

City of Madison

Proposed Rezoning, Preliminary and Final Plat

Project Name Woodstone Replat #3

Location 203 Bear Claw Way et al

Applicant

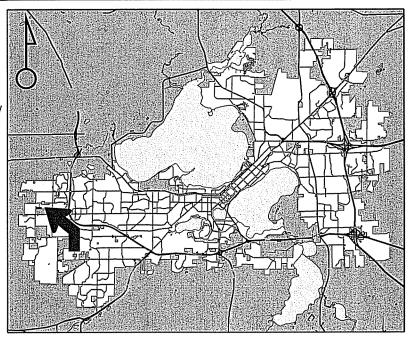
Dan Heffron – Pheasant Ridge, LLC/ Jason Valerius – MSA

From: PUD-GDP To: TR-C3

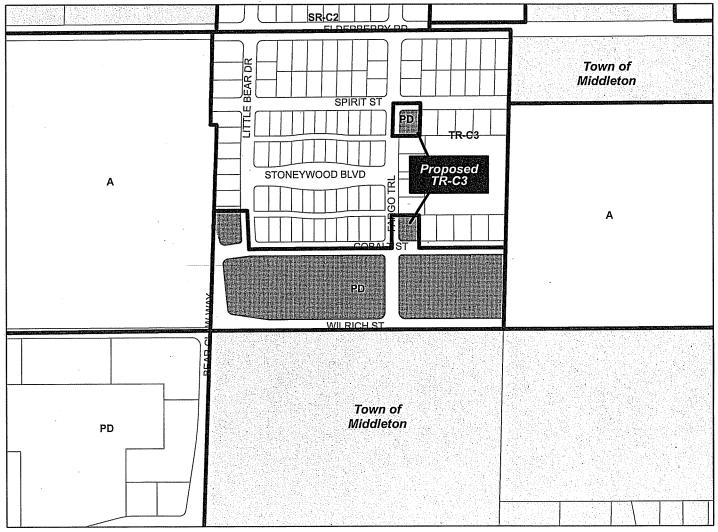
Proposed Use

Rezone 8 lots and replat 6 two-family and multi-family lots into 36 single-family lots

Public Hearing Date Plan Commission 08 April 2013 Common Council 16 April 2013



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale: 1" = 400'

City of Madison, Planning Division: RPJ: Date: 22 March 2013

203 Bear Claw Way et al



Date of Aerial Photography: Spring 2010



215 Martin Luther King Jr. Blvd; Room LL-100 PO Box 2985; Madison, Wisconsin 53701-2985 Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the <u>Subdivision Application</u>.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at http://www.cityofmadison.com/developmentcenter/landdevelopment
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

| FOR O | FFICE USE ONLY: | | | | | | | | | | |
|-----------------------------|------------------|--|--|--|--|--|--|--|--|--|--|
| Amt. Paid | Receipt No. | | | | | | | | | | |
| Date Received | | | | | | | | | | | |
| Received By | | | | | | | | | | | |
| Parcel No. | • | | | | | | | | | | |
| Aldermanic District | | | | | | | | | | | |
| GQ | | | | | | | | | | | |
| Zoning District | | | | | | | | | | | |
| For Complete Submittal | | | | | | | | | | | |
| Application | Letter of Intent | | | | | | | | | | |
| Photos | Legal Descript. | | | | | | | | | | |
| Plan Sets | Zoning Text | | | | | | | | | | |
| Alder Notification | Waiver | | | | | | | | | | |
| Ngbrhd. Assn Not. | Waiver | | | | | | | | | | |
| Date Sign Issued | | | | | | | | | | | |
| Project Area in Acres: 7.56 | | | | | | | | | | | |

