

WESTLEY LAW OFFICES, S.C.

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April 30, 2018

Adam Sayre, Planning Director
City of Verona Planning & Development
111 Lincoln Street
Verona, Wisconsin 53953

In re: Petition of Jump for Joy LLC
For Rezoning of Lot 1, CSM 9171

Dear Director Sayre:

Please accept the original and ten (10) copies of this letter and its attachments as the Request of Jump for Joy, LLC, a Wisconsin limited liability company and its principals, Robert S. Hinds and Joyce A. Hinds, to approve their request for rezoning of the above-described parcel to Urban Residential. The Petitioners have owned the subject real estate since 2005. It is an entire vacant piece of land bordered on the south by U.S. Highways 18-151, on the west by Locust Road, on the north by Prairie Heights Drive, and on the east by Lot 2 of CSM 9171, which contains a commercial business. The parcel consists of 101,829 square feet, or approximately 2.3377 acres.

The Petitioners have had the property on the market for virtually the entire time they had owned it. The parcel is part of an area designated many years ago as PUD (Planned Unit Development), with the apparent intent that the area between Prairie Heights Drive and the highway, including Lots 1, 2 and 3 of CSM 9171, be made available only for commercial development. Indeed this vision has been largely realized by certain commercial developments to the east, including improvements to Lots 2 and 3 of CSM 9171. However, despite substantial efforts, Lot 1 is attracting absolutely no interest among commercial developers.

Since Petitioners acquired the property, extensive residential development has taken place across Prairie Heights Drive from Lot 1, which area constitutes Lot 4 of CSM 9171. These developments include a large number of multi-unit

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residential buildings which contain both rental apartment units and condominiums. The rapid development of Lot 4 as a residential community has likely been fueled to a large extent by the meteoric growth of Epic Systems, whose sprawling campus lies within two to three miles of the subject property.

It is well known that Epic's large and ever-increasing workforce is having an unprecedented impact on housing development not only in the City of Verona but in the City of Madison as well, and the unincorporated areas in between. Because it is simply impossible to house nearly 10,000 employees in close proximity to Epic, the resulting travel and commuting demands of Epic employees are substantially impacting available streets, roads, highways and other transportation corridors.

Petitioners contend that an Epic worker choosing between residing in the City of Verona and residing elsewhere, such as the City of Madison, would in many cases favor living in the City of Verona, for several reasons. First, the daily commute to and from work would be nearly inconsequential. Second, the quality of life in the City of Verona, including its school system, parks and other amenities, is exceptionally high. Third, alternative locations such as Madison are typically more expensive than comparable properties in the City of Verona. For these and many other reasons, Petitioners believe the choice of locale for the prospective Epic worker, or someone working for the numerous businesses that have prospered as a result of Epic, or someone simply looking for a desirable place to live, would consider the City of Verona an obvious choice.

Petitioner's Realtor, Maria Antoinette, of Restaino & Associates Realtors, supports this Petition because she is confident that approval will result in substantial interest in the parcel by residential developers. She has researched the vacancy rates in the multi-unit properties across Prairie Heights Drive from Lot 1, and has learned that all the condominium units in that area are now owned and occupied by residents and most of the available apartment units are occupied. The only significant exceptions are the one-bedroom units, which suggests that the community north of Prairie Heights Drive and east of Locust Drive largely consists of families. The subject property is in such close proximity to

the fully-developed family dominated area immediately to the north that it can easily be considered a logical extension of that community.

Rezoning Lot 1 to Urban Residential would not be inconsistent or conflict with uses in properties in the surrounding area. On the contrary, it would compliment them. The only single-family neighborhoods closest to Lot 1 are across the highway from Lot 1. The highway itself provides an extensive buffer between Lot 1 and the closest residential property, especially with the broad right-of-way open spaces on either side of the highway that exist because of the Locust Road bridge over the highway. In addition, the area directly south of the highway constitutes a substantial hill or ridge dividing areas facing central Verona to the north from those facing more to the south. Indeed with this significant elevation differential Lot 1 is not even visible from very many, if any, of the single family homes to the south.

Petitioners would be equally receptive to offers from developers of rental units as well as condominiums. In addition, the ground level spaces could potentially be used for small scale commercial purposes such as a convenience store, coffee shop, ice cream store or other modest businesses. This would directly benefit not only residents in that property but also the hundreds of residents on the other side of Prairie Heights Drive, not to mention employees of the commercial businesses to the east and west, who have no nearby access to such amenities.

Petitioners do not believe their proposal will result in any adverse impact on traffic congestion, environmental quality, or other factors, as compared to commercial development of Lot 1. Modest traffic increases at certain times of the day can be expected as a result of either. However, Lot 1 simply is not large enough, by itself, to produce more significant negative consequences than commercial development of the same property.

