

DATE: MAY 2, 1988

APPLICATION FOR THE APPROVAL OF STONEFIELD RIDGE  
(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 HARVEST HILL RD EXTENDED  
N OF OLD SAUK RD. TO SW 1/4, SECTION 13, T1N, R8E  
WOODFIELD COURT, CITY OF MADISON  
(Address) (1/4 Section or Subdivision)

For purpose of identification and reference, I submit the following information:  
Owner & Address SAUKBOROUGH INC.

7005 CARDINAL DR. MIDDLETON WI. 53562

STEPHEN, STUART & CHARLES SCHLOUGH  
Proposed Land Use by Lot Number

LOTS 1-68 RESIDENTIAL

Development Schedule 1988-1989

The proposed development contains 71 lots and 31.2 acres. The existing zoning is R-1 in the CITY (~~Town~~ City). The proposed zoning, if different, is \_\_\_\_\_ in the (Town, City). The lands, if not in any city (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 DEPARTMENT OF DEVELOPMENT on MAY 4, 1988  
(Date)

for their consideration.

(Applicant) Signed: \_\_\_\_\_

(Applicant's interest in the property) LAND SURVEYOR

(Address) HELD & ASSOCIATES

6601 GRAND TETON PLAZA

(Telephone Number) MADISON WI. 53719  
833-7373

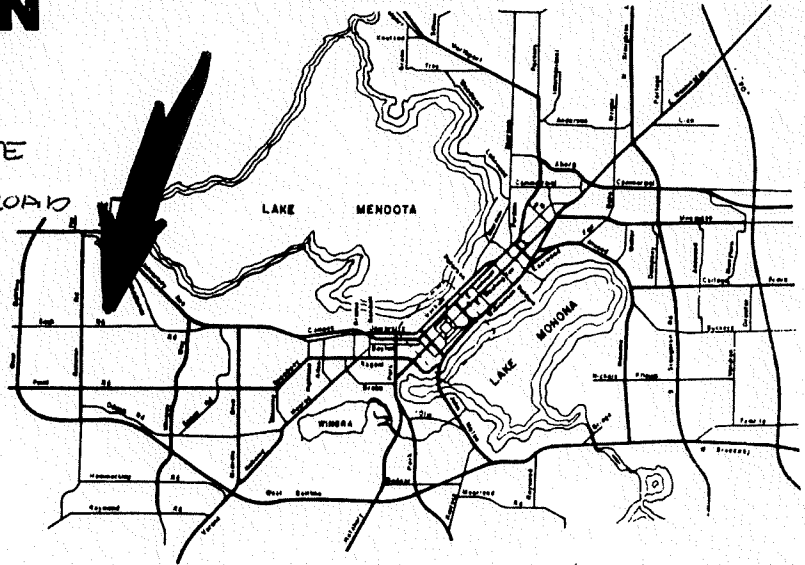
- \*\*\*\*\*
- A. Any preliminary or final plat submitted for Plan Commission and Common Council review shall be accompanied by a fee of One Hundred Dollars (\$100), plus Twenty Dollars (\$20) per lot or outlot contained therein to contribute to the costs of such review. Checks shall be made payable to the City Treasurer
  - B. Any certified survey map or land division submitted for approval by the Secretary of the Plan Commission shall be accompanied by a fee of One Hundred Dollars (\$100) plus One Hundred Dollars (\$100) per lot or outlot contained therein to contribute to the costs of such review.
  - C. Certified Surveys and Plats submitted that are within the limits of the City of Madison shall include: A Report of Title satisfactory to the Real Estate Division. In addition, those surveys and plats that include Residential shall include a certified copy of the accepted option or offer including all terms of the purchase and other information as may be requested by the Real Estate Development staff to assist them in determining Fair Market Value for the purpose of establishing park fees.