| | | | | | | | 7 50 | | | | |
|---|---|--|-------------------------|--|--|-----------------------------|--------------|--|--|--|--|
| Project Address: | 9313 Elderberry | Project Area in Acres: 7.56 | | | | | | | | | |
| Project Title (if any): | Woodstone | - Annie Carlotte Car | ····· | | | | | | | | |
| 2. This is an application | on for (Check all t | that apply to yo | our Land | Use App | olication): | | | | | | |
| ✓ Zoning Map Am | endment from Pl | סנ | | 1 | to TR-C3 | | - | | | | |
| | ent to Approved P | | | Major A | mendment to A | pproved PC | O-SIP Zoning | | | | |
| • | , or Major Alterati | | ved Cond | itional Us | se | | , | | | | |
| ☐ Demolition Perr | | | , | | | | | | | | |
| Laurend | | | | | | | | | | | |
| ☐ Review of Mino | r Alteration to Pla | nned Developm | ent by th | e Plan Co | ommission Only | | | | | | |
| 3. Applicant, Agent 8 | &Property Owner | r Information: | | | | | | | | | |
| , , | Heffron | | C | omnany. F | Pheasant Ridge | . LLC | | | | | |
| | | | | | | | | | | | |
| | rairie Street #200 | C | | | lu Sac, Wl | Zip: | 53578 | | | | |
| itreet Address: 2000 P | rairie Street #200 | (⁶⁰⁸)643-2793 | ity/State: | | | Zip: | 53578 | | | | |
| treet Address: 2000 P | rairie Street #200 902 Fax: | 608 ₎ 643-2793 | City/State: | Prairie d | lu Sac, WI dan&heffrong | Zip: | 53578 | | | | |
| treet Address: 2000 P elephone: (608) 694-39 Project Contact Person: | rairie Street #200 | (608)643-2793 Services, Inc. | City/State: | Prairie d | lu Sac, Wl dan&heffrong Jason Valerius | Zip: | 53578 | | | | |
| relephone: (608) 694-39 roject Contact Person: [1] treet Address: 2901 In | rairie Street #200 902 Fax: MSA Professional nternational Lane, | (608)643-2793 Services, Inc. | City/State: | Prairie d Email: ompany: | lu Sac, Wl dan&heffrong Jason Valerius | Zip: roup.com Zip: | | | | | |
| Project Contact Person: Street Address: 2000 P Project Contact Person: 5 Street Address: 2901 In Selephone: (608) 242-77 | rairie Street #200 902 Fax: MSA Professional nternational Lane, 779 Fax: | (608)643-2793 Services, Inc. Suite 300 | City/State: | Prairie d Email: ompany: Madison | lu Sac, WI dan&heffrong Jason Valerius n, WI | Zip: roup.com Zip: | | | | | |
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| elephone: (608) 694-39 Project Contact Person: [608] Street Address: 2901 In | rairie Street #200 902 Fax: MSA Professional nternational Lane, 779 Fax: | (608) 643-2793 Services, Inc. Suite 300 (608) 242-5664 | City/State: | Prairie d Email: ompany: Madison | lu Sac, WI dan&heffrong Jason Valerius n, WI | Zip: roup.com Zip: | | | | | |
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| Project Contact Person: Street Address: 2000 P Project Contact Person: 5 Street Address: 2901 In Property Owner (if not applications) Street Address: 5 | rairie Street #200 902 Fax: MSA Professional nternational Lane, 779 Fax: ant): | (608) 643-2793 Services, Inc. Suite 300 (608) 242-5664 | City/State: City/State: | Prairie d Email: Dompany: J Madison Email: | lu Sac, WI dan&heffrong Jason Valerius n, WI | Zip: roup.com Zip: a-ps.com | 53704 | | | | |

Development Schedule:

Commencement Spring 2013

Completion Fall 2014

| 5. I | Required Submittals: |
|------------------|---|
| | Site Plans, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping: • Seven (7) copies of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded) • Twenty (20) copies of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded) • For projects also being reviewed by the <u>Urban Design Commission</u> , twelve (12) additional 11 X 17-inch copies. • One (1) copy of the plan set reduced to fit onto 8 ½ X 11-inch paper REVISED! – Letter of Intent: Twelve (12) copies describing this application in detail including, but not limited to: existing |
| | conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies of the letter. |
| 4 | Filing Fee: Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: City Treasurer. |
| Ø | Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to <u>pcapplications@cityofmadison.com</u> . |
| In A | Addition, The Following Items May Also Be Required With Your Application: |
| | Legal Description of Property: For any application for rezoning, the description must be submitted as an <u>electronic word document</u> via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted. |
| | For any applications proposing Demolition or Removal of existing buildings, the following items are required: |
| | Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City 30 or 60 days prior to filing their application using the online notification tool found at: https://www.cityofmadison.com/developmentCenter/demolitionNotification/ |
| | A photo array (6-12 photos) of the interior and exterior of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended. |
| | Approval of a Reuse & Recycling Plan by the City's Recycling Coordinator is required prior to issuance of permits. |
| | A Zoning Text shall accompany <u>all</u> Planned Development District (PD/PCD/PUD) applications. |
| 6. | Applicant Declarations: |
| | Conformance with adopted City plans: The site is located within the limits of the Elderberry Neighborhood Development Area Plan, which recommends low density residential for this property. |
| I | Pre-application Notification: Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to filing this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices: |
| | → If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form. |
| 7 | Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date. Planning Staff: |
| -> | The applicant attests that this form is accurately completed and all required materials are submitted: |
| Na | ame of Applicant Dan Heffron Relation to Property Owner Project Contact Person |
| Aı | uthorizing Signature of Property Owner San Alberton Date 02/06/2013 |

