

CITY OF MADISON

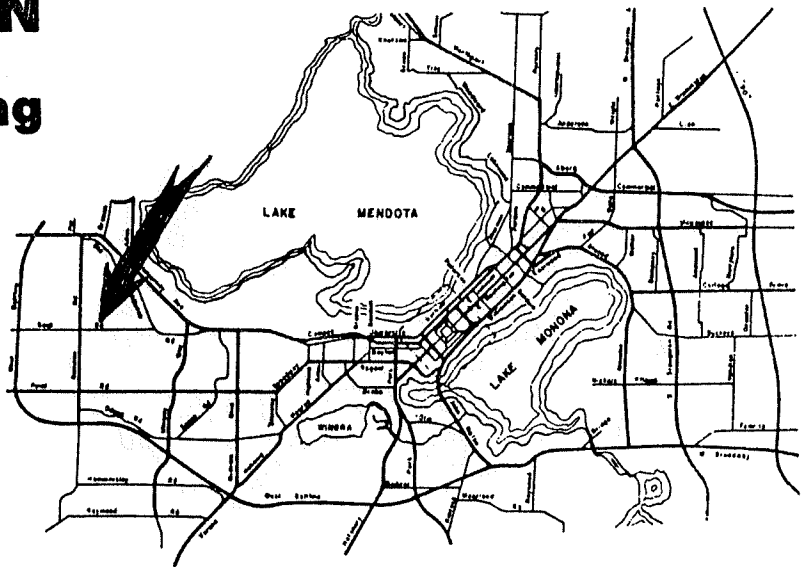
Proposed Plat + Proposed Rezoning

NAME: STONEFIELD RIDGE

LOCATION: 6506 OLD SAUK RD

REZONE FROM PCD-SIP + PCD-BDP

- PRELIMINARY to R1
- FINAL
- WITHIN CITY
- OUTSIDE CITY



LOCATOR MAP

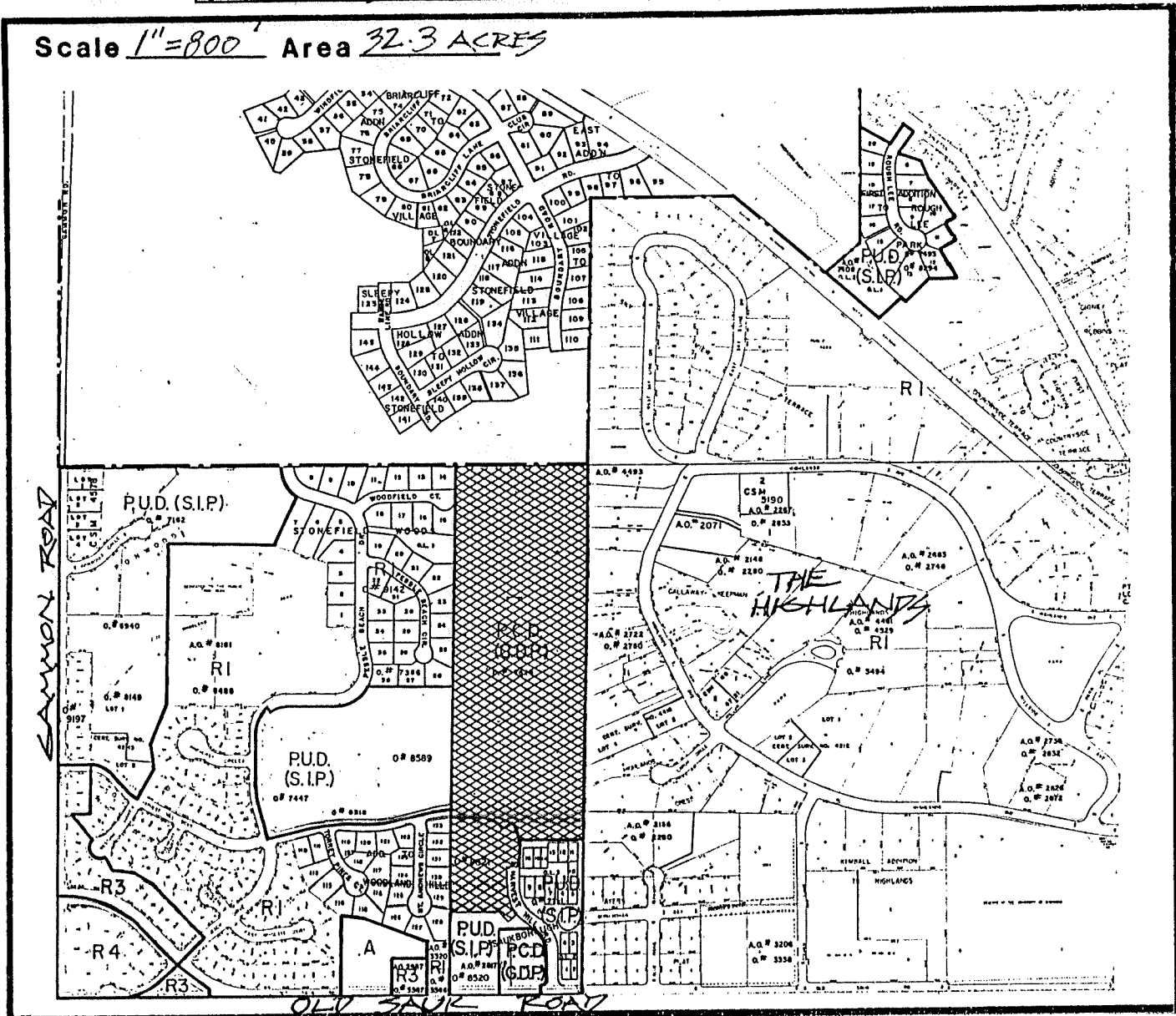
PUBLIC HEARING DATES:

