



Project Name
Woodstone Replat #3

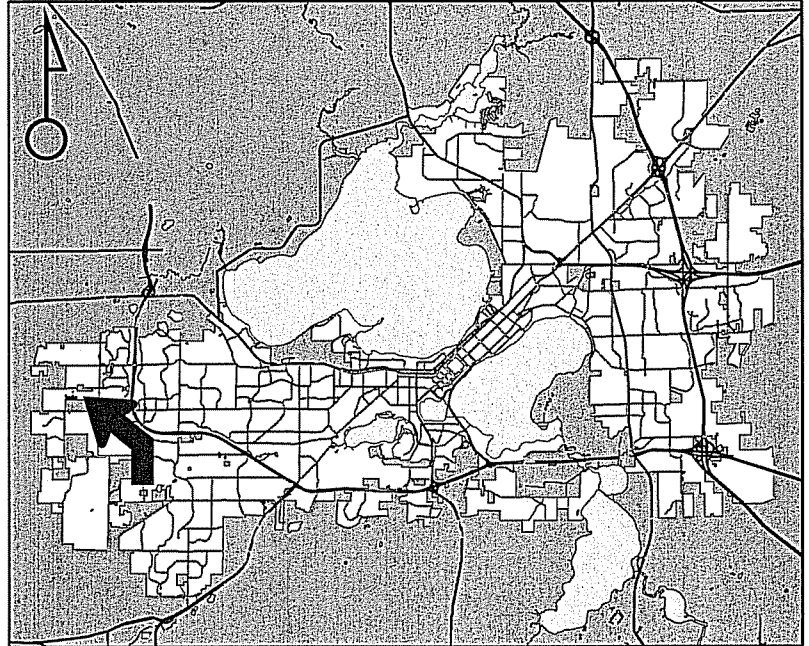
Location
203 Bear Claw Way et al

Applicant
Dan Heffron - Pheasant Ridge, LLC/
Jason Valerius - MSA

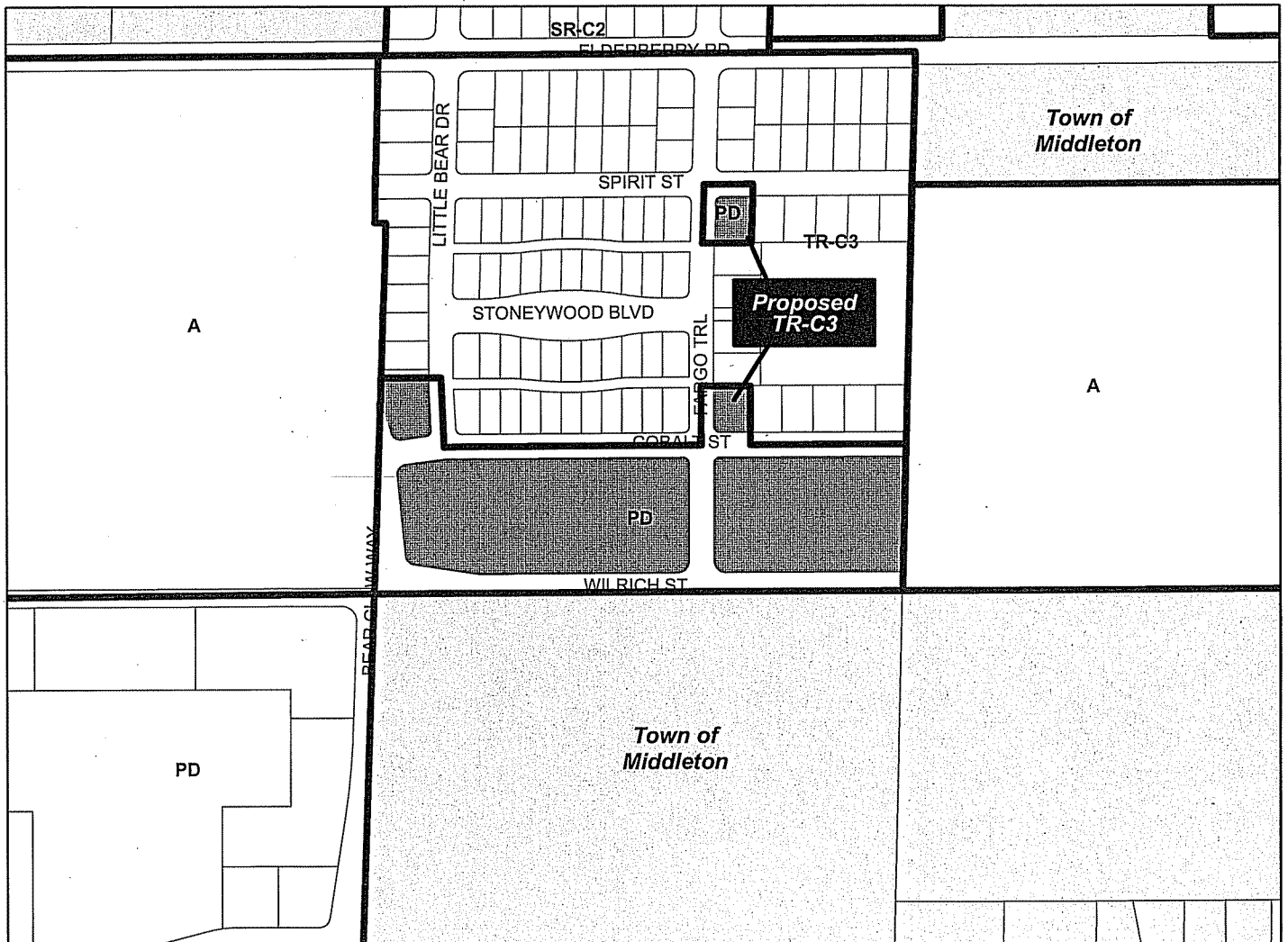
From: PUD-GDP To: TR-C3

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





LAND USE 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

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- 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 OFFICE 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 _____
Nbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. **Project Address:** 9313 Elderberry Road **Project Area in Acres:** 7.56

Project Title (if any): Woodstone

2. **This is an application for (Check all that apply to your Land Use Application):**

- Zoning Map Amendment from** PUD **to** TR-C3
- Major Amendment to Approved PD-GDP Zoning** **Major Amendment to Approved PD-SIP Zoning**
- Conditional Use, or Major Alteration to an Approved Conditional Use**
- Demolition Permit**
- Review of Minor Alteration to Planned Development by the Plan Commission Only**

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Dan Heffron Company: Pheasant Ridge, LLC
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

Project Contact Person: MSA Professional Services, Inc. Company: 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

Property Owner (if not applicant): _____
Street Address: _____ City/State: _____ Zip: _____

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Replat and rezone 8 PUD lots (3 duplex residential lots and 5 multi-family lots) to 38 TR-C3 single-family lots

Development Schedule: Commencement Spring 2013 Completion Fall 2014