February 6, 2013

LETTER OF INTENT TO THE PLAN COMMISSION AND CITY COUNCIL OF THE CITY OF MADISON

PLAT OF WOODSTONE - Replat Application

A Single Family Residential Development

located south of Elderberry Road in the City of Madison, Dane County, Wisconsin This application seeks three changes to the existing plat of Woodstone: 1) rezone 3 corner lots from PUD to TR-C3 and replat one of those lots to create two single family lots; 2) replat 5 multi-family lots to 34 single family lots and rezone them from PUD to TR-C3; 3) provide more public right-of-way for Wilrich Road and Bear Claw Way to allow adequate space within the plat for stormwater swales to carry off-site water around and through Woodstone without the need for land or easement acquisition from neighboring parcels.

Project Name:

Woodstone

Owner:

Pheasant Ridge, LLC

2000 Prairie Street

Prairie du Sac, WI 53578 Contact: Daniel R. Heffron

(608) 644-3902

Project Manager:

Daniel R. Heffron

The Heffron Company, Inc.

2000 Prairie Street

Prairie du Sac, WI 53578

(608) 644-3902

Project Planner:

Jason Valerius, AICP

MSA Professional Services, Inc. 2901 International Lane, Suite 300

Madison, WI 53704 (608) 242-7779

Project Engineer:

Brad Reents, PE

MSA Professional Services, Inc. 2901 International Lane, Suite 300

Madison, WI 53704 (608) 242-7779

Surveyor:

James Grothman

Grothman & Associates, S.C.

625 E. Slifer Street Portage, WI 53901 (608) 742-7788

Woodstone Letter of Intent Pheasant Ridge, LLC February 6, 2013

A. Enclosed Submittals (February 6, 2013)

Final Plat

B. Project Summary

Woodstone is a residential subdivision in the Elderberry Neighborhood. The plat and zoning were conditionally approved in February 2009 and became official with plat recording April 28, 2010.

The purpose of this submittal is to replat 33 single-family lots (lots 13-45) due to requested changes to Stoneywood Boulevard's right-of-way and elimination of the alley south of Stonewood Boulevard. Lots on the southern block will be widened, reducing the total lots by four (to 29 lots).

This change is desired because the housing market is currently resistant to alley loaded single-family lot format.

The change will affect the unit counts within the overall Woodstone development as follows:

| | Current | With Proposed Replat |
|-----------------------|---------|----------------------|
| Single Family | 102 | 140 |
| Duplex | 22 | 0 |
| Townhome | 32 | 0 |
| Multifamily Apartment | 30 | 0 |
| Total | 186 | 140 |

B. Existing Conditions and Uses

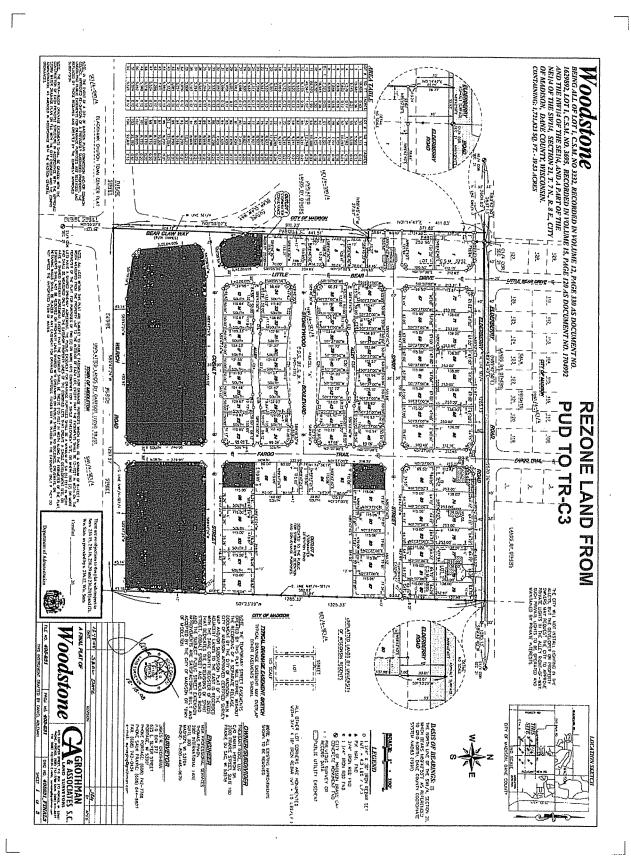
This property is currently platted for residential use and infrastructure construction is in progress at this time.