Plan Commission 1-20-88

Common Council 2-2-88

Applicant: STEVE SKLLOUGH

Scale 1"=800' Area 32.3 ACRES



DATE: 12/14/87

APPLICATION FOR THE APPROVAL OF _____
(Plat) (Land Division)

TO: Secretary, Plan Commission
City of Madison, 215 Martin Luther King, Jr. Boulevard
Madison Municipal Building, Lower Level
Madison, WI 53710

Dear Sir:

Herewith submitted is the STONEFIELD RIDGE
(Plat) (Land Division)
of the SCHLOUGH property located at 6506 OLD Spunk ROAD
MADISON, WIS.; SE 1/4 OF SECTION 13 T7N, R8E
(Address) (1/4 Section or Subdivision)

For purpose of identification and reference, I submit the following information:
Owner & Address STEPHEN D. SCHLOUGH, STUART E. SCHLOUGH AND
CHARLES J. SCHLOUGH and Spunkborough, Inc. *836-3252*
→ 246-6834

Proposed Land Use by Lot Number LOTS # 1 THROUGH #70 - R-1
Single Family Lots.

Development Schedule
The proposed development contains 70 lots and 32.3 acres. The existing zoning is
R-1 in the (Town, City). The proposed zoning, if different, is
(are) (are not) proposed for annexation.

All the data required by Section 16.23(3)(7), (8) and (9) of the Subdivision Ordinance (has) (has not) been provided. Section 16.23(3)(a)6. requires all applications outside the city to include information evaluating and demonstrating that adequate public facilities and public services are available including transportation, sanitary and storm sewer, water service, fire protection, police service, parks, open space, recreation and school facilities.

The proposed development (was also) (will be) submitted to _____
_____ on _____
(Date)

for their consideration.
(Applicant) Signed: Stephen D. Schlough

(Applicant's interest in the property) Owner

(Address) 7005 Cardinal Drive

(Telephone Number) 608-831-5470 (266-3878)

STAFF REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT - PLANNING UNIT
December 22, 1987

SUBDIVISION & REZONING

Preliminary Plat and rezoning of Stonefield Ridge, 70 single family lots, North of Old Sauk Road on Harvest Hill Road extended to Woodfield Court. (Rezone from PCD-SIP and GDP to R-1 Residential).

