

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**

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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, of 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.	70 (1000)							
√	Preliminary Subdivision	n Plat	\checkmark	Final Subdivisi	on Plat] Land	Division/Cer	tified Surv	ey Map (CSM
lf a	Plat, Proposed Subdivisi	on Name:	Woodste	one					
1b.	Review Fees. Make ch	ecks payab	le to "City T	reasurer." No	te: New fees	effective I	May 2012 (!)		-
• F	or Preliminary and/or F	inal Plats, a	an applicati	on fee of \$25 0), plus \$50 per	lot or ou	t lot containe	d on the p	lat.
• F	or Certified Survey Map	s, an appli	cation fee c	of \$250 plus \$ 2	200 per lot and	l outlot c	ontained on	the CSM.	
2.	Applicant Information	1.							
	e of Property Owner: Phe		lge, LLC		Representative	, if any: E	an Heffron	1	
	et Address: 2000 Prai						du Sac, Wl		_{p:} 53578
Tele	phone: (608) 694-39	02	Fax: (608	643-2793	_	Email: C	an&heffror	group.co	om
Firm	Preparing Survey: MS.	A Profess	ional Serv	ices, Inc.		Contact:	Jason Va	lerius	
	et Address: 2901 Inter	national La	ane, Suite	300	City/State:	Madiso	n, WI	Z	p: 53704
Tele	phone: (608) 242-77	79	Fax: (608) 242-5664		Email: j	/alerius@m	sa-ps.con	n ,
Che	ck only ONE – ALL Corresp	ondence on	this applicat	ion should be s	ent to:	roperty O	wner, OR	✓ Survey	Firm
	Project Information.		,,		Boson de la constanta de la co			-	
	cel Addresses (note town if	located out	side City) :	See atta	ched				
	•	attached	,,	***************************************					
	ing District(s) of Proposed	Lots: TR-0	C3	•	S	chool Disti	- _{ict:} Madiso	on	
	Please provide a Legal De			or plat. Note					Intent.
3b.	For Properties Locate	ed <i>Outside</i>	the Madi	son City Limi	its in the City	's Extrat	erritorial Ju	risdiction	:
	- e of Approval by Dane Cou				Date of App				
	For an exterritorial requ		heduled ar	poroval letters				ntv must b	e submitted.
	·		·						
4.	Subdivision Contents	. 44-24-24-50-45-50-45-5	Longer paragraphs and a	To Arena Proposition	Configuration than the acadam	Z Adden de du (Kalitoria	SU NAKARESER SER	Line was awarens	148810 CAU \$161
	Land Üse	Lots	Outlots	Acres	Land	0p-0.0000000000	Lots	Outlot	Acres
	Residential	36	0	7.38	Outlots Dec				
	Retail/Office				Stormwate				
	Industrial				Outlots Ma				
	Other (state use):				by a Private or Associati				
					PROJECT TO	OTALS	38		7.38

5. I	Requ	uired Submittals. Your application is required to include the following (check all that apply):
	7	 Map Copies (prepared by a Registered Land Surveyor): For <u>Preliminary Plats</u>, 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 <u>Final Plats</u> , 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 <u>Certified Survey Maps (CSM)</u> , 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 <u>collated</u> , <u>stapled</u> and <u>folded</u> so as to fit within an 8 1/2" X 14" folder. An 8-½ X 11-inch reduction of each sheet shall also be submitted.
E	2)	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.
	<u> </u>	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.
1		For Surveys <u>Outside</u> the Madison City Limits: A copy of the approval letters from <u>both</u> 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. A	ppli	cant Declarations:
The	sig	ner attests that the application has been completed accurately and all required materials have been submitted:
Ap	plic	ant's Printed Name Dan Heffron Signature Signature
		2/06/2013
Effe	ctive	May 21, 2012

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

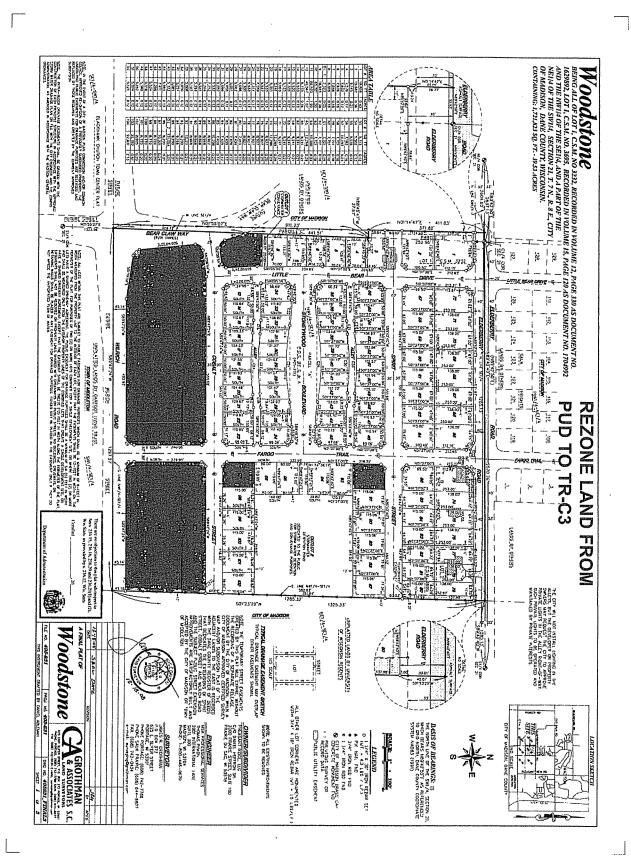
This property is currently platted for residential use and infrastructure construction is in progress at this time.