And of course successful residential development of Lot 1 will produce substantial increases in the tax base for the City of Verona. At the same time, no substantial investment in additional city-funded infrastructure should be necessary.

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Much has changed in the area east of Locust Road and north of the highway since Petitioners acquired the property in 2005. Yet much of the initial vision has come to fruition. The area now has productive commercial development along the south side of Prairie Heights Drive and substantial multi-unit residential development on the other side. While commercial development of Lot 1 would be beneficial and desirable, residential development of the property would be equally so. The principal difference is that the residential development would occur much more quickly.

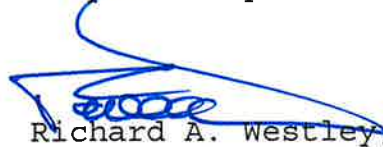
The attachments to this Petition include:

- (1) CSM 9171 (5 pages)
- (2) Map of Lot 1 (1 page)

Payment of the required filing fee accompanies this Petition.

For the reasons stated Petitioners respectfully request that their rezoning proposal be approved.

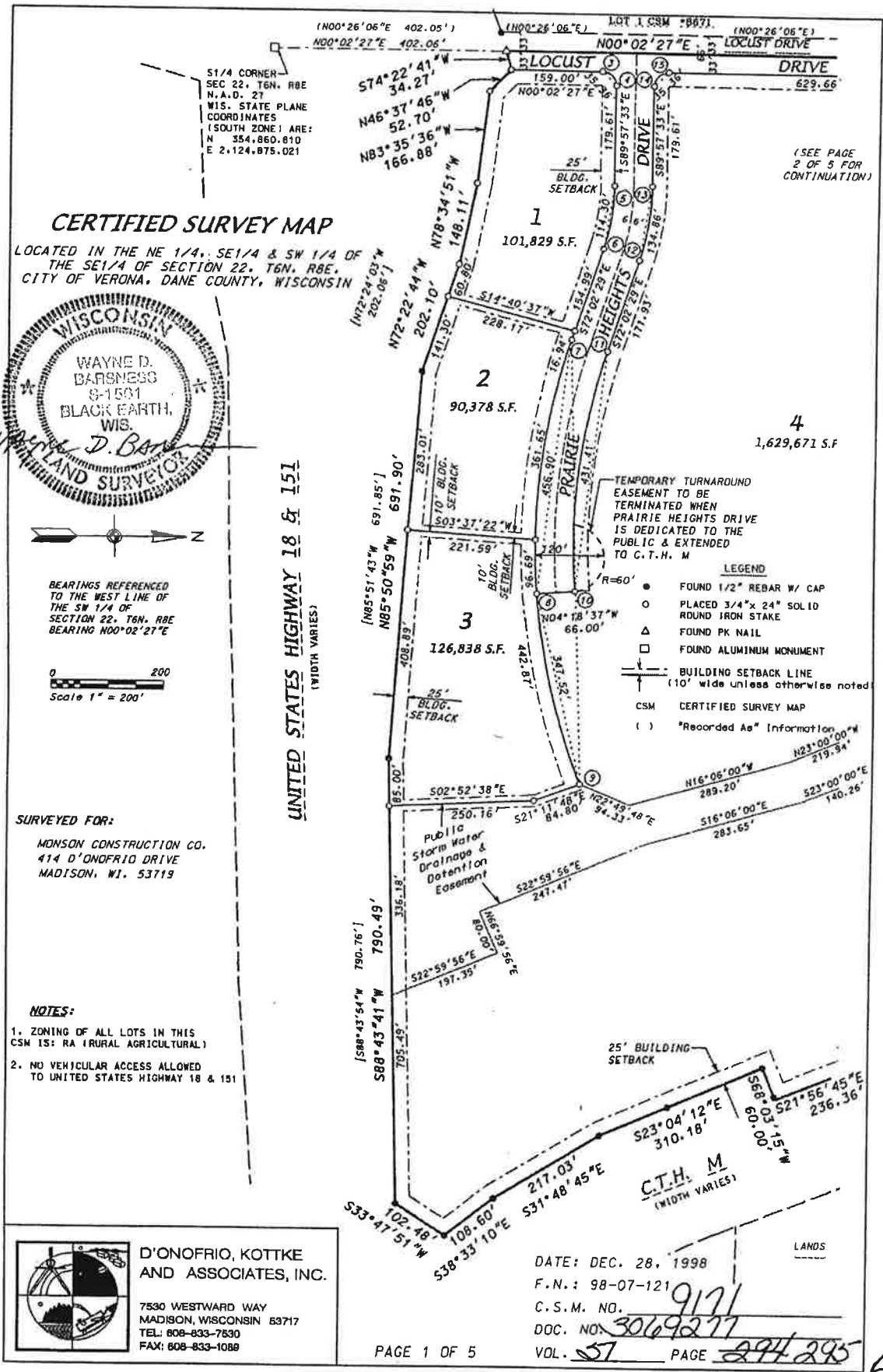
Respectfully submitted,



Richard A. Westley, Attorney

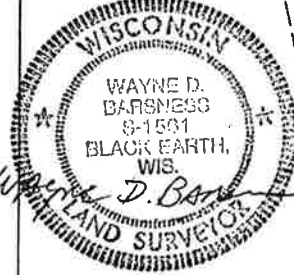
RAW:dmh
Enclosures
cc: Robert S. & Joyce A. Hinds

001100



CERTIFIED SURVEY MAP

LOCATED IN THE NE 1/4, SE 1/4 & SW 1/4 OF THE SE 1/4 OF SECTION 22, T6N, R8E, CITY OF VERONA, DANE COUNTY, WISCONSIN

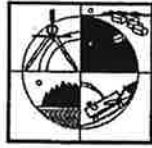


BEARINGS REFERENCED TO THE WEST LINE OF THE SW 1/4 OF SECTION 22, T6N, R8E BEARING N00°02'27"E

Scale 1" = 200'

SURVEYED FOR:
 MONSON CONSTRUCTION CO.
 414 D'ONOFRIO DRIVE
 MADISON, WI. 53719

- NOTES:**
1. ZONING OF ALL LOTS IN THIS CSM IS: RA (RURAL AGRICULTURAL)
 2. NO VEHICULAR ACCESS ALLOWED TO UNITED STATES HIGHWAY 18 & 151



D'ONOFRIO, KOTTKE AND ASSOCIATES, INC.
 7530 WESTWARD WAY
 MADISON, WISCONSIN 53717
 TEL: 608-833-7630
 FAX: 608-833-1089

DATE: DEC. 28, 1998
