

**APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL**

**AGENDA ITEM # \_\_\_\_\_**  
**Project # \_\_\_\_\_**

DATE SUBMITTED: <u>4/17/08</u>	<b>Action Requested</b>
UDC MEETING DATE: _____	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 9313 Elderberry Road

ALDERMANIC DISTRICT: 9-Skidmore

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:  
The Pheasant Ridge LLC MSA Professional Services  
Daniel R. Heffron Jason Valerius

CONTACT PERSON: Jason Valerius  
Address: 2901 International Lane Suite 300  
Madison, WI 53704  
Phone: 608-242-7779  
Fax: 608-242-5664  
E-mail address: jvalerius@msa-ps.com

**TYPE OF PROJECT:**

(See Section A for:)

- Planned Unit Development (PUD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee required)
- Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

April 16, 2008

**(REVISED) LETTER OF INTENT**  
**TO THE PLAN COMMISSION AND CITY COUNCIL**  
**OF THE CITY OF MADISON**

**PLAT OF WOODSTONE**

**A Mixed Single Family, Duplex & Multifamily Residential Development  
located at 9313 Elderberry Road in the City of Madison, Dane County, Wisconsin**

**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: Thomas Pinion, 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 (April 17, 2008)**

Preliminary Plat

Final Plat

Land Use Application (R2T and PUD Zoning Requested)

**Revisions to Plat:**

1. *Increased the right of way based on City engineering for Roundabout*
2. *Added a duplex PUD (GDP) lot below outlot 1*
3. *Created a "public" use within the boulevard*
4. *Added a bike path to the west through outlot 2 (stormwater detention ponds)*

**B. Project Summary**

Woodstone is to be a residential subdivision in the Elderberry Neighborhood. The property was annexed to Madison in July, 2007 and is currently comprised of three parcels totaling 38.81 acres. The property is located along the south side of Elderberry Road, directly South of the Highland Park Subdivision and directly north and East of the Blackhawk Church Town Center Plat.

As recommended by the Elderberry Neighborhood Plan, this plat features mostly low-density residential including single family and duplex units. Along the local collector at the south edge, now known as Wilrich Road, the proposed plat and PUD feature a multi-family rental apartment building and a series of condominium townhomes.

This development is proposed with two zoning designations: R2T and PUD. 88 of the 104 lots will be R2T, including 8 with accessory dwelling units as shown in Exhibit B (lots 13, 23, 24, 34, 35, 45, 46, and 56). The remaining 15 lots will utilize PUD zoning to allow for the specific design and construction of 38 duplex units, 32 townhome units, and 30 apartment units within the proposed Plat of Woodstone.

Lots 1, 2, 57, 64, 65, 72, 73, 86, 92, and 97 are corner lots in the low-density portion of the plat ranging in size from 10,350 SF to 18,769 SF. Each will feature a 1-2 story duplex residential structure with one unit facing each of the adjoining streets (22 total units). PUD zoning is requested to allow for smaller, 15-foot front yard setbacks as will be allowed for adjacent lots in the R2T District.

Lot 10 is a 1.50-acre parcel located at the future intersection of Bear Claw Way and Wilrich Road. This lot will feature a 3-story, 30-unit apartment building with underground parking.

Lots 11 and 104 are 1.99 and 2.14 acres, respectively, located northwest and northeast of the intersection of Wilrich Road and Fargo Trail. These two parcels will feature a total of 32 condominium townhome units with underground parking and porches facing a public street. These units will be two stories above-grade.

Lots 12 and 103 are 1.07 and 0.91 acres, respectively, located along the south side of Slate Street. These two parcels will feature a total of 18 condominium duplex units (9 buildings) with porches facing either Slate Street or Fargo Trail.

**B. Existing Conditions and Uses**

This property is currently in agricultural and residential use, though the three residential units are now vacant.

