

Memorandum

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To: Katherine Holt, Community Development Planner
From: Jessica Vaughn, AICP, JSD Professional Services, Inc.
Re: The Courtyard Concept Plan Submittal
JSD Project #: 20-9646
Date: July 2, 2020
cc: Paul Phillips, JSD; Ken Koziczowski, Ganther Construction/Architecture Inc.

On behalf of Ganther Construction/Architecture Inc. and Whalen-Liberty Property, LLC, JSD Professional Services (JSD) is submitting the enclosed Conceptual Land Use Plan for your review and consideration. The submittal materials include:

- A Vicinity Map;
- A Concept Plan for The Courtyard at Verona; and
- A Conceptual Building Rendering.

Please do not hesitate to contact me with any questions regarding this matter or otherwise. We look forward to working with City staff on this project as it comes to fruition.

Project Site Location

The project site is generally located at the east of US Highway 18/151 along Whalen Road at the northeast corner of Liberty and Whalen roads. The project is just outside of the City of Verona city limits and urban service area. The project site is comprised of roughly 8.60 acres that are currently being utilized as active farmland. Refer to **Attachment 1, Vicinity Map** for more information.

Being located within the Town, any annexation or land division of the project site is required to be reviewed and approved by the necessary Town agencies. In addition, as such, the project is also currently subject to Dane County zoning and is zoned AT-35, which is identified as a “zoning district for transitioning agricultural land near urban developing areas.”

Conceptual Development Plan Overview

Today, the project site is utilized as active croplands that are characterized by rolling hills that create natural drainage swales and channels. There is little development within the surrounding area, with the exception of Liberty Business Park, which is located south of Whalen Road.

The initial design concept developed for the project site is centered around capitalizing on the existing natural features of the project site, including maintaining the existing topography, views, and natural drainage patterns. Key components of the initial design concept developed for the project are highlighted below:

- **Land use and Parking.**

The proposed land use is a senior assisted living residential care facility that is comprised of both assisted living apartment-style units (RCAC units) and assisted living, memory care units (CBRF). A total of 118 units will be provided on site, including 60 Residential Care Apartment Complex (RCAC) units and 58 Resident Community Based Residential Facility (CBRF) units.

Due the target population of the proposed use, trips to the site as well as the demand for onsite parking will be lower than that of a typical multi-family apartment complex. The applicant, having operated similar facilities across the Midwest, has found that providing the following parking ratios is adequate to serve their facilities based on standard operating characteristics:

RCAC Apartment Units: One parking stall per two units
CBRF Units: One parking stall to three units
Employee Parking: One parking stall per employee on the largest shift

Using these ratios, the parking requirement for the site is as follows:

RCAC Apartment Units: 60 units/2 stalls = 30 stalls
CBRF Units: 58 units/3 stalls = 20 stalls
Employee Parking: 25 employees = 25 stalls

A total of 75 parking spaces is required for the site where a total of 90 stalls are provided to accommodate standard operating characteristics of the facility as well as occasional overflow (visitors, holidays, and shift changes).

- **Access/Circulation.**

The project site will be accessed from Liberty Drive with two points of access. The southernmost point of access will be intended for staff, visitors, and residents, while the northern point of access will be primarily utilized to maintain back-of-house operations, including deliveries, refuse pick-up, etc.

Circulation throughout the site will be provided by a private loop road, which will provide fire access.

- **Water and Sanitary Sewer Utilities.**

All utilities required to serve the project site will be public. Both water and sanitary sewer will be provided from Liberty Drive or Whalen Road via connections to existing mains.

- **Proposed Public Improvements.**

As part of the development proposal the following public improvements are anticipated:

- Right-of-way dedication along Whalen Road, and
- Right-of-way dedication and construction of a portion of Liberty Drive.

