



SUBDIVISION APPLICATION Madison Plan Commission

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

**** Please read both pages of the application completely and fill in all required fields****

This application form may also be completed online at www.cityofmadison.com/planning/plan.html

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1a. Application Type.

☒ Preliminary Subdivision Plat ☒ Final Subdivision Plat ☐ Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: Woodstone

1b. Review Fees. Make checks payable to "City Treasurer." Note: New fees effective May 2012 (!)

- For Preliminary and/or Final Plats, an application fee of \$250, plus \$50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of \$250 plus \$200 per lot and outlot contained on the CSM.

2. Applicant Information.

Name of Property Owner: Pheasant Ridge, LLC Representative, if any: Dan Heffron
Street Address: 2000 Prairie Street #200 City/State: Prairie du Sac, WI Zip: 53578
Telephone: (608) 694-3902 Fax: (608) 643-2793 Email: dan&heffrongroup.com
Firm Preparing Survey: MSA Professional Services, Inc. Contact: Jason Valerius
Street Address: 2901 International Lane, Suite 300 City/State: Madison, WI Zip: 53704
Telephone: (608) 242-7779 Fax: (608) 242-5664 Email: jvalerius@msa-ps.com

Check only ONE – ALL Correspondence on this application should be sent to: ☐ Property Owner, OR ☒ Survey Firm

3a. Project Information.

Parcel Addresses (note town if located outside City): See attached
Tax Parcel Number(s): See attached
Zoning District(s) of Proposed Lots: TR-C3 School District: Madison

→ Please provide a Legal Description on your CSM or plat. Note your development schedule in your Letter of Intent.

3b. For Properties Located Outside the Madison City Limits in the City's Extraterritorial Jurisdiction:

Date of Approval by Dane County: _____ Date of Approval by Town: _____

→ For an extraterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.

4. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	36	0	7.38
Retail/Office			
Industrial			
Other (state use):			

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	38		7.38

OVER →

7-8

5. **Required Submittals.** Your application is required to include the following (check all that apply):

☒ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, **eighteen (18) copies** of the drawing drawn to scale are required. The drawing is required to provide all information as set forth in Section 16.23 (7)(a) of the Madison General Ordinances. The drawings shall include, but are not limited to, a description of existing site conditions and natural features, delineation of all public and private utilities that serve the site (denote field located versus record drawings), the general layout of the proposed subdivision, the dimensions of lots and outlots, widths of existing and proposed rights of way, topographic information, and any other information necessary for the review of the proposed subdivision.
- For Final Plats, **sixteen (16) copies** of the drawing are required to be submitted. The final plat shall be drawn to the specifications of Section 236.20 of the Wisconsin Statutes.
- For Certified Survey Maps (CSM), **sixteen (16) copies** of the drawing are required. The drawings shall include all of the information set forth in Sections 16.23(7)(a)&(d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.
- All surveys submitted with this application are required to be collated, stapled and folded so as to fit within an 8 1/2" X 14" folder. An 8-1/2" X 11-inch reduction of each sheet shall also be submitted.

☒ **Letter of Intent: Twelve (12) copies** of a letter describing the proposed subdivision in detail including, but not limited to: the number and type/ use of lots proposed with this subdivision; existing conditions and uses of the property; development and phasing schedule for the project, and; the names of persons involved (contractor, architect, landscaper, business manager, etc.). ***The letter of intent for a subdivision can be the same document as the letter of intent required for a concurrent Land Use Application for the same property. **A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.**

☒ **Report of Title and Supporting Documents:** All plats and certified surveys submitted for approval shall include a Report of Title satisfactory to the Office of Real Estate Services as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of a City of Madison standard 60-year Report of Title shall be obtained from a title insurance company. **Title insurance or a title commitment policy is NOT acceptable** (i.e. a Preliminary Title Report or a Record Information Certificate). The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.

☐ **For any plat or CSM creating common areas to be maintained by private association:** Two (2) copies of proposed development restrictions and covenants shall be submitted for City approval prior to recording of the survey instrument.

☐ **For Surveys Outside the Madison City Limits:** A copy of the approval letters from both the Town where the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without prior approval **Town and Dane County**.

☐ **For Surveys Conveying Land to the Public:** A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Office of Real Estate Services at 266-4222 for a determination as soon as possible.