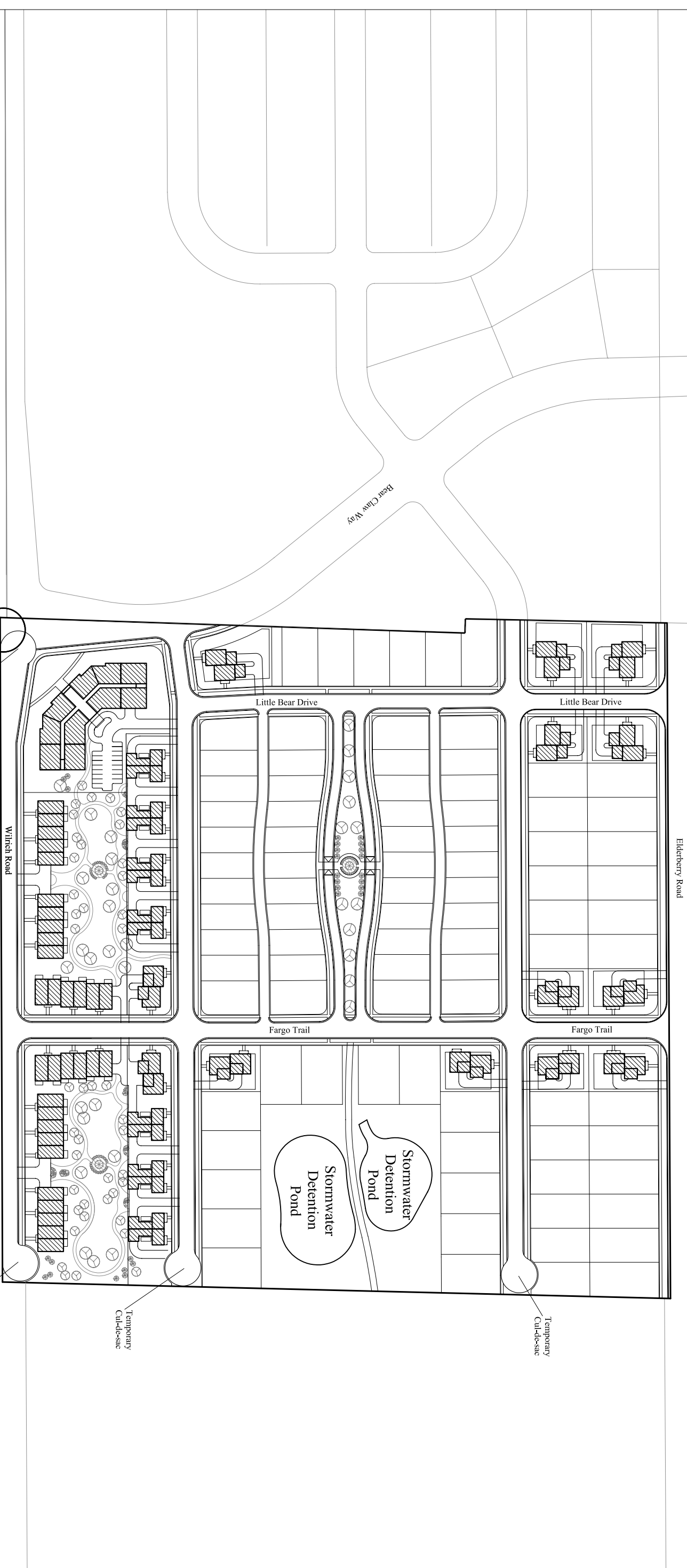
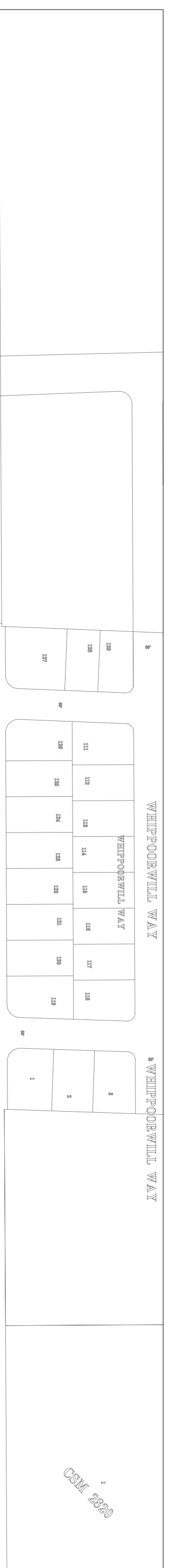
**C. Development Schedule**

The developer, Pheasant Ridge, LLC, would like to begin infrastructure construction in July 2008 and home construction in September 2008.

**D. Character and Quality**

Woodstone is conceived as a high-quality, urban, walkable neighborhood. Design character will be controlled with covenants and restrictions that include specific design standards for the development. With the exception of the 30-unit apartment building, all units will have individual entrances facing the public street. All single family and duplex units will feature covered front porches. All units will be close to the street, between 15 and 25 feet depending on location. Garages will be no closer to the street than the front door, and will face the side yard or an alley whenever possible. The size of roof eaves, fascia boards and window casings will be required to meet minimum standards to help ensure a consistent design quality.

The proposed Design Standards are attached hereto.