C. Development Schedule

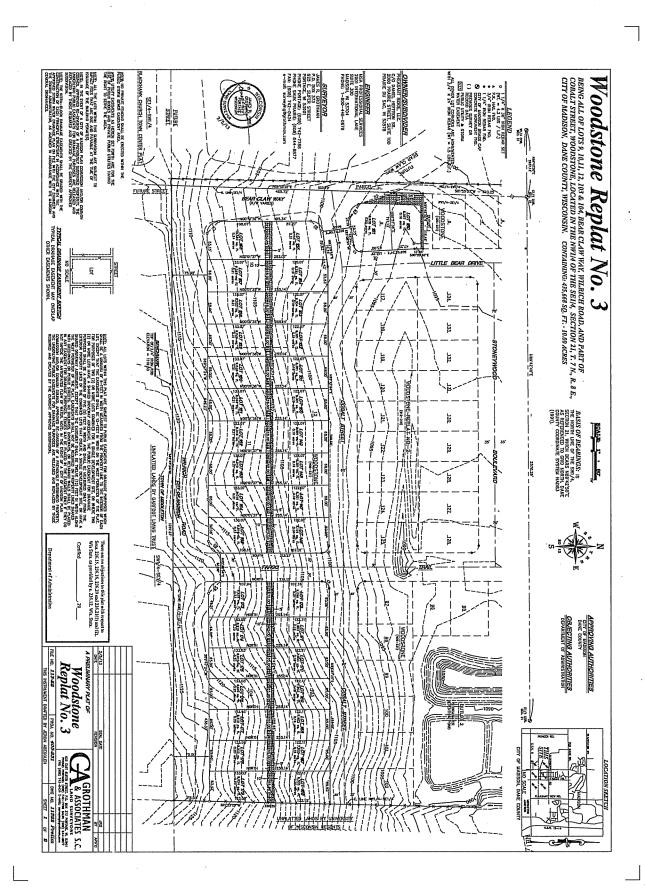
The developer, Pheasant Ridge, LLC, has completed Phase 1 of infrastructure in 2011 and has sold most of the available lots. The remainder of the development, including all of this replat area, is scheduled for construction in 2013.

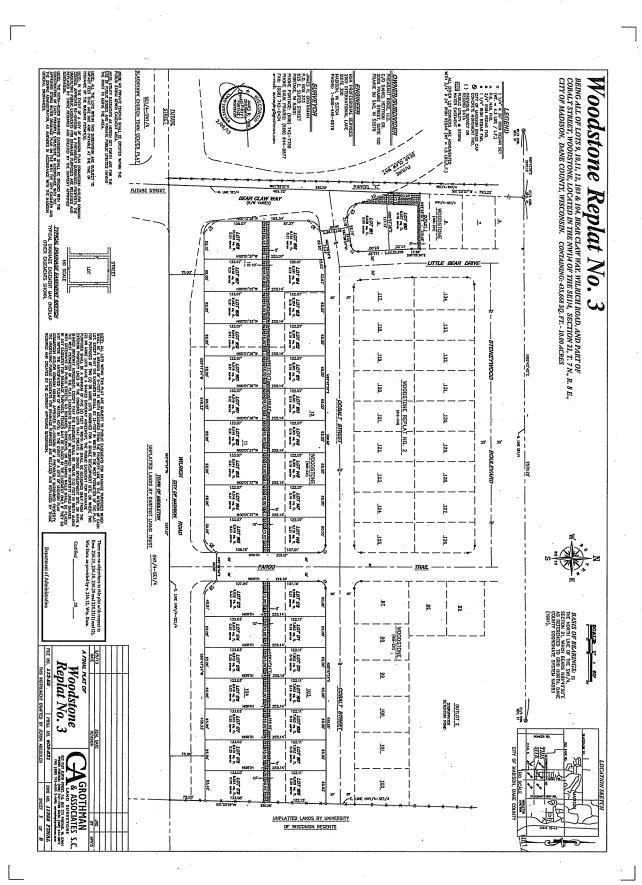
D. Character and Quality

Woodstone is planned as a high-quality, urban, walkable neighborhood. Design character will be controlled with covenants and restrictions that include specific design standards for the development.



