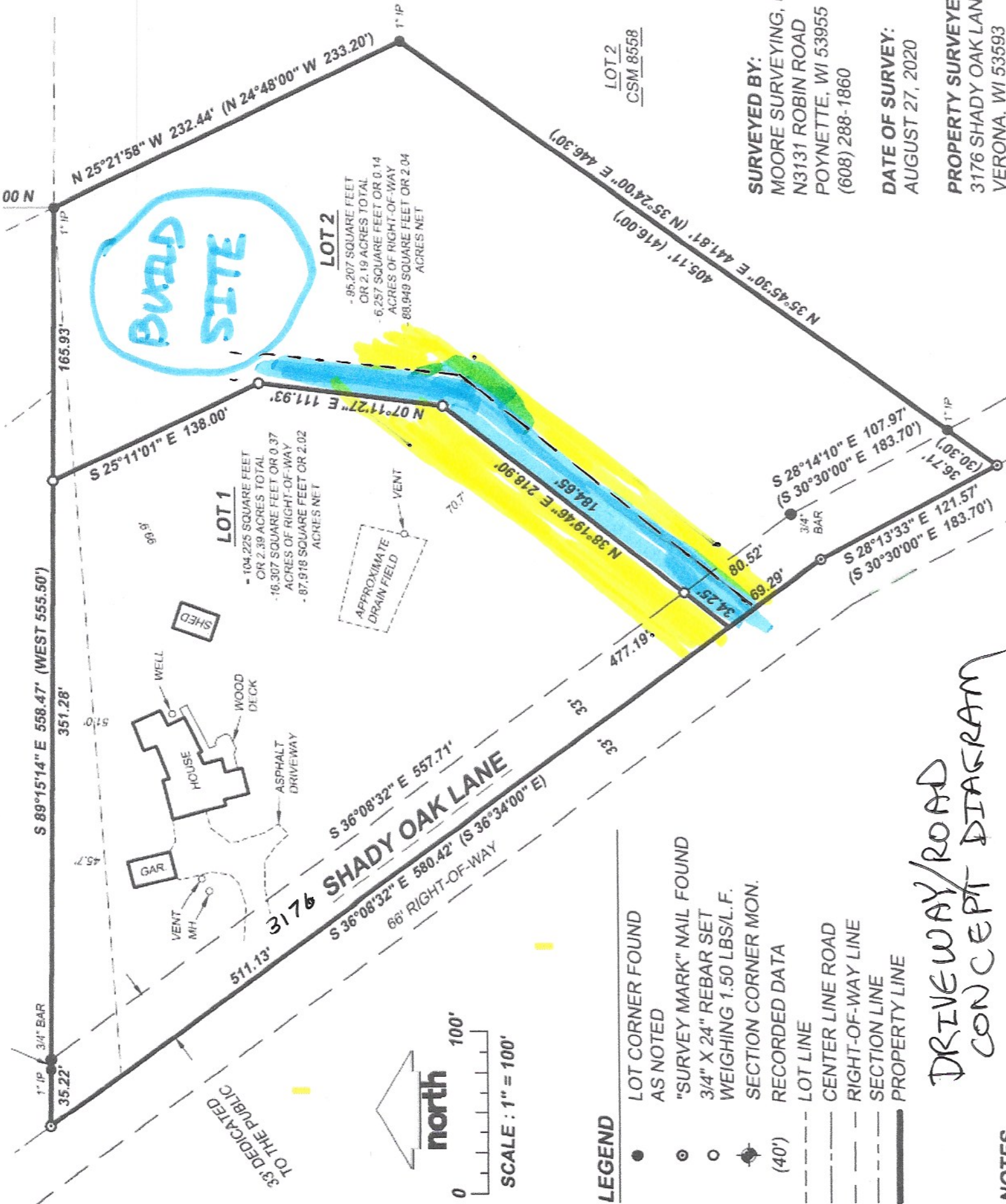
- e. Topography limits what we can do. The slopes from the southernmost corner are too steep for a driveway, but the Lot 1 – Lot 2 boundary on Shady Oak Lane has an acceptable slope. The chamfered inside corner helps reduce slope and avoids some large oak trees.
- f. Note the Ice Age Trail property abuts the northeast corner of the property, and the Town is actively working to arrange for the remaining properties to the east of the trail property allowing the trail to go through. This will limit development in that direction.
- g. *We considered future development.* Given we intend to put the driveway along the Lot 1 – Lot 2 boundary off Shady Oak Lane, both lots are very developable if that driveway is later widened to Shared Driveway or road. This would also give the option of running that road back into the neighboring parcel if required.

See the attached future roadway concept diagram. The dark blue indicates the initial driveway and build site, the bump out at the elbow is a passing area. The yellow on either side indicates the expansion to 66' required for a Shared driveway or roadway, possibly with lots on either side of that road. Exact path will vary somewhat to avoid any heritage trees. Where exactly the road goes farther to the north and west will depend on development in that direction. The remainder of Lot 1 can be serviced from a modification to the existing driveway, allowing lots to the southeast of the existing home.

We request you approve this CSM as submitted. Thank you for your consideration,

 11/19/2020

Joe Rueden



SURVEYED BY:
 MOORE SURVEYING, LLC
 N3131 ROBIN ROAD
 POYNETTE, WI 53955
 (608) 288-1860

DATE OF SURVEY:
 AUGUST 27, 2020

PROPERTY SURVEYED:
 3176 SHADY OAK LANE
 VERONA, WI 53593

**DRIVEWAY/ROAD
 CONCEPT DIAGRAM**

NOTES