☒ **Electronic Application Submittal:** All applicants are required to submit a copy of this completed application form, and preliminary and/or final plats or Certified Survey Map as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant.

6. **Applicant Declarations:**

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name Dan Heffron

Signature *Dan R. Heffron*

Date 2/06/2013

Interest In Property On This Date (owner) Pheasant Ridge, LLC

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 Stonewood 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:

	<i>Current</i>	<i>With Proposed Replat</i>
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.

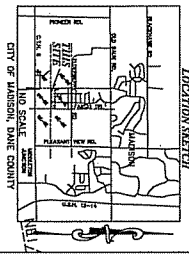
Woodstone Replat No. 3

BEING ALL OF LOTS 9, 10, 11, 12, 103 & 104, BEAR CLAY WAY, WILBUR ROAD, AND PART OF CHIMNEY STREET, WOODSTONE, LOCATED IN THE NW 1/4 OF THE SE 1/4, SECTION 21, T. 7 N., R. 3 E., CITY OF MADISON, DANE COUNTY, WISCONSIN. CONTAINING 435.668 SQ. FT. - 10.00 ACRES

PLAT OF REPLAT
 BASIS OF BEARINGS: IS THE NORTH LINE OF THE SW 1/4, SECTION 21, T. 7 N., R. 3 E., AS REFERENCED TO GRID NORTH DANE (1983). COORDINATE SYSTEM NAD83.



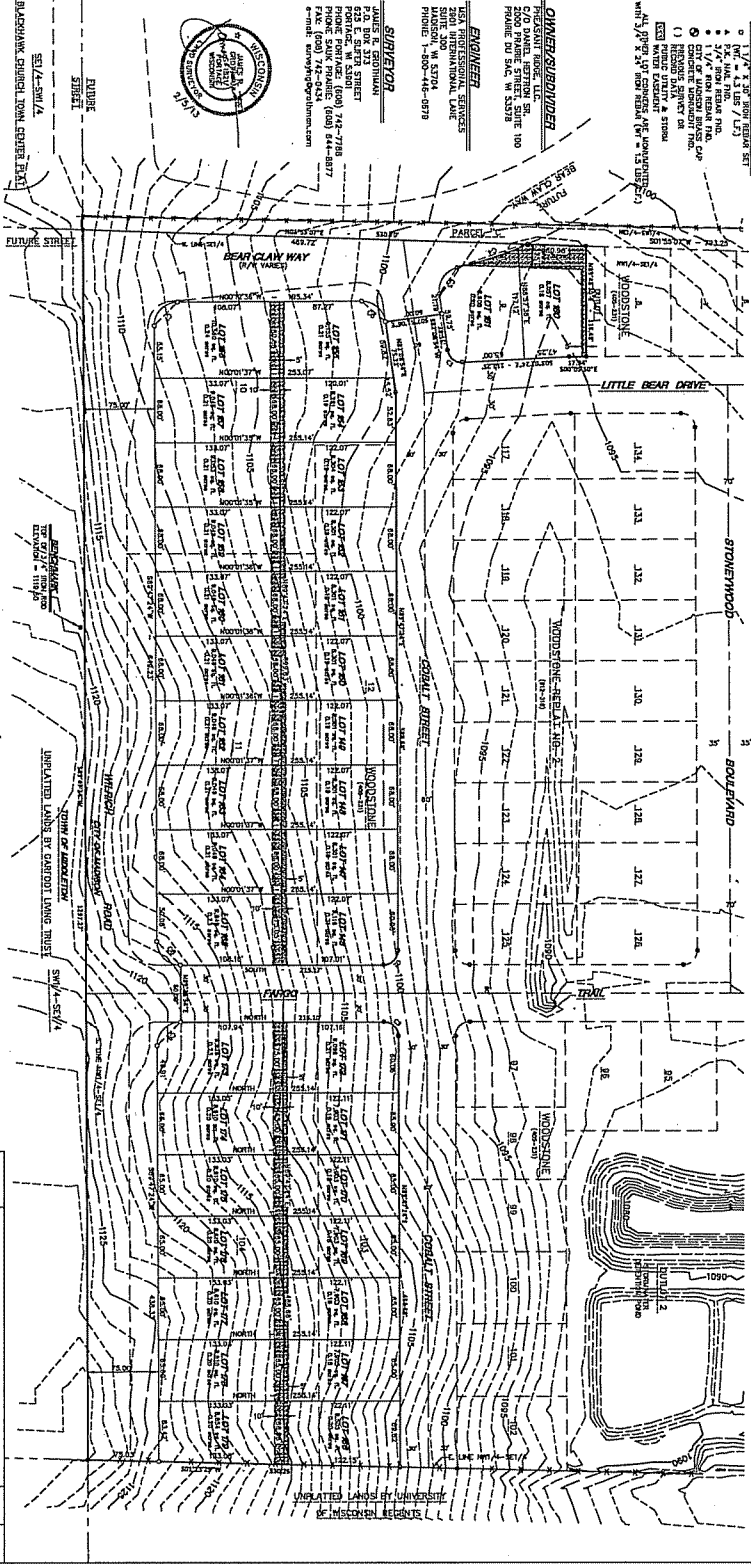
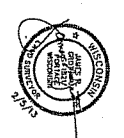
APPROVING AUTHORITIES
 CITY OF MADISON
 DANE COUNTY
 DEPARTMENT OF ADMINISTRATION