GENERAL INFORMATION:

1. Applicant (Subdivider): Saukborough, Inc., The Schloughs, 7005 Cardinal Drive, Middleton, Wisconsin, 53562.
2. Status of Applicant: Owner
3. Requested Action: Approval of preliminary plat.
4. Date of Plat Submittal: December 14, 1987.. The Plan Commission must submit its recommendations on the plat to the Common Council within 40 days of the submittal date. To comply with this requirement, the Plan Commission must take action on the plat at its meeting of January 20, 1988. The Common Council must approve, approve conditionally, or reject the plat within 90 days of the submittal date or no later than its meeting of March 1, 1988, unless the time is extended by agreement with the subdivider.
5. Plat Location: On Harvest Hill Road extended North of Old Sauk Road to Woodfield Court.
6. Plat Size: 32 acres.
7. Existing Zoning: Part PCD-SIP and part PCD-GDP.
8. Existing Land Use: Vacant
9. Proposed Land Use: 70 single family lots.
10. Adopted Land Use Plan: Residential low density single family.
11. Plat Development Schedule: 1988-1989.

PUBLIC UTILITY AND PUBLIC SERVICE INFORMATION:

This property is now served with the full range of urban services or they can be extended by the subdivider from existing street ends.

VI.A.3

ANALYSIS:

This use is consistent with the Land Use Map. A small portion of this area was previously zoned PCD-SIP for 10 lots and is now proposed for 6 single family lots. The balance was zoned PCD-GDP for about 85 lots and a multi-family area for 44 units. Some of the lots would have had attached units (duplex). The GDP area is now proposed for 64 single family lots.

The proposed rezoning is to R-1 Residential. The City of Middleton's Stonefield Village is to the North.

RECOMMENDATIONS:

Subject to the input at the public hearing, reviewing agency comments and all code requirements staff recommends approval of the Rezoning to R-1 Residential and the preliminary plat. A park fee will be due and payable at the time of the final plats. At this time the park fee would be based on the minimum of \$170 per single family.

CRD:mab/46.1

VI.A.3

CITY OF MADISON
INTER-DEPARTMENTAL
CORRESPONDENCE

Date: January 8, 1988

To: Bill Roberts, Planning Department
From: Daniel R. Stapay, Superintendent of Parks
Subject: Review Comments - Stonefield Ridge Plat

The proposed plat does not adequately preserve the wooded kettle hole in the northeast corner of the plat. The previously approved General Development Plan preserved this wooded area as a private conservation area. It should also be noted that the City of Middleton preserved lots 4 and 5 of the adjacent Stonefield Village Plat to protect their half of the wooded kettle hole.

Larger lots with a large no-development zone in the back would better protect the woods and steep topography and would be more compatible with the way similar land has been treated in the adjacent Highlands and City of Middleton developments.

Therefore we recommend that: Court D shall be replatted to provide larger lots with a no-building zone to protect the kettle hole and the 20 - 30% northeast slopes below elevation 140 (see attached sketch).