Refer to **Attachment 2, The Courtyard at Verona Concept Plan.**

Consistency with Adopted Plans

Town of Verona Comprehensive Plan

As noted in the Town of Verona Comprehensive Plan, the project site is identified as Transitional Agricultural. *“The primary intent of this classification is to conserve rural use lands that may someday be used for rural residential development or lot splits in the next 20 years.”*

Adopted City of Verona/Town of Verona Intergovernmental Agreement

The project site is part of the lands identified as Planning Area A in the above-referenced agreement. Planning Area A is an area of designated as a primary growth area for the city. Development within this area is anticipated to be developed with comprehensive urban services, including utility services. The agreement recognizes that lands may be annexed to the city.

As noted in the agreement, since the proposed land division accompanies an annexation, review and approval by the Joint Plan Commission is not required. Overall, as noted in the agreement, the Town agrees to support the City’s application for urban service area amendment in this area.

City of Verona Comprehensive Plan/Southeast Neighborhood Plan

The City of Verona Comprehensive Plan identifies the project site as being within the East Future Urban Growth Area. New land uses in this area are planned for both residential land uses, farthest away from the 18/151 interchange, and nonresidential uses, including business and industrial park uses closest to the interchange. An area of transition is planned for the area between the residential and non-residential uses in terms of design and compatibility.

The project site is also located with the Southeast Neighborhood and is subject to the Southeast Neighborhood Plan goals and policies related to development and land use.

The Southeast Neighborhood Plan (the "Plan") identifies the project as being within SE Subarea in an area that is recommended for nonresidential land uses that are anticipated being developed within the second phase of development within the subarea. The Plan recognizes that the timing of construction for each phase will be largely dependent on the amount of development that has occurred in other "Future Growth areas" within the city.

Residential densities within the Plan are anticipated to provide net densities of about five dwelling units per acre. The Plan also states that providing a mix of residential housing types, including single-family detached, single-family attached, duplex, and multi-family housing is of interest in this area. The Plan also assumes that roughly 30 percent of the overall SE Subarea (660 acres) or 460 acres will be developed as parkland, stormwater management facilities, right-of-way dedication, and institutional uses, including schools and religious institutions. As noted in the Plan, the northern-most portion of the South East Future Urban Growth area has been identified by the city's utility studies as being easily served by city water and sewer service.

Overall, the proposed assisted living and memory care facility is an institutional use that furthers the goals and policies of the city's adopted plans in terms of future growth, land use, and housing policy goals.

Land Use Entitlement Process

In completing the initial due diligence on the project site, the land use entitlement process is anticipated to include:

- Urban Service Area Amendment to be initiated by the City;
- Annexation;
- Land Division to be submitted to the City of Verona;
- Rezoning; and
- Conditional Use for the residential care facility.

While a comprehensive zoning analysis has not been completed at this stage in the planning process conventional zoning is anticipated. In particular, consideration is being given to utilizing the Urban Residential zone district, which would be consistent with the City's comprehensive and neighborhood planning documents.

Attachments

- Attachment 1: Vicinity Map
- Attachment 2: The Courtyard at Verona Concept Plan
- Attachment 3: Conceptual Building Rendering



July 21, 2020

Ms. Katherine Holt
City of Verona

Via email: Katherine.holt@ci.verona.wi.us

RE: ANDEV Group, LLC proposed senior assisted living community at Liberty Drive and Whalen Road.

Dear Katherine,

I have received a copy of the correspondence between you and Jessica Vaughn of JSD Engineering regarding the above referenced matter.

While we are encouraged overall by the response, we have received in our meetings with both the Mayor and city staff, we must bring one matter to your attention if this project is to move forward at all.

The comment that *"One underground parking space per unit is required even though the units may not have a vehicle. This would be a good opportunity for staff to park underground in those spaces or visitors. This was required for 841 N. Main St. and Noel Manor just in case the property ever had to flip to market rate condos."* cannot be incorporated into our development. The economics of such a requirement are simply not feasible in any commercially reasonable iteration of such a facility. In addition, we wanted to address the concern regarding conversion of units to market rate apartment units as well as provide additional information regarding parking demand.

