

City of Madison

Proposed Plat

Plat Name

Woodstone Replat No. 2

Location

9400 Block of Stoneywood Blvd & 9404-9444 Cobalt Street

Applicant

Don Heffron – Pheasant Ridge Lots/ Jason Valerius – MSA

Preliminary

Final

Proposed Use

Replatting 33 single-family lots and a public alley into 29 single-family lots without an alley

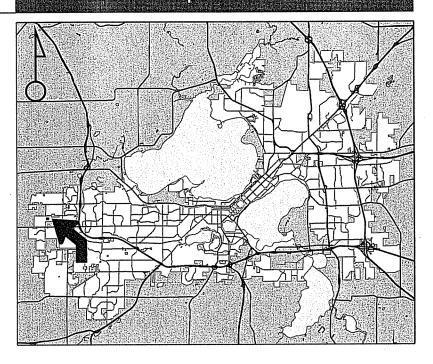
Public Hearing Date

Plan Commission

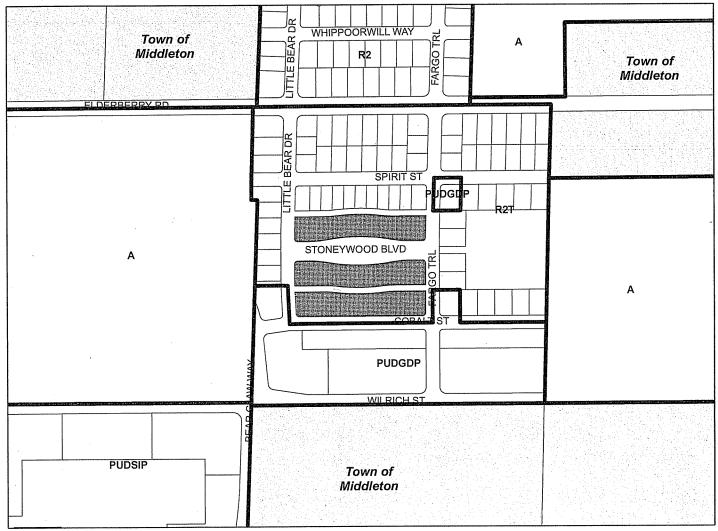
01 October 2012

Common Council

16 October 2012



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



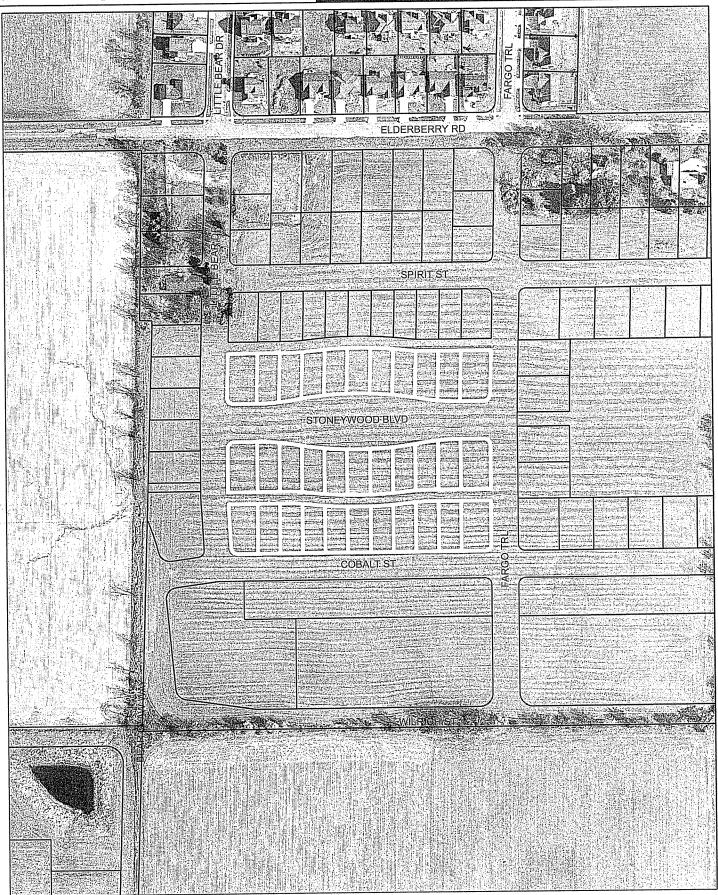
Scale: 1" = 400'