Daniel R. Stapay
Superintendent of Parks

DRS:rae

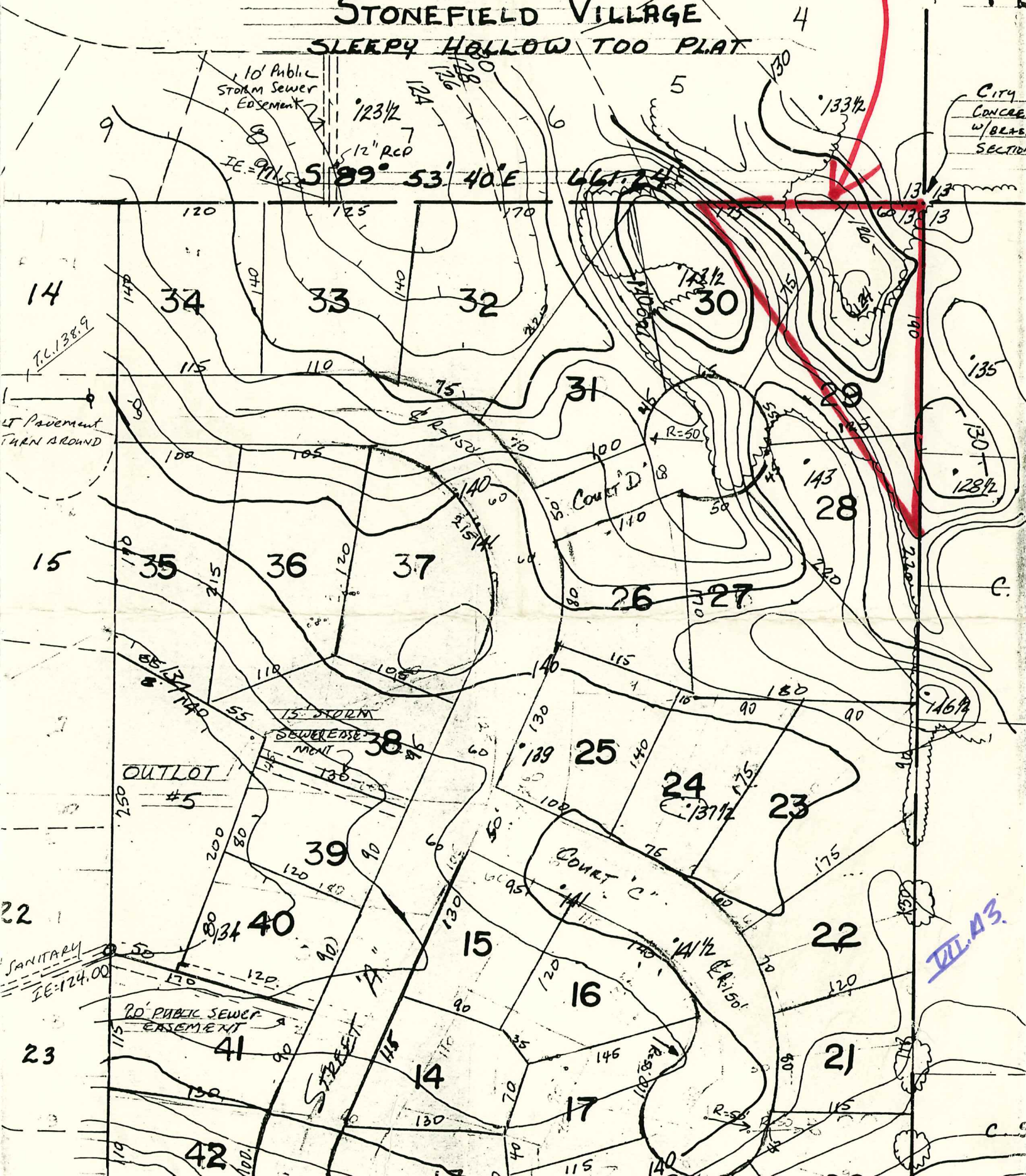
MD.A3.

No-Development Zone

SKY

TE

STONEFIELD VILLAGE
SLEEPY HOLLOW TOO PLAT



CITY
CONCRE
W/BASE
SECTION

C.

C.S

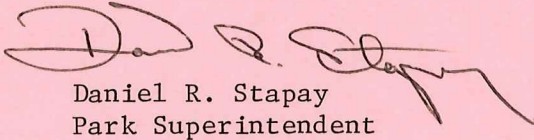
CITY OF MADISON
INTER-DEPARTMENTAL
CORRESPONDENCE

Date: February 12, 1988

To: Bill Roberts, Planning Department
From: Daniel R. Stapay, Park Superintendent
Subject: Revised Comments: Stonefield Ridge Plat

The revised plat of Stonefield Ridge is acceptable with the following conditions of approval:

1. A triangular area in the northeast corner shall be designated a no-building zone. From the property corner, this zone runs 180 feet along the north property line and 280 feet along the east property line (see sketch).
2. The final plat shall include "building envelopes" for the wooded lots on the cul-de-sac in the northeast corner of the plat. The developer shall work with City staff to design the building envelopes to preserve as many large oak trees as possible.



Daniel R. Stapay
Park Superintendent

DRS:trl

Attachment

IAI.

CITY OF MADISON
INTER-DEPARTMENTAL
CORRESPONDENCE

Date: February 25, 1988

To: City of Madison Plan Commission

From: Simon Widstrand, Parks Conservation Specialist

Subject: Oak Trees on Proposed Stonefield Ridge Plat

I have conducted a more detailed field inspection and plat review of the northeast corner of the Stonefield Ridge plat. I have visited the site with Paul Pingrey, DNR Area Forester, and Steve Schlough, and, on another occasion, with Mike Martinelli, City Forestry Inspector. I have noted the approximate tree locations of the oak trees over 12" diameter in the area which might be affected by construction on the proposed plat. Locations may not be exact, but I believe they are accurate enough for preliminary plat purposes, with the understanding that some plan revisions can be made before adoption of the final plat with more exact locations.