First, with regard to the conversion of units to market rate apartment units, the single, interconnected building we have proposed cannot be converted to market rate condos or apartments. We can establish this by clear and convincing evidence in the unit layouts and amenities. The CBRF units are not convertible into market rate units. They are studio and one-bedroom units with no kitchen facilities and no room to add a working kitchen into them. We are, however, open to discussion of other methods of ensuring that no such future conversion occurs such as deed restrictions, planned unit development/conditional use limitations, etc.

With regard to parking demand, the residents in the memory care section are not permitted to have private vehicles on the site. The RCAC residents, while technically not barred from having a car on site, almost never seek to do so. In our operator's extensive experience, none of its other communities have underground parking. At least 20 of those communities are located throughout Wisconsin, including Heritage House of Portage, (66 RCAC units with approximately 30 spaces total); Matthews Sr. Living in Horicon (30 RCAC units with 26 spaces total); Tallgrass Senior Living in Sun Prairie (115 RCAC units with ample grade level parking); and Sage Meadow of Fond du Lac (40 RCAC units with approximately 20 spaces). In fact, of all the senior living communities operated by our operator in Wisconsin, only one has underground parking. That facility is on a very small lot with extremely limited grade-level space available for parking. Based on the target population of the proposed use, trips to the site as well as the demand for onsite parking will be lower than that of a typical multi-family apartment complex. The



applicant, having operated similar facilities across the Midwest, has found that providing the following parking ratios is adequate to serve their facilities based on standard operating characteristics:

RCAC Apartment Units: One parking stall per two units

CBRF Units: One parking stall to three units

Employee Parking: One parking stall per employee on the largest shift

Visitor Parking Included in CBRF and RCAC unit ratios.

If necessary, upon the city's request, we are open to providing further justification for the proposed parking, including a parking study.

We also understand that you commented that *"Staff is supportive of the use in this location, but we will see how the Council reacts as this is located in the non-residential area of the SE Neighborhood Plan."*

We will be prepared to address this and all other matters or issues you mentioned when we presumptively meet on August 3. We feel that the senior assisted community proposed is a reasonable transitional use on the north side of Whalen Road, not substantially different from the hotel that was recently constructed nearby.

We thank you for your participation in this process and look forward to resolving all issues or concerns that the plan commission and council may have on the way to enabling this desirable and needed addition to the city environs.