7-8





| Kinit Chalcowill, Regular of Desci. | Plats on Page | Received by record this day of | CENTIFICATE OF COUNTY REGISTER OF DEEDS | David Worzala, Cosmby Transume | Office show no unrelevened but sake and no usual tases or usuald special essentments as of | try stafy elected, qualified and actiny Treasurer of the County of Dame, do burntry certify that the records in my fax | SIATE OF DAM) SS) | CERTIFICATE OF COUNTY TREASURER | County, Wilsconain My commission expires: | Hotay Public | Pencedly care beton me bitsday of | COLINTY OF | STATE AVESCUISAN 629 | County, Wisconsin My convolution Expirat: | Hotary Public Hotary Public | ; Duckier, Jahne A., Deckue, Kay E., Deckue, to me known to be the person who selected the tongolog instanent and se skine. | STATE OF STA | Kry E. Duckus | Juna A. Declara | Alan E. Beckus | Fishard A. Arnan debatas Phensus | | State P. Arren | there we have not seen to seem to county, theretay a primer and it seemen, which a seemen, of its seatch, we | | We, Busin E, Anisen, Richard A, Anren, Alan E, Bickins, Jave A. Bickins, Key E. Bickins, Kortopopes of the above described band to beater origing to the amorphica dishibity, mapping, and dischasion of the land described on the pick, and we do consent to the above Approved. | CONSENT OF MORTOAGEE | | Personally cares before me thisdry of | | Managong Member Phanastri Ridge, L.L.C. STATE of WISCONSH) | | Phesant Ridge, L.L.C. | Witness the hand and seal of sald Owner this they of 20 | City of Macket City of Macket State Chysimmal of Admishistration Chysimmal of Admishistration Chysimmal of Admishistration Chysimmal of Admishistration To accorn Chysimmal of Admishistration | As Domes, I havin'y eardly that i caused the forch to this plat to be surveyed, diskied, mappied and decidated as represented on this plat, As Domes, I do hafter couldy that this plat is required by Statutes 238,10 or 238,12 to be extended to the belowing for approval or objection: | OWNERS CENTROLIE OF DEDICATION | DEING ALL OF LOTS Y, 19,11, 14, 100 & 109, DEMA CLAIR HAI, HILLOCA ROMA, ARVO FARL OF COBALT STREET, WOODSTONE, LOCATED IN THE NIVIJO OF THE SEIJA, SECTION 21, 7, 17, R. 8 E., CITY OR MAINGON DANE COMMITY WISCONKIN CONTAINING, 48 668 CO FT. 10 00 CERS | Target of the most of the state | TOURSTOILE INDICE INO. O |
|-------------------------------------|--|--------------------------------|---|--------------------------------|--|--|---|---|---|--|-----------------------------------|--|---|--|---|--|--|-----------------------------|--------------------------|--|--|----------------------|-------------------------|--|---|---|--|--|--|---|--|---|---|---|--|--|--------------------------------|---|--|--------------------------|
| | | | | | 8 165 88°47'24" 39.18 25.00 \$4*53'42'W 35.29 9 173 80°12'36" 39.36 25.00 N45'06'18'W 35.42 | 5 155 82'21'30" 35.94 25.00 N40'58'09"E 32.92 7 156 90'00'00" 39.27 25.00 N45'12'35"W 35.36 | M.51,724,12,M | 4 09'06'00" 77.82 490.00 N16'31'55'W 77.74 N13'58'55'W N23'04'55'W | S45.09,19,E | RVE LOT # DELTA ARC RADIUS BEARING DIST TAN IN TAN OUT | SURVE DATA TABLE | | | County. Wisconstin By commission expires: | | Personally come before one thisday of | STATE OF WISCONSIN) CONTROL SS) | James Tubba, Vice President | tela Bank of Cross Phins | Williams the hand and seal of State Bank of Cross Philips, this day of |), of State State of Cross Pales, Actigages of the above described stard do heavily satily to the surveying, dividing, magalon, and deduction of the land described on this pict, and i do crossed to be above cardifficies of Daniel R. Heffron, Managing Member Phessan Hidge, LLLC, Christe, | CONSENT OF MORTDADEE | Torothy Parts, Beenlary | | b day of | <u>PLAN COMMISSON</u> Approved by recording by the Securitary of the Plan