The history of this site is probably similar to many small woodlots in the Madison area. Most of the trees probably date to the middle 1800's when European settlers came to Madison and stopped the prairie fires. This allowed the fire-suppressed oaks to sprout and grow rapidly. While adjacent land was kept clear for farming, the steep knob and kettle hole were allowed to grow up to woods. Most of the trees would be 100-150 years old, although the 40" bur oak is probably over 200 years old. The woodlot was grazed periodically until 30-40 years ago, causing some soil compaction and damage to the oak trees. When grazing ceased, brush and weed trees; e.g., buckthorn and box elder, invaded beneath the large oaks and any open land which was not farmed. However, many oaks also reinvaded the open parts of the site, including the back kettle. Today these are healthy young oaks, 4-12" in diameter (approximately 40 of them in the back triangle).

As young trees and shrubs grew underneath the older oaks, they shaded out the lower branches of the oaks and competed for the limited soil nutrients, making them somewhat more vulnerable to insects and disease. The large black oaks on the site are near the end of their 150 year lifespan. The bur and white oaks are the same age, but can live to be 300-400 years old under good conditions. One large bur oak has died recently and others seem to have some dieback. This is probably due to the two-lined chestnut borer, an insect common to Madison woodlots. Chestnut borers rarely kill trees in good condition but may kill trees which are declining due to age, storm damage, other insects or disease. The chestnut borer can be combatted by good tree care and fertilization.

V C

The proposed plat, includes fourteen bur oaks 12" to 40" in diameter, plus one 36" dead bur oak, one 24" diameter white oak and thirteen 16"-36" diameter black oaks. (Red and black oaks hybridize and are difficult to differentiate without acorns. These are most likely black oaks.)

A general recommendation for management under private development in an urban setting would be to select the trees which can be maintained in good health for 50 years or more, and maintain them. Specifically, for Stonefield Ridge, I would recommend:

1. The 40" bur oak should be preserved under any development plan. I measured it at 10'9" in circumference, making it about the 75th largest bur oak in the Madison area (the largest is approximately 15 feet in circumference). It is very likely over 200 years old.
2. Other large, healthy bur oaks and white oaks on the site are likely to live another 100 years with proper care. As many of those as possible should be preserved.
3. Most of the eleven black oaks are nearing the end of their life. They have dieback on lower branches and are more susceptible to storm damage, insects and disease than the white and bur oaks. I do not believe that it is essential to preserve those trees. Any which will be damaged or pose a danger in a residential setting should be removed prior to construction. Do not crowd the good trees in futile attempts to save the poorer ones.
4. The young oaks, less than 12" diameter, will make excellent trees, if competing vegetation is removed and they receive proper care.
5. All of the trees which are to be preserved should be properly trimmed and fertilized as appropriate for the timing of construction activity, to improve their vigor. There should be very little disturbance of the crown and a root zone equal to the crown spread of the trees. This means no grade changes, no utility trenches, and no compaction from construction equipment and materials in the root zone. Careful work with light equipment can accomplish the limited brush removal and preparation work necessary for lawn areas.
6. The final plat should designate building envelopes and no-construction zones for each lot. The final plat should also include specifics pertaining to erosion control and lot drainage, location of underground utilities, location of driveway accesses, and a generalized grading plan.

IVC

February 25, 1988

The developer has proposed the construction zones shown on the attached map. I have indicated which trees I believe will die or need to be removed based on this plan. The 40" bur oak and the 30" bur oak will be preserved. Overall, 6 of the 15 bur and white oaks will be removed, several of them smaller, deformed or with some dieback. Only two of the 13 large black oaks will need to be removed. I estimate that approximately 40 of 60 younger trees can be preserved, mainly in the back triangle. A list of the trees to be removed includes:

- A 13" bur oak which would crowd the 40" bur oak, if allowed to grow.
- A 15" bur oak deformed by the dieback of its top.
- A 18" + 10" bur oak, branched close to the ground, which is not one of the most attractive trees on the site.
- A 28" black oak and a 30" black oak on the crest of the hill. These are not bad trees, but have some dead branches and are nearing the end of their normal lifespan.
- A 24" bur oak, an 18" bur oak and a 12" bur oak. These are attractive trees with some dieback. If it was not necessary to remove or disturb them for construction, they could probably be preserved with proper care.
- A 30" + 30" double-trunked bur oak which has an untreatable canker disease in one trunk and some dieback on the branches of the other trunk. It would be strictly a judgment call as to whether this tree would be safe near a residence.