City of Madison, Planning Division: RPJ: Date: 24 February 2009



City of Madison

9400 Block of Stoneywood Blvd & 9404-9444 Cobalt Street



Date of Aerial Photography: Spring 2010



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, 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.

| yaaoi | ring. Please consult the | City Clerk's Office in | or more imor | illation. Failure | to comply with the | LODDYNIE | g ordinance may resu | iit iii iiiies. | |
|------------|---------------------------|------------------------|-------------------------|---|------------------------------|---|---|-----------------|-----------|
| 1a. | Application Type | • | | | | | | | |
| V | Preliminary Subd | livision Plat | V | Final Subdivis | ion Plat | Lar | nd Division/Certif | ied Survey | Map (CSM) |
| lf a l | Plat, Proposed Sub | division Name: | Woodsto | one | | | | | |
| 1b. | Review Fees. Mal | ke checks payabl | le to "City 1 | reasurer." N | ote: New fees | effectiv | re May 2012 (!) | | |
| | or Preliminary and | | | | | | | on the plat | , |
| • F | or Certified Survey | Maps, an applic | cation fee o | of \$250 plus \$ | 200 per lot and | d outlo | t contained on the | e CSM. | |
| 2. | Applicant Inform | ation. | | | | | | | |
| | e of Property Owner: | Pheasant Rid | lge, LLC | | Representative | e, if any: | Dan Heffron | | |
| | • • | Prairie Street | #200 | | City/State: | Prair | ie du Sac, Wi | Zip: | 53578 |
| Telep | ohone: (608) 694 | 4-3902 | Fax: (608 | 643-2793 | | Email: | dan@heffrong | group.con | 1 |
| Firm | Preparing Survey: | MSA Profess | ional Serv | rices, Inc. | | Cont | _{act:} Jason Vale | rius | |
| | | International L | ane, Suite | 300 | City/State: | Madi | son, WI | Zip: | 53704 |
| Tele | ohone: (608) 242 | 2-7779 | Fax: (608 | 242-5664 | | Email: | jvalerius@msa | a-ps.com | |
| Che | ck only ONE – ALL Co | rrespondence on | this applicat | ion should be | sent to: | Property | Owner, OR | Survey Fir | m |
| 3a. | Project Informat | tion. | | | | | | | |
| Parc | el Addresses (note to | own if located out | side City) : | See atta | ached | | | | |
| Tax | Parcel Number(s): | See attached | | | | | www.www.mannananananananananananananananananana | | |
| Zoni | ing District(s) of Prop | osed Lots: R2T | | *************************************** | S | School D | istrict: Madison | <u> </u> | |
| → P | lease provide a Leg | gal Description o | n your CSN | 1 or plat. No | te your develop | oment s | schedule in your L | etter of Int | ent. |
| 3b. | For Properties Lo | ocated <i>Outside</i> | the Madi | son City Lin | nits in the City | r's Extr | aterritorial Juris | sdiction: | |
| Date | e of Approval by Dan | e County: | | | Date of Ap | proval b | y Town: | | |
| → F | or an exterritorial | request to be sc | heduled, a _l | oproval letter | – rs from <u>both</u> the | e Town | and Dane County | y must be s | ubmitted. |
| 4. | Subdivision Cont | ents and Descr | iption. Co | mplete table | as it pertains to | o your r | request; do not co | omplete gra | ay areas. |
| | Land Use | Lots | Outlots | Acres | Land | 900000000000000000000000000000000000000 | | | Acres |
| | Residential | 29 | | 5.96 | Outlots Dec | | to | | |

| Land Use | Lots | Outlots | Acres |
|--------------------|------|---------|-------|
| Residential | 29 | | 5.96 |
| 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 | 29 | | 5.96 |

| 5. Re | quired 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 |
| Ø | an 8 1/2" X 14" folder. An 8-½ 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. |
| Ø | 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. |
| Ü | 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. |
| <u> </u> | 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. App | licant Declarations: |
| * | gner attests that the application has been completed accurately and all required materials have been submitted: |
| | 8/15/2012 Interest In Property On This Date (owner) Pheasant Ridge, LLC |
| Date | 8/15/2012 Interest In Property On This Date (owner) Pheasant Ridge, LLC |
| | |