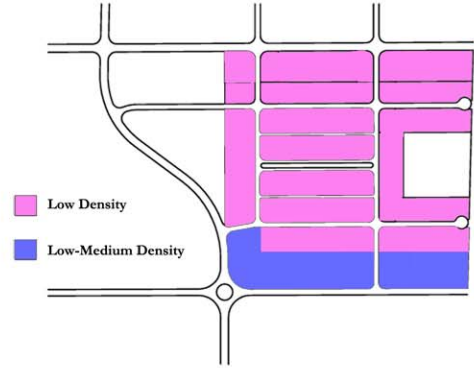
# PLAT OF WOODSTONE

## Madison, Wisconsin

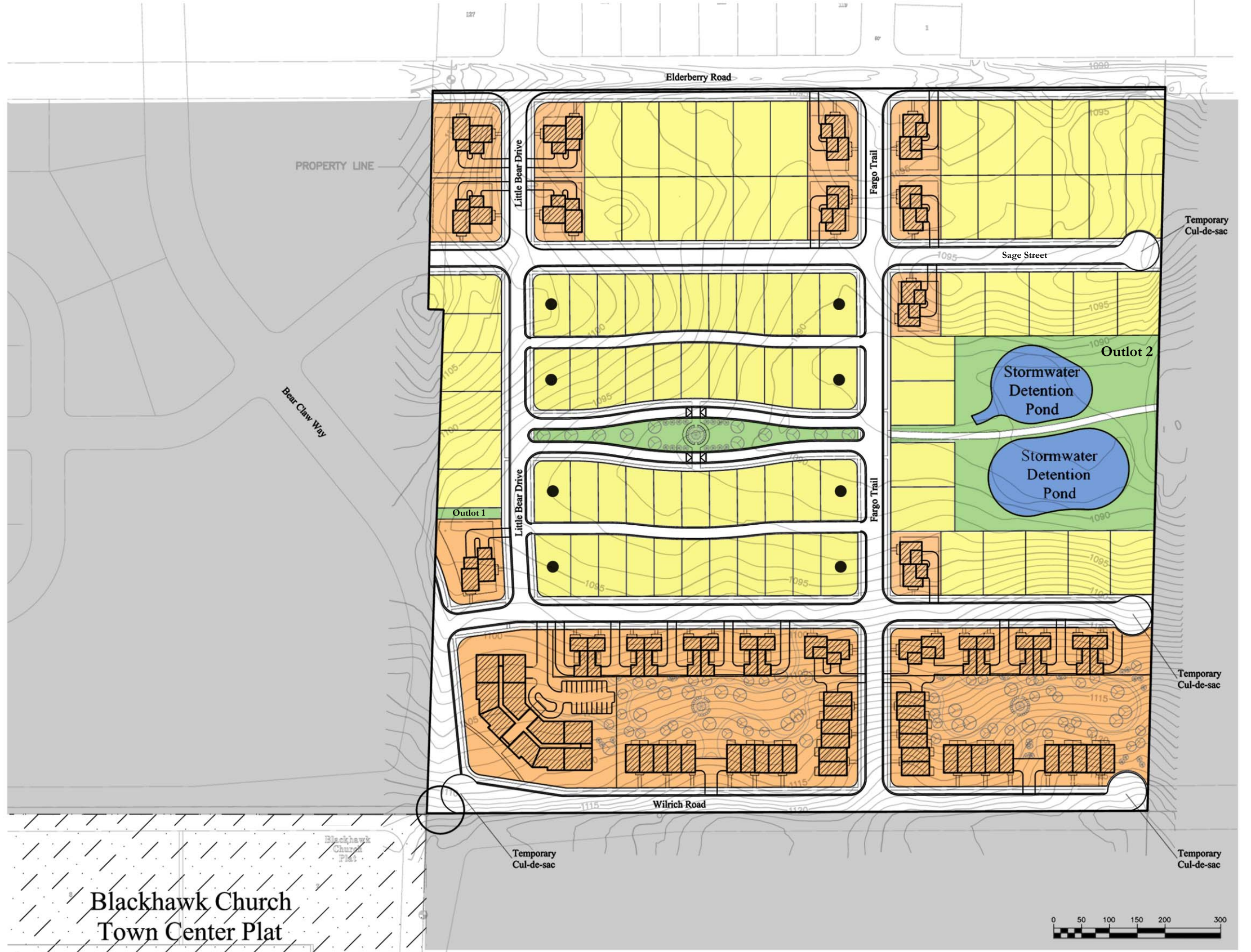
### Density

	LOW		LOW - MEDIUM	
	Gross	Net	Gross	Net
<b>ACTUAL</b>				
Acres	31.46	21.17	7.35	5.65
Units	132	132	61	62
Density	4.20	6.24	8.30	10.97
<b>ALLOWED</b>				
Units	252	169	81	62
Density*	8	8	11	11

\* Based on the maximum density/acre in the Neighborhood Plan



- Undeveloped Area
- Proposed Accessory Residential Unit
- R2T  
Single-Family Residences
- PUD  
Two-Family Residences  
Multi-Family Apartments  
Town Homes



Blackhawk Church  
Town Center Plat





# Woodstone Design Standards - TYPE 1 HOUSE

Applies to Lots 13-56

## Qualitative Standards

Type 1 Houses shall enhance the public street by providing all of the following features:

A front porch with a roof supported by columns

Architectural details appropriate to the style of the home

A gable facing the street

Quality materials that will age well

A mix of 2-4 materials and/or colors

A variety of plantings that complement architectural features

Stone or masonry, if used on the front elevation, shall extend around the corner and continue to an appropriate point along the side.

Lighting shall be attractive and not excessive. "Full cut off" fixtures are strongly encouraged.

Shutters, if used, shall be appropriately sized to cover, or appear that they could cover, the window entirely.