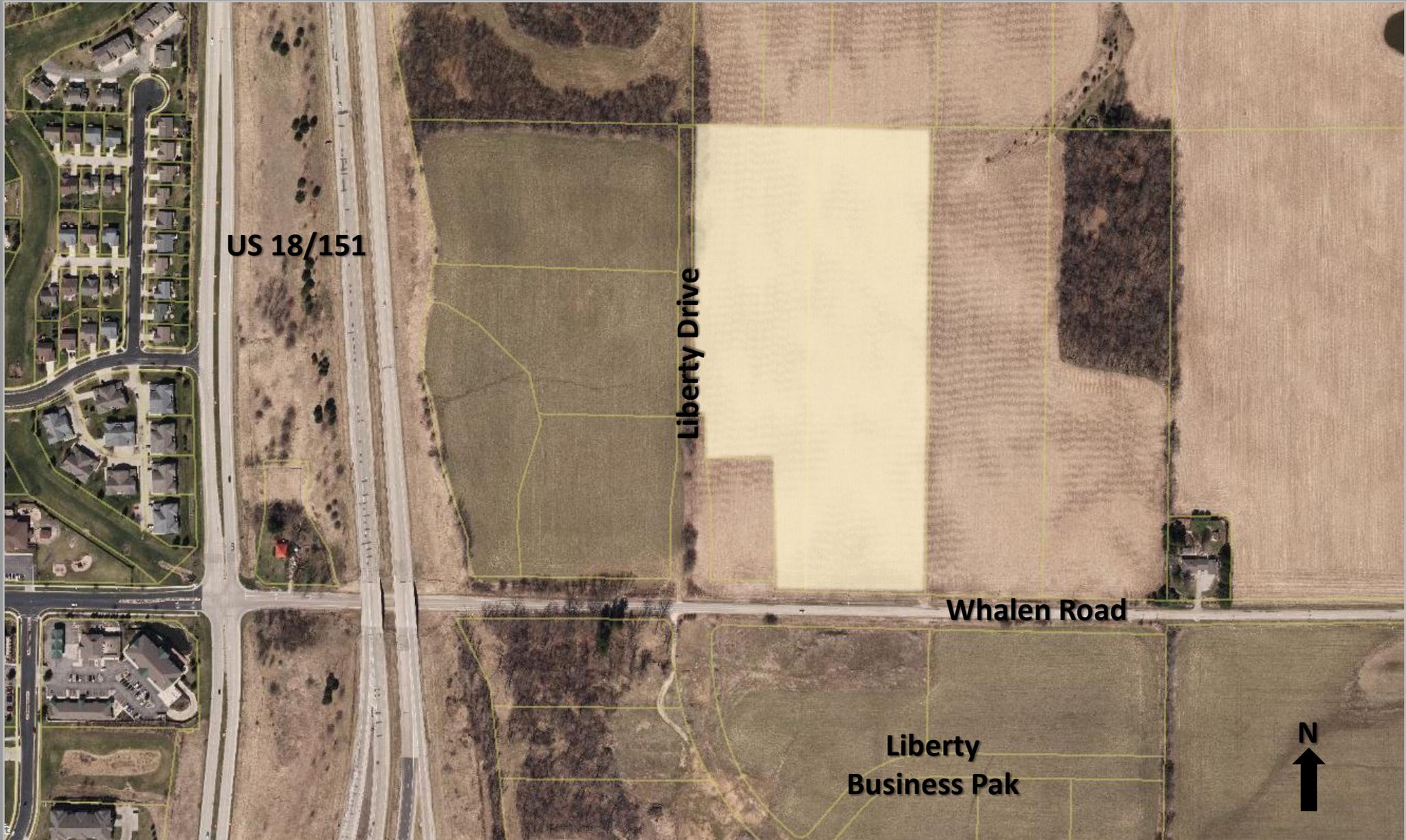
We look forward to seeing all of you on/at the August 3 meeting.