OWNER SUBMITTER
 C/O DANIEL HERTSON, INC.
 1000 W. MONROE ST.
 MADISON, WI 53703
 PHONE: (608) 742-1100
 FAX: (608) 742-0134
 e-mail: daniel@herstons.com

ENGINEER
 DANIEL HERTSON, INC.
 1000 W. MONROE ST.
 MADISON, WI 53703
 PHONE: (608) 742-1100
 FAX: (608) 742-0134
 e-mail: daniel@herstons.com

SURVEYOR
 DANIEL HERTSON, INC.
 1000 W. MONROE ST.
 MADISON, WI 53703
 PHONE: (608) 742-1100
 FAX: (608) 742-0134
 e-mail: daniel@herstons.com



REPLAT
 BEING ALL OF LOTS 9, 10, 11, 12, 103 & 104, BEAR CLAY WAY, WILBUR ROAD, AND PART OF CHIMNEY STREET, WOODSTONE, LOCATED IN THE NW 1/4 OF THE SE 1/4, SECTION 21, T. 7 N., R. 3 E., CITY OF MADISON, DANE COUNTY, WISCONSIN. CONTAINING 435.668 SQ. FT. - 10.00 ACRES

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There are no objections to this replat, with the exception of the following: 1. The replat is not in accordance with the provisions of the City of Madison, Wisconsin, Chapter 22C.11, 22C.12, 22C.13, 22C.14, 22C.15, 22C.16, 22C.17, 22C.18, 22C.19, 22C.20, 22C.21, 22C.22, 22C.23, 22C.24, 22C.25, 22C.26, 22C.27, 22C.28, 22C.29, 22C.30, 22C.31, 22C.32, 22C.33, 22C.34, 22C.35, 22C.36, 22C.37, 22C.38, 22C.39, 22C.40, 22C.41, 22C.42, 22C.43, 22C.44, 22C.45, 22C.46, 22C.47, 22C.48, 22C.49, 22C.50, 22C.51, 22C.52, 22C.53, 22C.54, 22C.55, 22C.56, 22C.57, 22C.58, 22C.59, 22C.60, 22C.61, 22C.62, 22C.63, 22C.64, 22C.65, 22C.66, 22C.67, 22C.68, 22C.69, 22C.70, 22C.71, 22C.72, 22C.73, 22C.74, 22C.75, 22C.76, 22C.77, 22C.78, 22C.79, 22C.80, 22C.81, 22C.82, 22C.83, 22C.84, 22C.85, 22C.86, 22C.87, 22C.88, 22C.89, 22C.90, 22C.91, 22C.92, 22C.93, 22C.94, 22C.95, 22C.96, 22C.97, 22C.98, 22C.99, 22C.100.

FILE NO.	PROJ. NO.	DATE	BY	CHKD.	APP.
FILE NO. 113-434	PROJ. NO. 405-434	DATE	BY	CHKD.	APP.

WOODSTONE
 A PRELIMINARY PLAT OF
 WOODSTONE
 GROTHMAN
 & ASSOCIATES, S.C.
 1000 W. MONROE ST.
 MADISON, WI 53703
 PHONE: (608) 742-1100
 FAX: (608) 742-0134
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