 F.N.: 98-07-121
 C.S.M. NO. 9171
 DOC. NO. 3069277
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(SEE PAGE 2 OF 5 FOR CONTINUATION)

TEMPORARY TURNAROUND EASEMENT TO BE TERMINATED WHEN PRAIRIE HEIGHTS DRIVE IS DEDICATED TO THE PUBLIC & EXTENDED TO C.T.H. M

- LEGEND**
- FOUND 1/2" REBAR W/ CAP
 - PLACED 3/4"x 24" SOLID ROUND IRON STAKE
 - △ FOUND PK NAIL
 - FOUND ALUMINUM MONUMENT
 - BUILDING SETBACK LINE (10' wide unless otherwise noted)
 - CSM CERTIFIED SURVEY MAP
 - () "Recorded As" Information

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CERTIFIED SURVEY MAP

LEGAL DESCRIPTION:

A parcel of land located in the NE 1/4, SE 1/4 and SW 1/4 of the SE 1/4 of Section 22, T6N, R8E, Town of Verona, Dane County, Wisconsin. to-wit: Commencing at the south quarter corner of said Section 22; thence N00°02'27"E, 402.06 feet to the point of beginning; thence continuing N00°02'27"E, 914.44 feet; thence S89°02'11"E, 1315.09 feet; thence N00°12'01"W, 385.06 feet to a point on a curve; thence southeasterly on a curve to the right which has a radius of 1223.30 feet and a chord which bears S39°17'18"E, 729.29 feet; thence S21°56'45"E, 236.36 feet; thence S68°03'15"W, 60.00 feet; thence S23°04'12"E, 310.18 feet; thence S31°48'45"E, 217.03 feet; thence S38°33'10"E, 108.60 feet; thence S33°47'51"W, 102.48 feet; thence S88°43'41"W, 790.49 feet; thence N85°50'59"W, 691.90 feet; thence N72°22'44"W, 202.10 feet; thence N78°34'51"W, 148.11 feet; thence N83°35'36"W, 166.88 feet; thence N46°37'46"W, 52.70 feet; thence S74°22'41"W, 34.27 feet to the point of beginning. Containing 46.868 acres.

SURVEYOR'S CERTIFICATE

I, Wayne D. Barsness, Registered Land Surveyor S-1561, hereby certify that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Verona, Dane County, Wisconsin. I also certify that I have surveyed and mapped the land described herein and that the map is a correctly dimensioned representation in accordance with the information furnished.

Dated this 28TH day of DECEMBER, 1998.