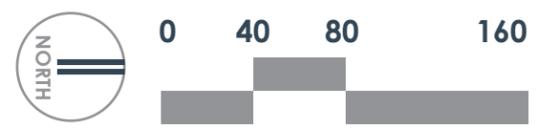
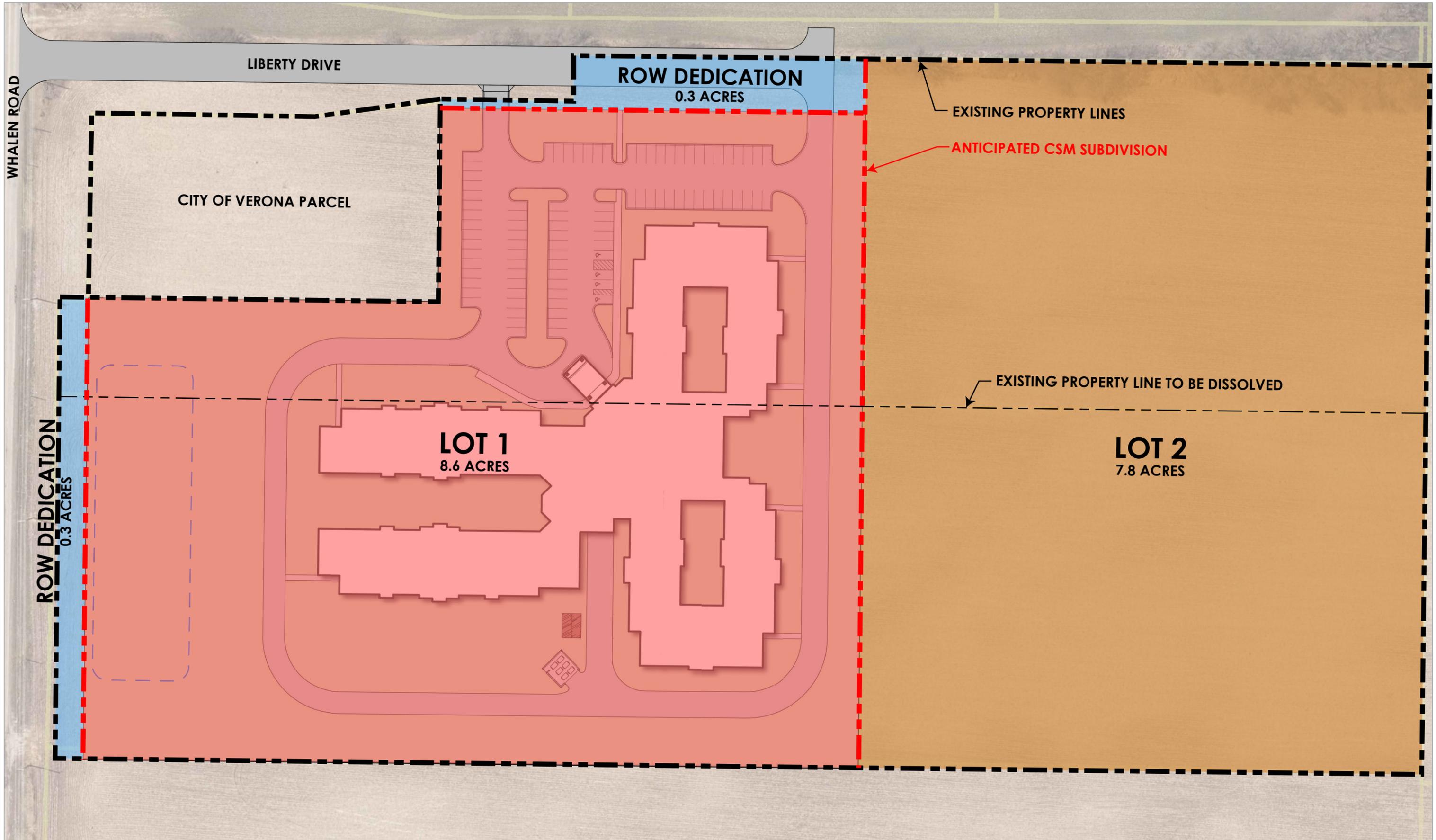
Very truly yours,
ANDEV Group, LLC