Specific architectural styles are neither required nor prohibited, however the architecture should be appropriate to the neighborhood and any chosen style should be consistently applied to the entire house.

Architectural compatibility with neighboring houses is encouraged, but variety is also strongly encouraged. The use of similar floorplans for adjacent homes is discouraged, and variations in garage placement, materials, details, color, and landscaping is encouraged.

## Examples of the desired architectural character



# Woodstone Design Standards - TYPE 1 HOUSE

Applies to Lots 13-56

## Quantitative Standards

**Type 1 Houses shall meet all of the following dimensional standards:**

The 15-foot setback as established by zoning shall be treated as a "build-to" line, and a portion (preferably no less than 25% of the building shall be built to this line.

The front porch shall be at least 6 feet deep and 10 feet wide, and may encroach into the front yard up to 7 feet beyond the front yard setback.

20 feet (1.5 stories) is the minimum height, 35 feet (2.5 stories) is the maximum height, **measured to the roof peak.**

Exterior window casings or surrounds shall be at least 3 inches wide (except with brick or stone cladding).

Fascia boards shall be at least 8 inches wide.

Garages shall be accessed only from the alley, shall be either rear-loaded or side-loaded, and shall be set back from the alley right-of-way a minimum of 10 feet and a maximum of 24 feet. Garages should usually be located near to the alley to help slow alley traffic and minimize wasted yard space. Deep garage setbacks for adjoining properties is strongly discouraged and unlikely to be approved by the Architectural Control Committee.

Roof eaves shall extend at least 16 inches beyond the finished exterior wall; roof rakes shall extend at least 12 inches beyond the finished exterior wall.



# Woodstone Design Standards - TYPE 2 HOUSE

Applies to Lots 1-9, and 57-102.

## Qualitative Standards

Type 2 Houses shall enhance the public street by providing all of the following features:

- A front porch with a roof supported by columns
- Architectural details appropriate to the style of the home
- A gable facing the street
- Quality materials that will age well
- A mix of 2-4 materials and/or colors
- A variety of plantings that complement architectural features

**Duplex homes on corner lots should be configured such that one unit faces each street.**

Stone or masonry, if used on the front elevation, shall extend around the corner and continue to an appropriate point along the side.

Lighting shall be attractive and not excessive. "Full cut off" fixtures are strongly encouraged.

Shutters, if used, shall be appropriately sized to cover, or appear that they could cover, the window entirely.

Specific architectural styles are neither required nor prohibited, however the architecture should be appropriate to the neighborhood and any chosen style should be consistently applied to the entire house.

Architectural compatibility with neighboring houses is encouraged, but variety is also strongly encouraged. The use of similar floorplans for adjacent homes is discouraged, and variations in garage placement, materials, details, color, and landscaping is encouraged.

## Examples of the desired architectural character



# Woodstone Design Standards - TYPE 2 HOUSE

Applies to Lots 1-9, and 57-102.

## Quantitative Standards

Type 2 Houses shall meet all of the following dimensional standards:

Lots 2-10, 14, 59-66, 82-105: The 15-foot setback as established by zoning shall be treated as a “build-to” line, and a portion (preferably no less than 20%) of the building shall be built to this line.

Lots 1, 67-74, 75-81: A 25-foot “build-to” line shall be established along Elderberry Road, and a portion (preferably no less than 20%) of the building shall be built to this line. The “build-to” line along Fargo Trail and Little Bear Drive shall be 15 feet from ROW (this applies to lots 1, 67, 74, and 75).

Front Porches are strongly encouraged, should generally be at least 6 feet deep and 10 feet wide, and may encroach into the front yard up to 7 feet beyond the front yard setback line.

20 feet (1.5 stories) is the minimum height, 35 feet (2.5 stories) is the maximum height, **measured to the roof peak.**

Garages may be front-loaded, side-loaded, or rear-loaded. Front-loaded garages (doors face the street) shall be set back a minimum of 5 feet from the primary facade of the home.

Front-loaded garages are prohibited on lots 14 and 105.

Exterior window casings or surrounds shall be at least 3 inches wide (except with brick or stone cladding).

Fascia boards shall be at least 8 inches wide.

Roof eaves shall extend at least 16 inches beyond the finished exterior wall; roof rakes shall extend at least 12 inches beyond the finished exterior wall.

## Examples of the desired architectural character



## Woodstone Design Standards - TYPE 3 TOWNHOME\*

Applies to Lots 11, 12, 103, and 104.

### Qualitative Standards

Type 5 Townhomes shall enhance the public street by providing all of the following features:

Architectural details appropriate to the style of the home

A gable facing the street

Quality materials that will age well

A mix of 2-4 materials and/or colors

A variety of plantings that complement architectural features

Stone or masonry, if used on the front elevation, shall extend around the corner and continue to an appropriate point along the side.

Lighting shall be attractive and not excessive. "Full cut off" fixtures are strongly encouraged.

Shutters, if used, shall be appropriately sized to cover, or appear that they could cover, the window entirely.