5. 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 Urban Design Commission, **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.
- Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.
- 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 pcapplications@cityofmadison.com.

In 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 electronic word document 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 all 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.
- 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.
- 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: Tim Parks Date: December 2012 Zoning Staff: _____ Date: _____

→ **The applicant attests that this form is accurately completed and all required materials are submitted:**

Name of Applicant Dan Heffron Relation to Property Owner Project Contact Person

Authorizing Signature of Property Owner *Dan Heffron* 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

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

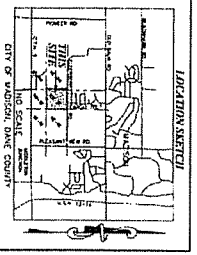
Woodstone is planned as a high-quality, urban, walkable neighborhood. Design character will be controlled with covenants and restrictions that include specific design standards for the development.

Woodstone

BRING ALL OF LOT 11, C.S.M. NO. 3212, RECORDED IN VOLUME 12, PAGE 330, AS DOCUMENT NO. 108392; LOT 1, C.S.M. NO. 3085, RECORDED IN VOLUME 15, PAGE 120, AS DOCUMENT NO. 1704902 AND THE WHOLE OF THE SE 1/4 AND A PART OF THE NW 1/4 OF THE SW 1/4, SECTION 21, T. 7 N., R. 8 E., CTM OF WISCONSIN, DANE COUNTY, WISCONSIN. CONTAINING 1.71343 ACRES ±.

REZONE LAND FROM PUD TO TR-C3

THE CITY WILL NOT INSTALL LIGHTING AS PER SPECIFICATIONS TO THE SPECIFICATIONS FOR PRIVATE LIGHTS IN THE ALLEY RASH-O-SAY BOUNDARY BY PRIVATE OWNERS.