Commission of the City of MacBron, Daine County, Wisconsk, | Derid Generalds, Treasurer Date | acted in the past of Woodstone Repail No. 2. | L David Generatis, being this specified, qualities and acting Tressurer of the City of Madison, do hereby certify that in accordance with inty accords in my Olice form are no unpublicates or impact special essentiancies as of | SIA IE OF WISCUTSIPF! SS(3) COUNTY OF Date) | CERTIFICATE OF CITY TREASURER | Maribeth Witzel - Behl, City Clerk | | h6ay ol20 | Received, but the pith of Woodshiner Repith Mr., 3 based in the CPy of Madison was kently appropried by Enactment kamber. Fits (I) Winner | COHMON COUNCIL RESOLUTION | , | , T. 7 N., R. 8 E., | | |
| O. 405-831 | Replat No. 3 Hard will all the same with the | Woodstone + & ASSOCIATES S.C. | C PLATOF A GROTHI | 2/5/13 SEAL DATE JUG AND | | | e-mail: surveying by rothmon.com Department of Administration | PHONE 3 NAME (808) 644-8877 PHONE 3 NAME PHONE (808) 644-8877 FAX: (808) 742-0434 | 625 E. SLIFER STREET Certified | | 1 | MADISON, WI 53764 PHONE: 1-800-446-0679 | ENGINEER USA PROTESTATUT GENEGE ZOO NITENATUMA LANG SUITE JOO | ניאנה עו אינה עו אינה אינה אינה אינה אינה אינה אינה אינה | 2000 PRAIDE STREET, SAITE 100 PRAIDE TO SAC, M. XXXVB | PRESSAIT ROCE, LLC. | | | | | Construction of the Constr | _ | AMES CONTINUES A 1221 | | theres Herith 01°5507° Ensi shing the west time of the Southeast Quaries of sald Section 21, 530,70 feet to the point of beginning. Containing 435,668 expans feet (10,00 acres), more or less. | come to the lectment Quarter of the Southeast Clauster of ball Section 21; berow South, 50 4724 "West Jahry the south fine of the Hostment Quarter of the Southeast Clauster of sald Section 21, 1,207.27 feet to the southwest Comes Charles (Series). | Terina Noth 07 4724 East along the extent pro-clearly has of Coball Street, 454.00 test to a post in the east fare of the inditional Country of the Southeast Country of th | abry a | ange of or is all earn employing owns owns owns to use set, state set; become South single for west high-levely fixed in Faring Time. It is if it has in the interest of the set of the se | 3 5 | Parties South IZ 100 SF. West sharp the west (philoshery the of Coball Street, 10,00 leet, | bence South D3 VZ2F East blong said wast ight-of-ray See of L85e Bear Drive. 112.25 feet: Throw southerstein's along a 15.00 bot indice curve to the right in the northein's right-of-way See of Cobalt Street having a central cords in 15.00 both radius curve to the right in the northein's real-bost bence from these South Street's New 27.01 feet. | To person soyure. Banca Both 81 4530° East abong the south Ban of Outlet 1 of Woodnibure, 118,48 best Banca South 00' 10550° East abong the west right-o Ferry Ene of Listo Bean Dutre, 17,04 feet; | thance South 01" ISTOP" West along the west Due of the Northwest Charter of the Southeast Charter of said Section 21, 19325 feet to the point of Sectioning: | Commercing at the west quarter corner of each Section 21; Denote learn 50*47276 East along the rectrit time of the Southwest Cuarter of each Section 21, 2.877.73 feet to the carrier quarter corner of each Section 21. | surviyor and secondon period over a set (u.d. p. tq. 1, t. c. tu) and tu, t, starting that Cher (very opproving), restant each objectively and part of Cobat Start Plat of Woodstone board of the Merimest Charter of the Sordwest Charter of Beddin 21, Town 7 North, Plange 8 East, City of Madison, Dave County, Wilcomits, described as follows: | L Haffron of ne Reptat Ho | SURVEYOR'S CENTRICAT LAMES R. GROTHUAM, Registered Land Surveyer, to beneby cropy pain in the complance with the Provisions of Chanter 22 of the Windowship State States and State Crop is I deman States which no distances and under the | | |