Specific architectural styles are neither required nor prohibited, however the architecture should be appropriate to the neighborhood and any chosen style should be consistently applied to the entire house.

### Examples of the desired architectural character



## Woodstone Design Standards - TYPE 3 TOWNHOME\*

Applies to Lots 11, 12, 103, and 104.

### Quantitative Standards

Type 5 Townhomes shall meet all of the following dimensional standards:

The 15-foot setback as established by zoning shall be treated as a "build-to" line, and a portion (preferably no less than 25% of the building shall be built to this line.

Front Porches are strongly encouraged, and where provided should be at least 6 feet deep and 10 feet wide, and may encroach up to 7 feet into the front yard setback

20 feet (2 stories) is the minimum height, 35 feet (3 stories) is the maximum height, **measured to the roof peak.**

Garages shall not face the street.

Exterior window casings or surrounds shall be at least 3 inches wide (except with brick or stone cladding)

Fascia boards shall be at least 8 inches wide

Roof eaves shall extend at least 16 inches beyond the finished exterior wall; roof rakes shall extend at least 12 inches beyond the finished exterior wall.

# Woodstone Design Standards - TYPE 4 MULTIFAMILY

Applies to Lot 10.

## Qualitative Standards

Type 6 Apartments shall enhance the public street by providing all of the following features:

Architectural character and details comparable to and consistent with other buildings in the neighborhood.

Elements that provide visual interest and variety, such as balconies, porches, bay windows, garden walls, varied building and facade setbacks, and varied roof designs.

Quality materials that will age well, especially brick and other natural materials

A mix of 2-4 materials and/or colors

A variety of plantings that complement architectural features

Stone or masonry, if used on the front elevation, shall extend around the corner and continue to an appropriate point along the side.

Lighting shall be attractive and not excessive. "Full cut off" fixtures are strongly encouraged for all fixtures and required for any light source greater than 100 watts.

Shutters, if used, shall be appropriately sized to cover, or appear that they could cover, the window entirely.

Buildings shall be close to the street and private sidewalk connections should be provided to enhance pedestrian access.

Parking and dumpsters shall be located behind or beneath the building. Parking lots shall be broken up with planting islands, and shall provide pedestrian connections to the building separate from vehicular movement areas.

Generous landscaping shall be provided along all street frontages, along the perimeter of paved areas, along building foundations, along yards separating land uses, and around storage and utility areas.

## Examples of the desired architectural character





# Woodstone Design Standards - TYPE 4 MULTIFAMILY

Applies to Lots 11.

## Quantitative Standards

Type 6 Apartments shall meet all of the following dimensional standards:

20 feet (1.5 stories) is the minimum height, 45 feet (3 stories) is the maximum height, **measured to the roof peak.**

**Underbuilding parking is encouraged. Detached garages are permitted and shall be located at least 30 feet from any public right of way.** Garage doors shall not face the street if located within 50 feet of the public right of way. All garage doors shall be screened from view from the public right of way through site and landscape design to the greatest extent practicable.

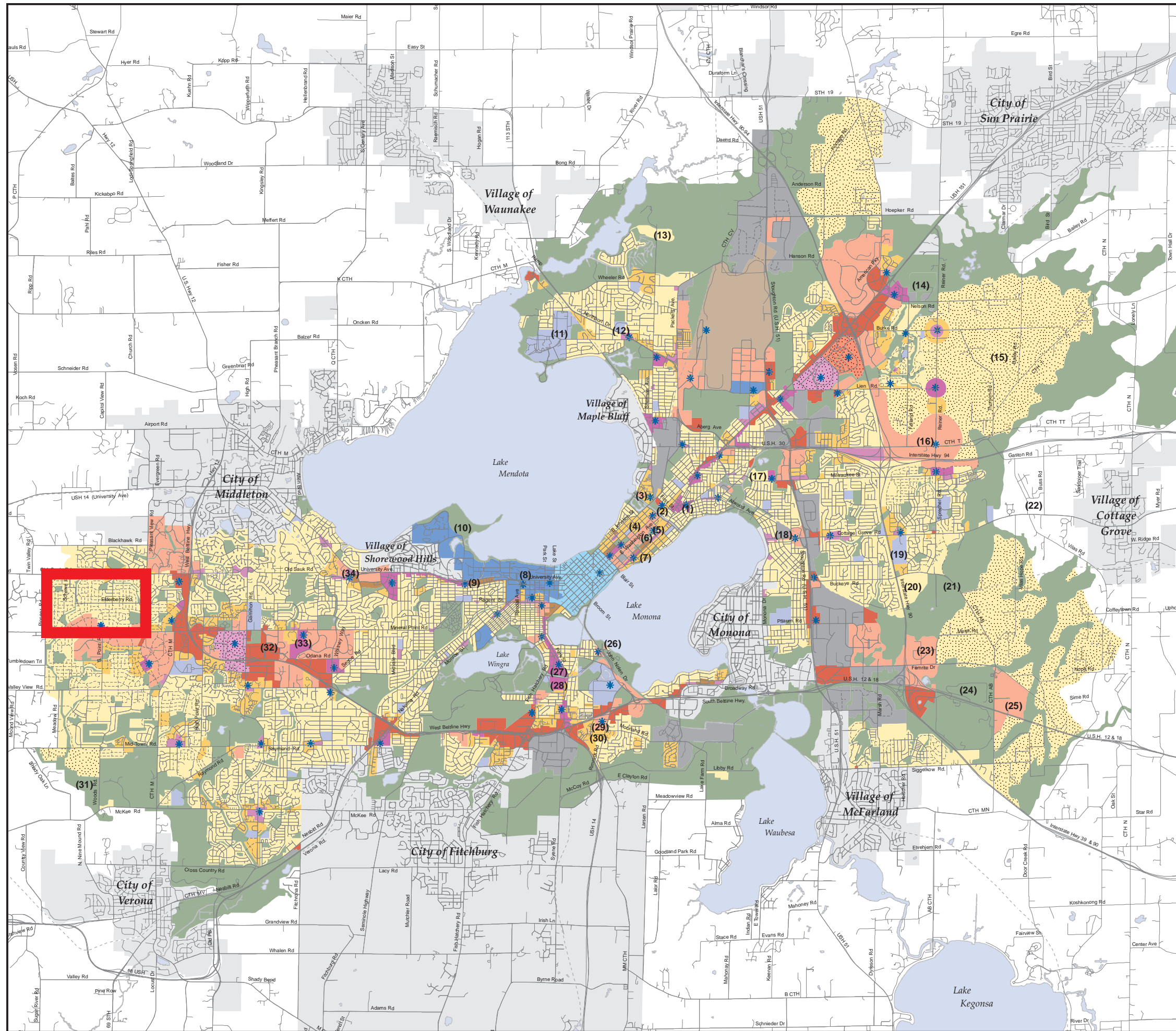
Exterior window casings or surrounds must be at least 3 inches wide (except with brick or stone cladding)