Wayne D. Barsness
Wayne D. Barsness, Registered Land Surveyor S-1591



OWNER'S CERTIFICATE

Raymond W. Gust, as owner of the lands contained in this Certified Survey Map, does hereby consent to the surveying, dividing, mapping and dedication of the lands described on this Certified Survey Map. I also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the City of Verona for approval or objections.

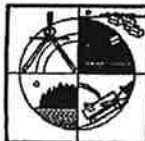
Witness the hand and seal of said owner this 7 day of Jan, 1999.

Raymond W. Gust
Raymond W. Gust

State of Wisconsin))
County of Dane) SS.

Personally came before me this 7 day of January, 1999, the above named Raymond W. Gust to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission Expires 9/19/99. Mary L. Feldt
Notary Public, Dane County, Wisconsin



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AND ASSOCIATES, INC.

7530 WESTWARD WAY
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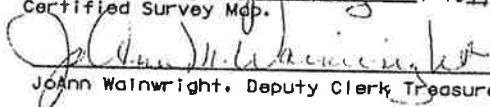
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CERTIFIED SURVEY MAP

CITY TREASURER'S CERTIFICATE

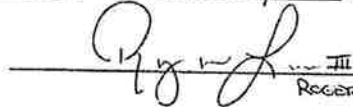
State of Wisconsin)
County of Dane) SS.

I, JoAnn Wainwright, being the duly appointed, qualified, and acting Treasurer of the City of Verona, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this 12th day of January, 1999, affecting the land included in this Certified Survey Map.


JoAnn Wainwright, Deputy Clerk Treasurer, City of Verona

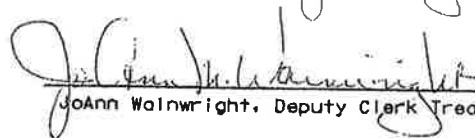
PLAN COMMISSION APPROVAL

Approved for recording by City of Verona Plan Commission action of the 4th day of January, 1999.


ROGER W LANE III, SEC. OF PLAN COMMISSION

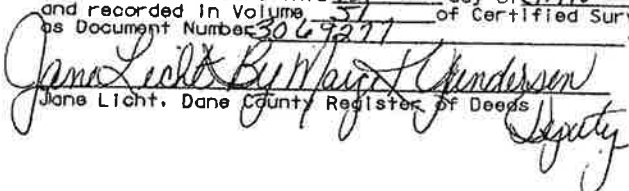
CITY OF VERONA APPROVAL

Approved for recording by Common Council of the City of Verona action of the 11th day of January, 1999.


JoAnn Wainwright, Deputy Clerk Treasurer, City of Verona

REGISTER OF DEEDS CERTIFICATE

Received for record this 12th day of JAN, 1999, at 4:17 o'clock P.M., and recorded in Volume 51 of Certified Survey Maps on Pages 295-299 as Document Number 3069277.


Jane Licht, Dane County Register of Deeds Deputy

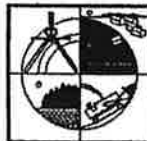
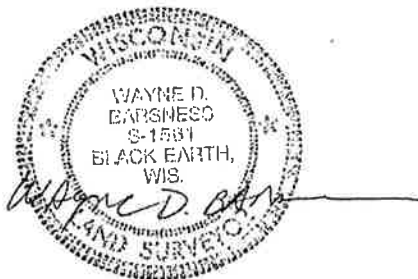


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7830 WESTWARD WAY
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CERTIFIED SURVEY MAP

CURVE NUMBER	LOT	CURVE DATA					TANGENT BEARING
		RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	
1-2		1223.30	729.29	740.55	S39°17'18"E	034°41'06"	1-S56°37'51"E
3-4		25.00	35.36	39.27	N45°02'27"E	090°00'00"	
5-6		367.00	114.30	114.77	S81°00'01"E	017°55'04"	8-N85°41'23"E
7-8		1183.00	456.90	459.79	S83°10'33"E	022°16'08"	
	2	1183.00	361.65	363.07	S80°50'01"E	017°35'04"	
	3	1183.00	96.69	96.72	N88°01'55"E	004°41'04"	
8-9		1183.00	347.52	348.78	N77°14'37"E	016°53'32"	
7-9		1183.00	792.92	808.57	N88°22'41"E	039°09'40"	9-N68°47'51"E
	2	1183.00	361.65	363.07	S80°50'01"E	017°35'04"	
	3	1183.00	442.87	445.50	N75°35'09"E	021°34'36"	
10-11		1117.00	431.41	434.14	N83°10'33"W	022°16'08"	10-N85°45'23"E
12-13		433.00	134.86	135.41	N81°00'01"W	017°55'04"	
14-15		25.00	35.36	39.27	N44°57'33"W	090°00'00"	



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