Project Location

| Parcel Address | Parcel ID Number |
|---------------------------|------------------|
| 9444 Cobalt Street | 070821409012 |
| 9440 Cobalt Street | 070821409020 |
| 9436 Cobalt Street | 070821409038 |
| 9432 Cobalt Street | 070821409046 |
| 9428 Cobalt Street | 070821409054 |
| 9424 Cobalt Street | 070821409062 |
| 9420 Cobalt Street | 070821409070 |
| 9416 Cobalt Street | 070821409088 |
| 9412 Cobalt Street | 070821409096 |
| 9408 Cobalt Street | 070821409103 |
| 9404 Cobalt Street | 070821409111 |
| 9401 Stoneywood Boulevard | 070821408113 |
| 9405 Stoneywood Boulevard | 070821408105 |
| 9409 Stoneywood Boulevard | 070821408098 |
| 9413 Stoneywood Boulevard | 070821408080 |
| 9417 Stoneywood Boulevard | 070821408072 |
| 9421 Stoneywood Boulevard | 070821408064 |
| 9425 Stoneywood Boulevard | 070821408056 |
| 9429 Stoneywood Boulevard | 070821408048 |
| 9433 Stoneywood Boulevard | 070821408030 |
| 9437 Stoneywood Boulevard | 070821408022 |
| 9441 Stoneywood Boulevard | 070821408014 |
| 9442 Stoneywood Boulevard | 070821406018 |
| 9438 Stoneywood Boulevard | 070821406026 |
| 9434 Stoneywood Boulevard | 070821406034 |
| 9430 Stoneywood Boulevard | 070821406042 |
| 9426 Stoneywood Boulevard | 070821406050 |
| 9422 Stoneywood Boulevard | 070821406068 |
| 9418 Stoneywood Boulevard | 070821406076 |
| 9414 Stoneywood Boulevard | 070821406084 |
| 9410 Stoneywood Boulevard | 070821406092 |
| 9406 Stoneywood Boulevard | 070821406109 |
| 9402 Stoneywood Boulevard | 070821406117 |

August 15, 2011

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

PLAT OF WOODSTONE - Replat Application

A Mixed Single Family and Multifamily Residential Development located at 9313 Elderberry Road in the City of Madison, Dane County, Wisconsin This application seeks to replat Stoneywood Boulevard right-of-way to provide a conventional, uniform 70-foot right-of-way and eliminate the alley in the southern block of Stoneywood Boulevard. These changes will result in reconfiguration of the single-family lots within the southern and northern half-blocks of Stoneywood Boulevard, and the northern half-block of Cobalt Street.

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 August 15, 2012

A. Enclosed Submittals (August 15, 2012)

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 | 98 |
| Duplex | 22 | 22 |
| Townhome | 32 | 32 |
| Multifamily Apartment | 30 | 30 |
| Total | 186 | 182 |

B. Existing Conditions and Uses

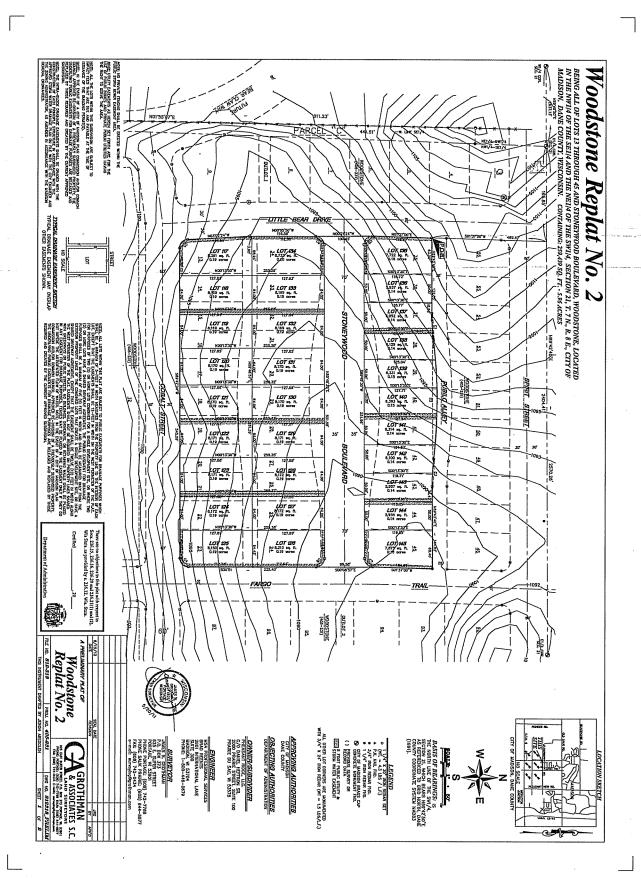
This property is currently platted for residential use and infrastructure construction is in progress at this time.