Fascia boards shall be at least 8 inches wide

Roof eaves shall extend at least 16 inches beyond the finished exterior wall; roof rakes shall extend at least 12 inches beyond the finished exterior wall.

# Generalized Future Land Use Plan

City of Madison  
January 2006



- RESIDENTIAL DISTRICTS**
- LDR Low Density (0 - 15 units/acre)
  - MDR Medium Density (16 - 40 units/acre)
  - HDR High Density (41 - 60 units/acre)
- MIXED USE DISTRICTS**
- NMU Neighborhood Mixed-Use
  - CMU Community Mixed-Use
  - RMU Regional Mixed-Use
- COMMERCIAL/EMPLOYMENT DISTRICTS**
- GC General Commercial
  - RC Regional Commercial
  - E Employment
  - I Industrial
- OPEN SPACE - AGRICULTURE DISTRICTS**
- P Park and Open Space
  - A Agriculture/Rural Uses
- SPECIAL DISTRICTS**
- SI Special Institutional
  - AP Airport
  - C Campus
- Downtown Districts (See Volume II Map 2-3)
- NPA Neighborhood Planning Area (TND Encouraged)
- SPECIAL OVERLAY DESIGNATIONS**
- TOD Transit-Oriented Development (Conceptual Locations)
  - TND Traditional Neighborhood Development (May be applied to NPA and residential districts as specified in neighborhood and special area plans.)
  - Land Use Note Reference Number
- Other Cities and Villages

Data Source:  
City of Madison Department of Planning and Development, Planning Unit