LEGEND

- LOT 1 - 4.31 ACRES ±
- ▲ PV SOLAR FIELD
- ▲ PV TOWN HOME TRAIL
- CITY OF WISCONSIN TRAIL
- RECORD UTILITY
- PUBLIC UTILITY EXPOSED

DATE: 11-11-2024

BASIS OF REZONING: IS THE NORTH LINE OF THE SW 1/4, SECTION 21, THE NORTH LINE OF THE SE 1/4, SECTION 21, AND THE NORTH LINE OF THE SW 1/4, SECTION 21, AS SHOWN ON THE CITY OF WISCONSIN SYSTEM MAPS (1993).

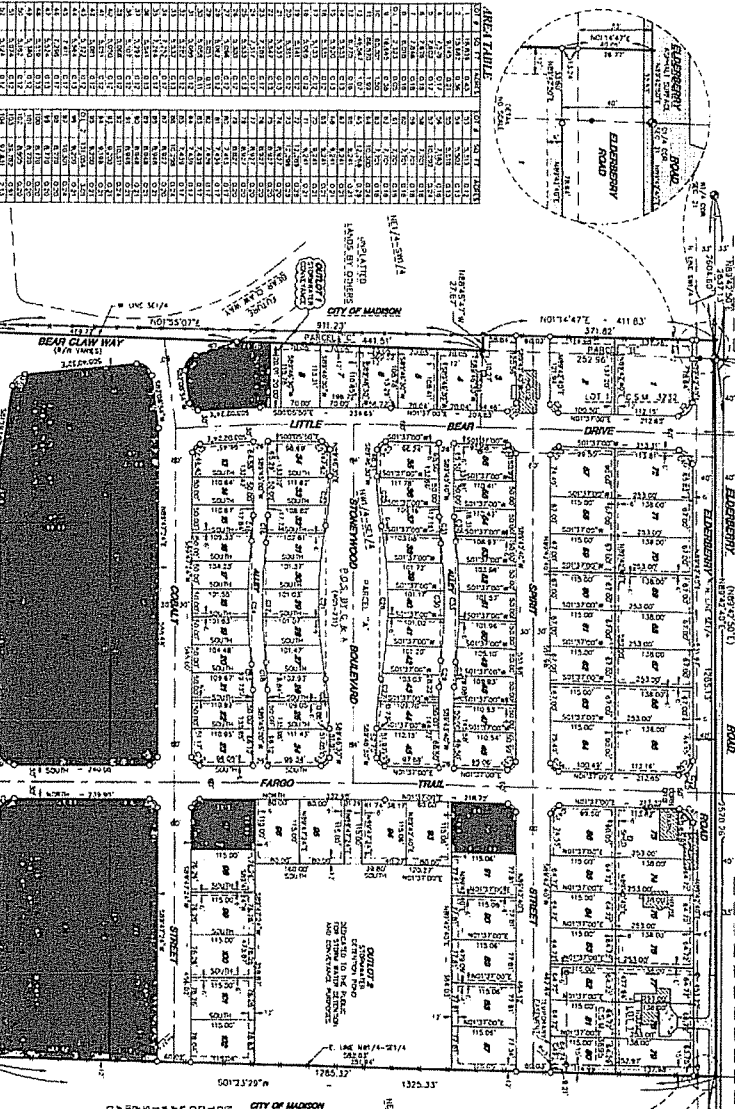
NOTE: ALL EXISTING UTILITIES SHOWN TO BE REZONED.

OWNER'S RESPONSIBILITY: THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MADISON, WISCONSIN, AND THE STATE OF WISCONSIN.

ENGINEER: JAMES S. GROTHMAN, P.E., CIVIL ENGINEER, 1000 W. WISCONSIN AVENUE, SUITE 200, MADISON, WI 53706. PHONE: (608) 261-1100. FAX: (608) 261-1101.



SUBMITTER: JAMES S. GROTHMAN, CIVIL ENGINEER, 1000 W. WISCONSIN AVENUE, SUITE 200, MADISON, WI 53706. PHONE: (608) 261-1100. FAX: (608) 261-1101.



REVISIONS:

NO.	DATE	DESCRIPTION
1	11/11/24	ISSUE FOR PERMITTING
2	11/11/24	REVISIONS TO PERMITTING
3	11/11/24	REVISIONS TO PERMITTING
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100	11/11/24	REVISIONS TO PERMITTING

WOODSTONE

A FINAL PART OF

GA GROTHMAN & ASSOCIATES S.C.

1000 W. WISCONSIN AVENUE, SUITE 200, MADISON, WI 53706. PHONE: (608) 261-1100. FAX: (608) 261-1101.

DATE: 11/11/24

PROJECT: 1-000-11-000

SHEET 1 OF 9