Overall, this proposed plat would save the best trees, saving approximately two-thirds of the large trees and two-thirds of the younger trees. It is comparable to the percentage of oaks which have been saved in similar plats. Some other plats have done a much worse job of preserving trees. I have discussed other platting configurations which might save a couple more trees, but they are not acceptable to the landowner.



Simon Widstrand
Conservation Specialist

SW:br
attachment

IVC

file copy.

REQUEST TO THE CITY OF MADISON PLAN COMMISSION,
RELATIVE TO STONEFIELD RIDGE (SCHLOUGH) REZONING PROPOSAL
(MEETING OF 2/29/88)

We hereby request that the re-zoning and re-platting be made contingent on the following conditions, which have the verbal approval of Alderman Trachtenberg:

1. That the Memos to the Plan Commission of 1/8/88 from D.R. Stapay, and of 2/25/88 by S. Widstrand (both of the Parks Department) be incorporated into the minutes of the Meeting of 2/29/88, as binding conditions on the final plat.
2. That the "construction zones" referred to on p. 3 of the Widstrand Memo, and as to be shown on the final plat, restrict all soil disturbance, fill deposition and traffic by excavation and building vehicles entirely within these zones, in order to protect all trees outside the zones, and to prevent erosion outside the zones; this will require removal of excavated soil from the lots by truck, and will presumably necessitate excavation by backhoe rather than by bulldozer within these zones.
3. That the final location of the cul-de-sac concerned be chosen so as to protect the two specimen oaks on lot 29, identified in the Widstrand Memo as 40B and 30B, from all soil compaction or disturbance within their drip lines.
4. That previous to construction, the construction zone boundaries be marked by snow fences or the equivalent, and that at the time of excavation and building a City official be assigned to the site to ensure that the above restrictions are observed.

Neighbors of the development in Skyview Terrace:

K. W. McVoy

*Kelley A. McVoy
Earl Davidsson*

Highlands Community Association
[Signature]
Keith de Yelincik, President

VC

PLAN COMMISSION

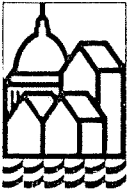
ADDITIONAL CONDITIONS:

STONEFIELD RIDGE PRELIMINARY PLAT

1. Condition contained in letter signed by McVoys and people adjacent.
2. Forty foot building setback line along east line of the plat.
3. A deed restriction being prepared and filed with the City for review at the same time as the Final Plat, including:
 - A. Restricting outbuildings and accessory buildings from the 40 foot setback.
 - B. Architectural guidelines for the whole subdivision and specifically for lots 63-68.
4. Final Plat address the north line of the open space north of the Court of Brixbam.
5. Final Plat shall address whether the pond is to be maintained as a dry or a wet pond and who will be responsible for maintenance of the pond and adjacent area and to establishment of a "maintenance fund."
6. The amount of additional open area around the pond be further defined on the final plat.
7. The Developers to look at lots 63-68 to determine whether it is advisable to plat 5 lots instead of 6 lots with somewhat larger lots.

Department of Planning and Development
Planning/Inspection/Community & Economic Development/Assisted Housing

City of
Madison



George E. Austin, Director

Madison Municipal Building
215 Martin Luther King Jr. Boulevard
Madison, Wisconsin 53710
608 266 4635

March 4, 1988

Mr. Stephen D. Schlough
7005 Cardinal Drive
Middleton, WI 53592

Dear Mr. Schlough:

This is to inform you that the Plan Commission at its meeting of February 2, 1988 recommended conditional approval of the preliminary plat of Stonefield Ridge, Formerly known as Saukborough, 68 lots on Harvest Hill Road extended north, now zoned R-1.