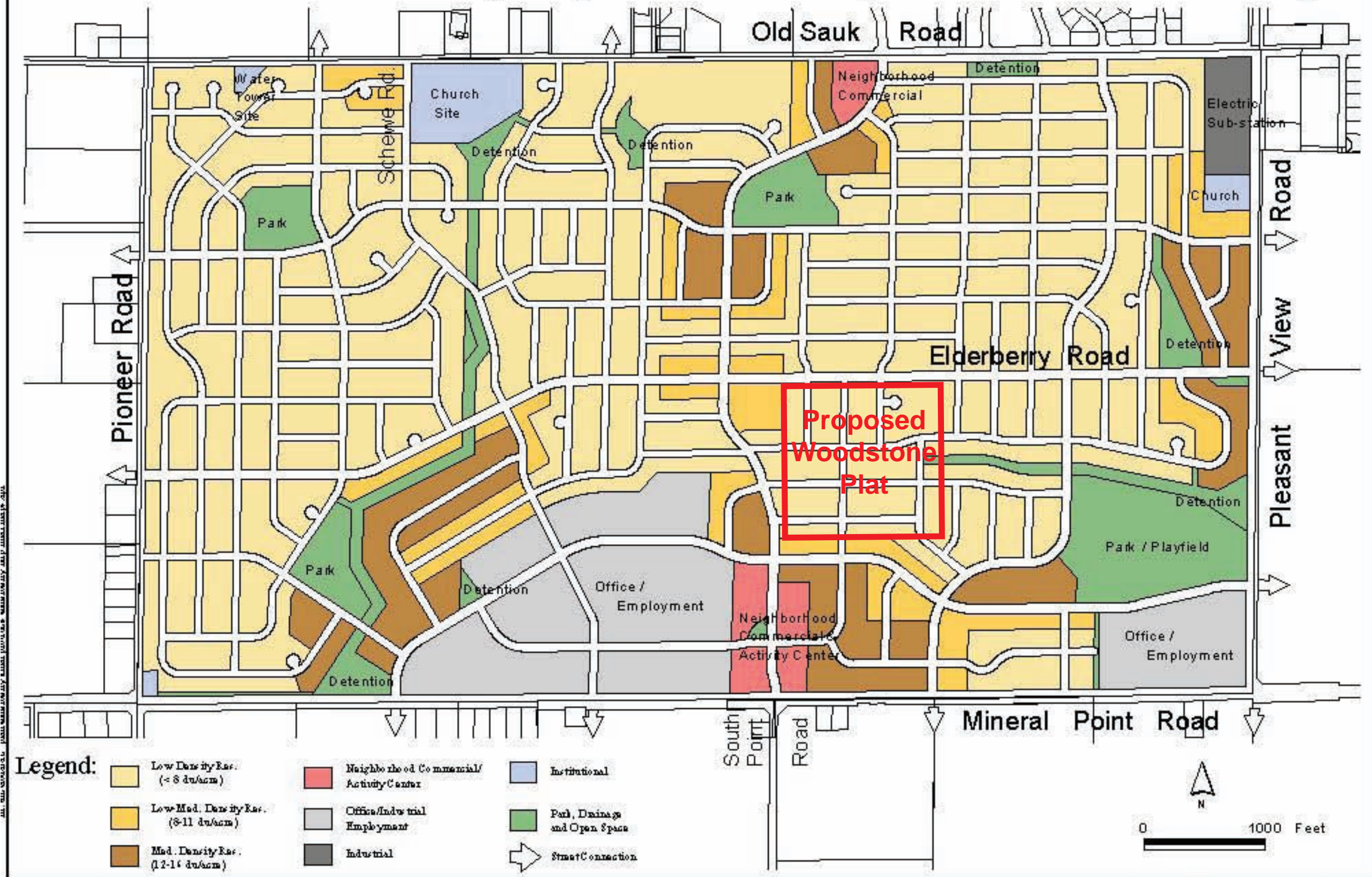


Context:

# Land Use and Street Plan

## Elderberry Neighborhood Development Plan

Map 6



**MSA**

PROFESSIONAL SERVICES  
TRANSPORTATION • MUNICIPAL  
DEVELOPMENT • ENVIRONMENTAL

March 19, 2008



# Context Photos (March 19, 2008)

Note:  
There are two buildings  
constructed in the  
Blackhawk Church Plat.  
These are shown below.



Highland Park Plat

Woodstone Plat

Blackhawk Church Plat

Mineral Point Road

Looking south



Looking southwest



Elderberry Road

Looking northwest



Looking northeast



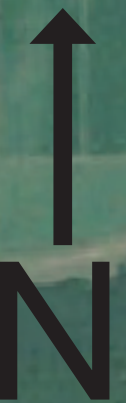
Looking east



Pleasant View Road



March 19, 2008

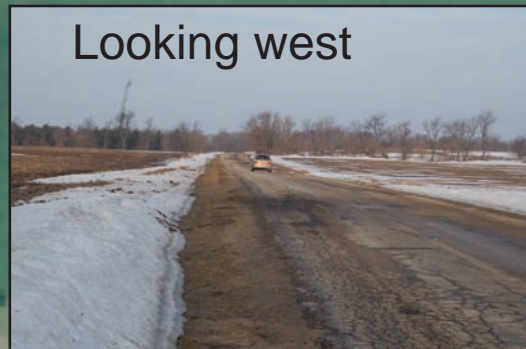




# Context Photos (March 19, 2008)



Looking south



Looking west



Looking northwest



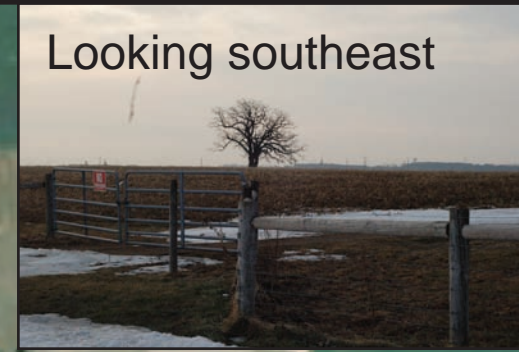
Looking northeast

Highland Park Plat

Woodstone Plat

Note:  
The Highland Park Plat is mostly built out at this time.