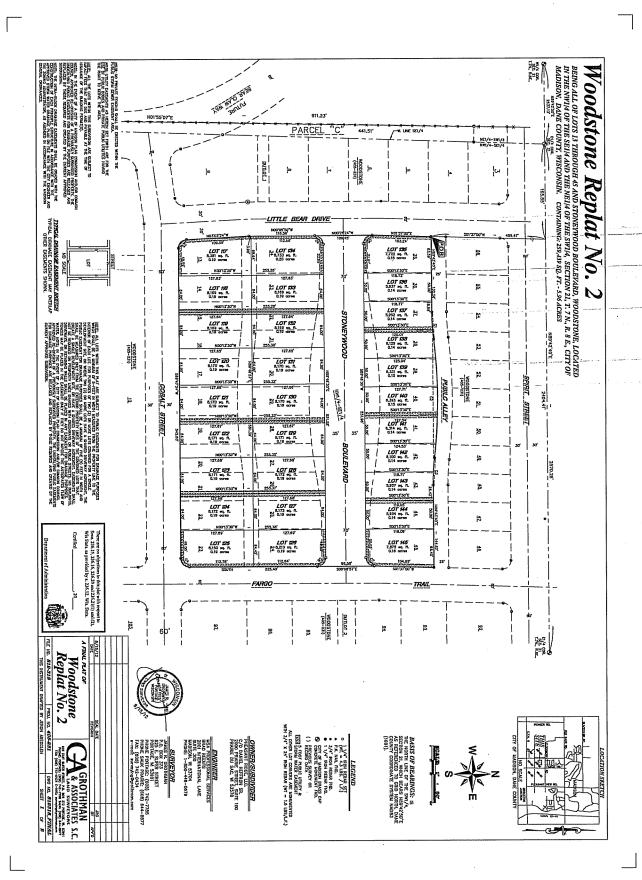
C. Development Schedule

The developer, Pheasant Ridge, LLC, began infrastructure construction in May 2011 and plans to begin home construction in September 2011.

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. 2 | | |
|---|--|--|
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| Phasant Ridge, LLC. | Hurban Wittel - Bard, City Clara | point of lengthwisty. Serices Mothit 84744 ("Est sixing the north live of Lock 35 and 35, of Woodshores, 192.65 feet; Denois monifolding minimatality's sixing the moliterity fiers of Lock 37 and 35 of Woodshores and sking a 400.05 million curve to the left haring |
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| Notary Public County, Whenestin My commission expires: | | 44'53'52' West 21.17 best Samon South 53'41'24' West along the northerly (tybis-fewry line of Koball Errer) and the south line of Lois 13-23 of Woodstrine, 545.50) best |
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| above | P.LAN COMMISSION Approved by recording by the Seconlary of the Pien Commission of the City of Markets, Dune County, Watersain, | Serious Notifi 077227 West Litting The west life at Id. 13 of Woodshere and the rectiventy extraorial present (105.55 lest) beneau Notifi 077527 West Litting The westerly life of Id. 13 of Woodshere and the excitation statution Thereof, 118.56 lest; Tenco Notifi 077127 West, 100.55 lest; |
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| COUNTY OF | CONVECTOR TALL TA | SHE 100 JAMESON, M. SLOCA JAMESON, M. SLOCA PRONE: 1-200-144-0979 There are no objection to this plat with respect to SIGNETURE See: J. |
| Hotary Public County, Wisconsin My commission expires: | CZ 118 0Z2518 1/133 403.00 N8F058E 17/33 N8Z54'17'E SB726'57'E C 108.05 N8Z54'17'E SB726'57'E C 138.00 0Z754'17'E C 13 | 11 |
| CE9 | 139 03*15'51" 55.008 878.00 N8F42'09'E 55.07 140 03*15'35" 55.00 879.00 N8F43'74'E 55.00 141 03*15'55' 55.10 879.00 S8F45'73 56.09 | |
| STATE OF MYSCONESN) SS) COUNTY OF Dawn) SS) : | 25.94 879.00 S8417741°E 25.94 879.00 S8551'38.5°E 47.96 S8943'40'W M83'26'57'W M83'26''W M83'26''W M83'26''W M83'26''W M83'26''W M83''W | e-mail: surveylogDyrothman.com Department of Administration |
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