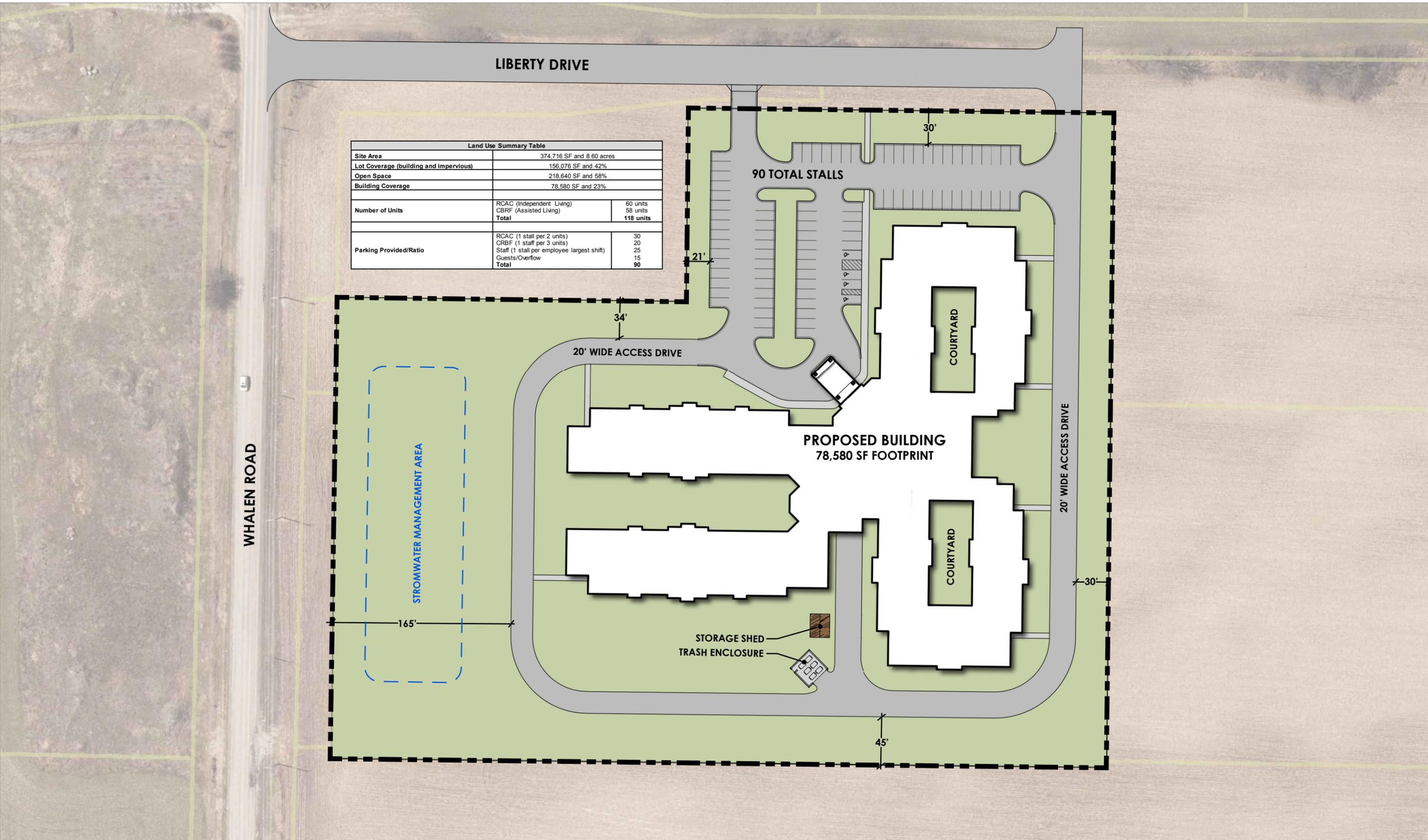
A handwritten signature in black ink, appearing to read "Michael D. Samuels", written over a horizontal line.

Michael D. Samuels
Legal and Development Director

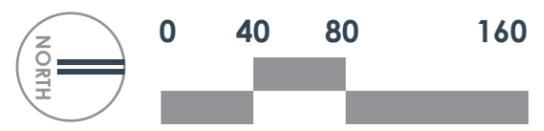
Project Site Vicinity Map







Land Use Summary Table		
Site Area	374,716 SF and 8.60 acres	
Lot Coverage (building and impervious)	156,076 SF and 42%	
Open Space	218,640 SF and 58%	
Building Coverage	78,580 SF and 23%	
Number of Units	RCAC (Independent Living)	60 units
	CRBF (Assisted Living)	58 units
	Total	118 units
Parking Provided/Ratio	RCAC (1 stall per 2 units)	30
	CRBF (1 staff per 3 units)	20
	Staff (1 stall per employee largest shift)	25
	Guests/Overflow	15
	Total	90





**Ganther Construction
Architecture, Inc.**

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1 **SOUTHWEST PERSPECTIVE**
A1.0 SCALE: N.T.S.

PROPOSED PROJECT:

THE COURTYARD AT VERONA
VERONA, WI

REVISIONS	
#	DATE

Project Number 20-1054
Date 7-2-2020
Drawn By VP
Checked By KK

A1.0

NOT FOR CONSTRUCTION