Looking southeast



Looking west



Looking northwest



Looking northeast



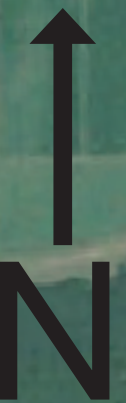
Elderberry Road

Pleasant View Road

Mineral Point Road



March 19, 2008





April 16, 2008

**REVISED ZONING TEXT**

**PLANNED UNIT DEVELOPMENT – GENERAL DEVELOPMENT PLAN  
PUD-GDP**

**Lots 1, 2, 9, 10, 11, 12, 57, 64, 65, 72, 73, 86, 92, 97, 103 and 104  
of the Proposed Plat of Woodstone,  
a Mixed Single Family, Duplex & Multifamily Residential Development  
located at 9313 Elderberry Road in the City of Madison, Dane County, Wisconsin**

**Legal Description:** The lands subject to the Plat of Woodstone shall include those described in Exhibit A, attached hereto. The lands subject to this planned unit development district shall include lots 1, 2, 9, 10, 11, 12, 57, 64, 65, 72, 73, 86, 92, 97, 103 and 104 of the Proposed Plat of Woodstone, shown in the attached Preliminary Plat

**A. Statement of Purpose**

This zoning district is established to allow for the construction of 40 duplex units, 32 townhome units, and 30 apartment units on 16 lots within the proposed Plat of Woodstone. The remaining 88 lots are to be zoned R2T for single family use.

Lots 1, 2, 9, 57, 64, 65, 72, 73, 86, 92, and 97 are corner lots ranging in size from 10,350 SF to 18,769 SF and will each feature a 1-2 story duplex residential structure with one unit facing each of the adjoining streets (22 total units). PUD zoning is requested to allow for smaller, 15-foot front yard setbacks as will be allowed for adjacent lots in the R2T District.

Lot 10 is a 1.50-acre parcel located at the future intersection of Bear Claw Way and Wilrich Road. This lot will feature a 3-story, 30-unit apartment building with underground parking.

Lots 11 and 104 are 1.99 and 2.14 acres,, respectively, located northwest and northeast of the intersection of Wilrich Road and Fargo Trail. These two parcels will feature a total of 32 condominium townhome units with underground parking and porches facing a public street. These units will be two stories above-grade.

Lots 12 and 103 are 1.07 and 0.91 acres, respectively, located along the south side of Slate Street. These two parcels will feature a total of 18 condominium duplex units (9 buildings) with porches facing either Slate Street or Fargo Trail.

**B. Permitted Uses**

The following uses are permitted within the PUD District:

1. Single family, two-unit, townhome, and multifamily apartment residential buildings
2. Accessory uses including but not limited to:
  - a. Accessory uses directly associated with those permitted uses including recreational facilities and parking for residents and guests.
  - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period of time not to exceed the duration of such construction.

**C. Lot Area**

The lots subject to this PUD-GDP and their respective areas are listed below.

Lot 1	18,839 SF
Lot 2	15,689 SF
Lot 10	65,209 SF
Lot 11	86,500 SF
Lot 12	46,542 SF
Lot 57	10,292 SF
Lot 64	10,300 SF
Lot 65	12,268 SF
Lot 72	12,289 SF
Lot 73	12,296 SF
Lot 86	10,298 SF
Lot 92	10,311 SF
Lot 97	10,301 SF
Lot 103	39,640 SF
Lot 104	92,218 SF

**D. Height Regulations**

Maximum building height shall be three stories or as shown on approved plans

**E. Yard Regulations**

Setbacks will be established by an approved SIP and will follow these guidelines:

Side Yards: 5 feet

Yards adjoining Elderberry Road, Bear Claw, or Wilrich Road: 25 feet, projections into setback permitted up to 10 feet

Yards adjoining Fargo Trail, Little Bear Drive, Slate Street, Woodstone Boulevard, or Sage Street: 15 feet, projections into setback permitted up to 7 feet.

Rear Yards: as established by approved SIP

**F. Landscaping**

Site Landscaping will be provided as shown on approved plans.

**G. Lighting**

Site lighting will be provided as shown on approved plans.

**H. Signage**

Signage will be limited to condominium and apartment identification signage and directional signage. Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R4 District and per the approved SIP.

**I. Accessory Off-Street Parking and Loading**

Off-street parking will be provided as shown on approved plans and as described below

Lot 10	30 2-bedroom apartment units	30 underground spaces, 23 surface spaces
Lots 11, 104	32 2-bedroom townhome units	64 underground spaces
Lots 1, 2, 9, 12, 57, 64, 65, 72, 73, 86, 92, 97, and 103	38 2-3 bedroom duplex units	Each unit will have a two car attached garage (total 74 parking spaces) plus driveway parking

**I. Family Definition**

The family definition of the PUD shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances and shall allow for:

Lot 10	30 rental units
Lots 11, 12, 103, 104	40 owner-occupied condominium units
Lots 1, 2, 9, 57, 64, 65, 72, 73, 86, 92, and 97	Minimum one owner-occupied unit per lot and maximum one rental unit per lot

**J Alterations and Revisions**

No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.