C. Development Schedule

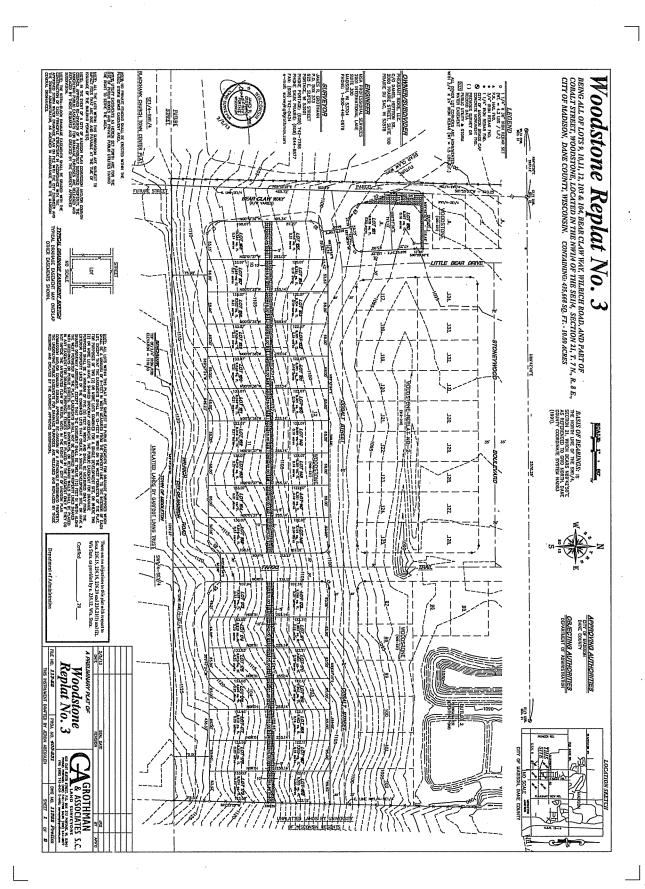
The developer, Pheasant Ridge, LLC, has completed Phase 1 of infrastructure in 2011 and has sold most of the available lots. The remainder of the development, including all of this replat area, is scheduled for construction in 2013.

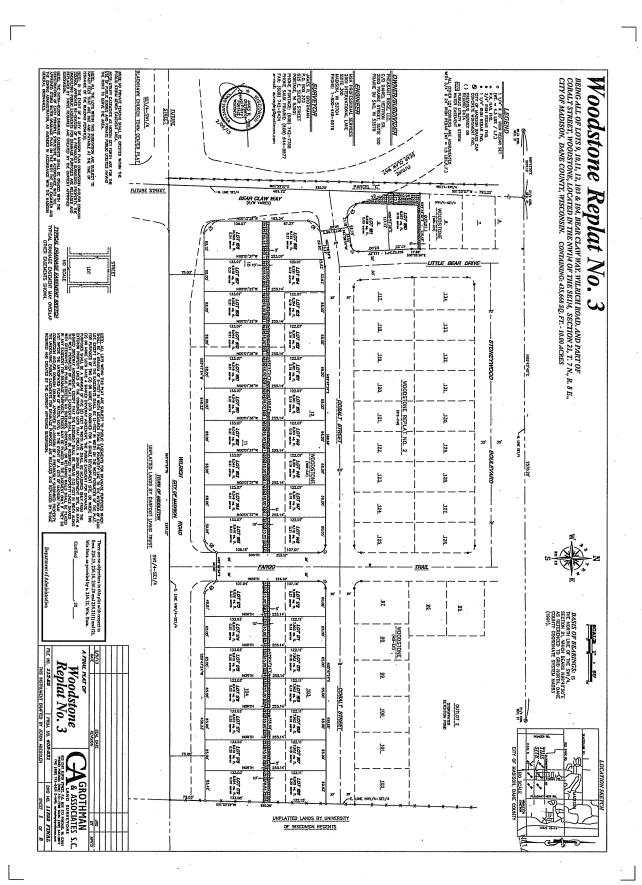
D. Character and Quality

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 to unrelevend be also and to usual tase or usual 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	Pennonly rame before me thisday 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	filchard A. Arnan deduction described for the state of St		State P. Arren	there we have not seen to obtain the health of primer and C observe, which observed and C observed, or Co obse		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 day of 20	City of Macket Chy of Macket State Chysimmal of Admishistration Chysimmal of Admishistration Chysimmal of Admishistration Chysimmal of Admishistration To accord	As Domes, I havin'y eardly that i caused the forch to that plat to be surveyed, diskied, mappied and deciliated as represented on this plat. As Domes, I do hather 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. & 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)	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, magging, 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 Parks, 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, qualitied 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			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 soyument. Banca Both 60 'USSO' East abong the south Banc of Outlet 1 of Woodnibure, 118,48 best Banca South 60 'USSO' 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*47270 East along the rectrit time of the Southwest Cuarter of each Section 21, 2.877.73 feet to the center 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 Place (Verbook Cobat & Inst to Medical Start of the Societati Quality of Beddin 21, Town 7 North, Place & East, City of Medican, Dave County, Wilcomits, described as follows:	L Haffron of ne Reptat Ho	SURVEYOR'S CENTRICATE 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 the Circle I believes to Schoolship to Grances and street the		