The conditions of approval are:

1. Park dedication or fee in lieu of dedication will be required per 16.23(8)(f).
2. Execute and return the attached Declaration of Conditions and Covenants.
3. Additional utility easements are required between Lots 1-OL2, 4-5, 7-8, 11-12, 13-14, 16-17, 26-27, 33-34, 38-39, 52-53, 55-56 and 65-66.
4. Cul-de-sacs shall be increased 60' width in accordance with 16.23(8)(a)8 of the platting regulations.
5. That the Developer shall enter into a contract with the City of Madison and furnish a surety bond or irrevocable letter of credit of the amount of the estimate of the City Engineer for the following improvements:
 - a. Sanitary sewer facilities to serve all lots included in the plat.
 - b. Water main and water service laterals to serve all lots included in the plat.
 - c. City of Madison standard street improvements including sidewalk on all streets in the plat except the cul-de-sacs.

- d. Erosion control, stormwater runoff control, and miscellaneous site grading.
 - e. Other public improvements as required by the Plan Commission as a condition of approval of the Subdivision.
6. The Developer shall pay all sanitary sewer area charges which are due prior to construction of any sanitary sewer to serve the plat.
 7. The Developer shall submit plans and profiles of all streets, intrablock sidewalks, and public storm and sanitary sewer easements to the City Engineering Division and that the preliminary centerline grade for those streets shall be approved prior to recording the final plat.
 8. The stormwater detention basin indicated on outlot 5 should extend in order to provide maintenance and access, and to provide stormwater overflow from the street and low point at the "C" court, "A" street intersection.
 9. The Developer is advised that the stormwater detention basins shown on outlots 3 and 4 are not of the size as to be acceptable to be dedicated to the public. The required storage basin, the storm sewer extension and the ownership of the outlots shall be resolved prior to preparing the final plat. The Developer is advised that the possibility of a single stormwater detention basin is viewed by the City Engineering Division as a preferable design.
 10. A review of the proposed street grades will require the rebuilding of the existing curb and gutter, pavement and sidewalk along lot 14 on Woodfield Court in the Stonefield Woods Plat to a higher elevation. In order to provide drainage to the low point in the vicinity of street "A" and "C" court. The cost of this construction shall be at the Developer's expense. The Developer is advised to have the grades for street "A" established prior to any further work on this plan.
 11. The City Engineering Division shall sponsor legislation to change the name of Harvest Hill Road immediately north of Old Sauk Road due to the change in geometrics of that street as a result of this development. The Engineering Division offers to the Developer the name of "Saukborough Drive" between Old Sauk Road and Woodfield Court. Lots 32 through 36 shall have addresses off of Woodfield Court.

12. That the "construction zones" referred to on p. 3 of the Widstrand Memo of February 25, 1988 and as to be shown on the final plat, restrict all soil disturbance, fill deposition and traffic by excavation and building vehicles entirely within these zones, in order to protect all trees outside the zones, and to prevent erosion outside the zones; this will require removal of excavated soil from the lots by truck, and will presumably necessitate excavation by backhoe rather than by bulldozer within these zones.
13. That the final location of the cul-de-sac concerned be chosen so as to protect the two specimen oaks on lot 29, identified in the Widstrand Memo as 40B and 30B, from all soil compaction or disturbance within their drip lines.
14. That previous to construction, the construction zone boundaries be marked by snow fences or the equivalent, and that at the time of excavation and building Parks staff be notified to monitor the site to ensure that the above restrictions are observed.
15. Forty foot buildings setback line along east line of the plat.
16. A deed restriction being prepared and files with the City for review at the same time as the Final Plan, including:
 - a. Restriction outbuildings and accessory buildings from the 40 foot setback.
 - b. Architectural guidelines for the whole subdivision and specifically for lots 63-68.
17. Final Plat address the north line of the open space north of the court of Brixbam.
18. Final Plat shall address whether the pond is to be maintained as a dry or a wet pond and who will be responsible for maintenance of the pond and adjacent area and to establishment of a "maintenance fund."
19. The amount of additional open areas around the pond be further defined on the final plat.
20. The Developers to look at lots 63-68 to determine whether it is advisable to plat 5 lots instead of 6 lots with somewhat larger lots.
21. That a triangular "No Development - Tree Management Zone" be shown on the Final Plat in the Northeast Corner 180 feet on the north and 280 feet on the east "to preserve the wooded

kettle hole and steep topography in this area as a private conservation zone."

22. That the Final Plat/Deed Restrictions include management practices acceptable to Parks staff for the private wooded area to maintain healthy trees for the long term including:
 - a. The 40' bur oak should be preserved under any development plan. It measures 10'9" in circumference, making it about the 75th largest bur oak in the Madison area (the largest is approximately 15 feet in circumference). It is very likely over 200 years old.
 - b. Other large, healthy bur oaks and white oaks on the site are likely to live another 100 years with proper care. As many of those as possible should be preserved.
 - c. Most of the eleven black oaks are nearing the end of their life. They have dieback on lower branches and are more susceptible to storm damage, insects and disease than the white and bur oaks. It is not essential to preserve those trees. Any which will be damaged or pose a danger in a residential setting should be removed prior to construction. Do not crowd the good trees in futile attempts to save the poorer ones.
 - d. The young oaks, less than 12" diameter, will make excellent trees, if competing vegetation is removed and they receive proper care.
 - e. All of the trees which are to be preserved should be properly trimmed and fertilized as appropriate for the timing of construction activity, to improve their vigor. There should be very little disturbance of the crown and a root zone equal to the crown spread of the trees. This means no grade changes, no utility trenches, and no compaction from construction equipment and materials in the root zone. Careful work with light equipment can accomplish the limited brush removal and preparation work necessary for lawn areas.
 - f. The final plat should designate building envelopes and no-construction zones for each lot. The final plat should also include specifics pertaining to erosion control and lot drainage, location of underground utilities, location of driveway accesses, and a generalized grading plan.
23. Water mains and services shall be installed by Private Contract.

George E. Austin, Secretary
Madison Plan Commission
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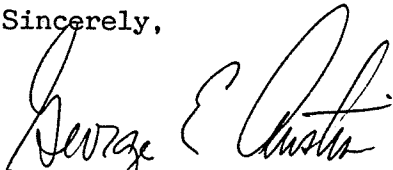
24. In any City agency required a dedication, there shall be included a certificate of consent by the mortgagee and/or vendee, if any, following the owner(s)' certificate.
25. Signature blocks will be required to allow for the consent of Mortgagees.
26. The reference in the title banner of this plant "Part of the SE 1/4 of Section 13" should be corrected to read the SW 1/4.
27. Signature blocks will be required for all owners.

If the entire area is not platted at one time, the preliminary plat shall be revised to show these changes and conditions and eight prints shall be resubmitted to this office. We will note the Plan Commission approval on these prints and return one to you and one to your surveyor, as well as submitting prints to other City departments for their files.

Any appeal from the action of the Common Council, including the conditions of approval, must be filed with the Circuit Court within thirty days from the date of this letter.

The Common Council approved this matter on March 1, 1988..

Sincerely,


George E. Austin, Secretary
Madison Plan Commission

GEA:pah/55

cc: City Engineering
Traffic Engineering
Zoning Administrator
Parks
Ald. Ronald Trachtenberg, District 21
Held & Assoc.

Enclosure

Sent to Accounting _____
Sent to Mayor's Office _____
Sent to City Clerk _____
Copy Mailed _____
to Aldermen _____

AGENDA ITEM _____

City of Madison, Wisconsin

A RESOLUTION
Approving the Preliminary Plat of "Stonefield Ridge" located North of Old Sauk Road, Harvest Hill Road extended. This plat contains 68 lots and is currently zoned R1 (located in the 21st Aldermanic District).

Presented March 1, 1988
Referred _____
Rereferred _____
Reported Back _____
Adopted POF _____
Rules Susp. Tabled _____
Public Hearing _____

Drafted by: Bill Roberts, Planner III

Date: March 1, 1988

Fiscal Note: No funds are required to grant approval of this preliminary plat.

APPROVAL OF FISCAL NOTE IS NEEDED
BY THE COMPTROLLER'S OFFICE
Approved By _____

Comptroller's Office

INTRODUCED BY THE MAYOR AT THE REQUEST OF
SPONSORS: THE PLAN COMMISSION

RESOLUTION NO. 44,346
I.D. NUMBER 2617

RESOLVED that a Preliminary Plat known as "Stonefield Ridge" of the Schlough property, located North of Old Sauk Road, Harvest Hill Road extended, Dane County, Wisconsin, which has been duly filed for approval of the Plan Commission and Common Council, be and the same is hereby approved as required by Section 16.23 of the Ordinances of the City of Madison subject to the conditions noted in the Plan Commission files.

This preliminary plat contains 68 lots and is presently zoned R1.

BR:jlj/55