# CITY OF MADISON Proposed Plat

NAME: STONEFIELD RIDGE

LOCATION: NORTH OF OLD SAUK ROAD

- PRELIMINARY
- FINAL
- WITHIN CITY
- OUTSIDE CITY

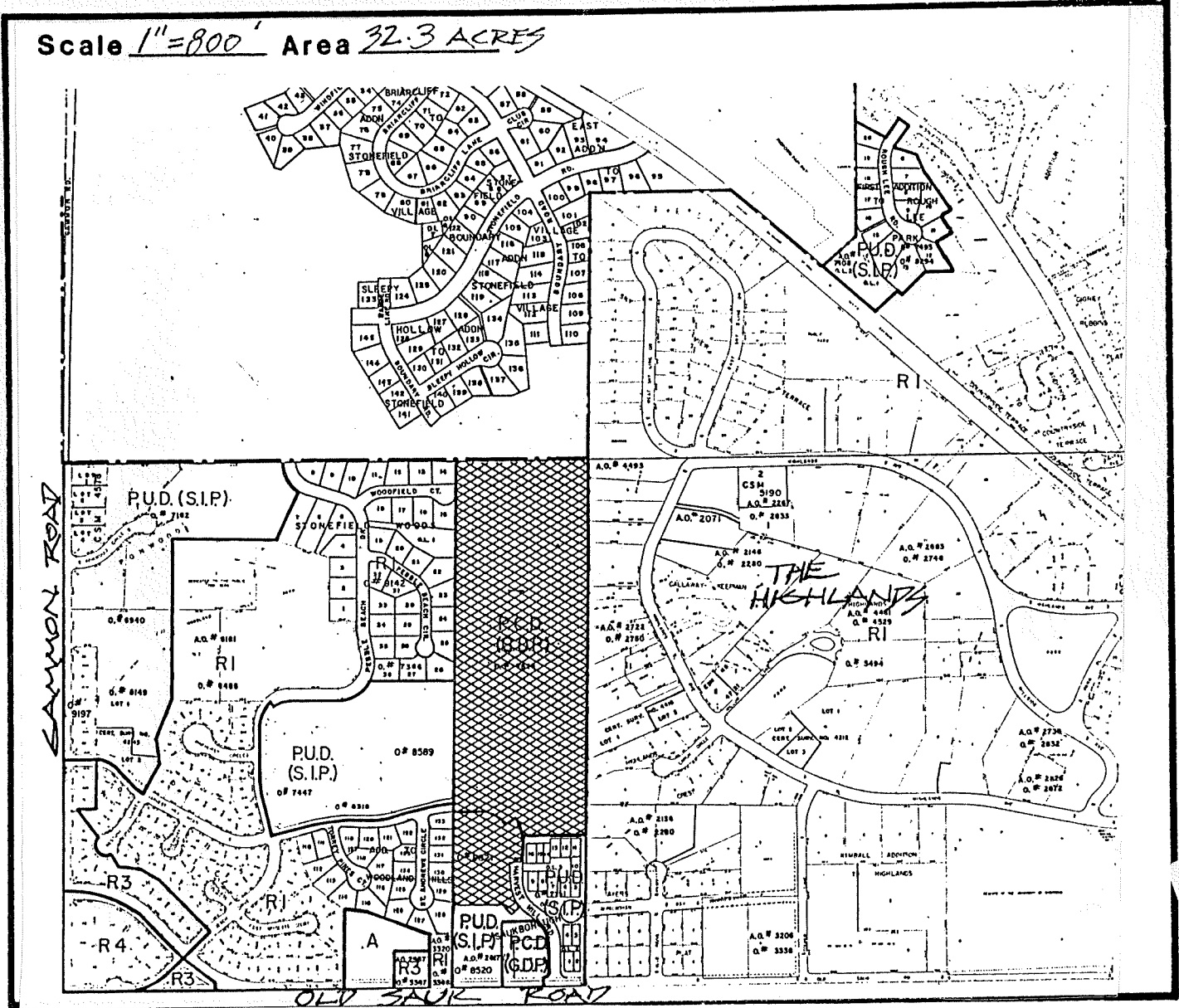


LOCATOR MAP

**PUBLIC HEARING DATES:**  
 Plan Commission MAY 16, 88  
 Common Council JUNE 7, 88

Applicant:

Scale 1"=800' Area 32.3 ACRES



STAFF REPORT  
DEPARTMENT OF PLANNING AND DEVELOPMENT - PLANNING UNIT  
May 9, 1988

SUBDIVISION

Final Plat of Stonefield Ridge, 68 lots zoned R1, Harvest Hill Road, North of Old Sauk Road.

GENERAL INFORMATION:

1. Applicant (Subdivider): Steven Schlough, 7005 Cardinal Drive, Middleton, WI 53592.
2. Status of Applicant: Owner
3. Requested Action: Approval of Final Plat.
4. Date of Plat Submittal: May 2, 1988. The Plan Commission must submit its recommendations on the final plat to the Common Council within 30 days of the submittal date. To comply with this requirement, the Plan Commission must take action on the plat at its meeting of May 16, 1988. The Common Council must approve or reject the final plat within 60 days of the submittal date or no later than its meeting of June 21, 1988, unless the time is extended by agreement with the Subdivider.
5. Plat Location: North of Old Sauk Road, Harvest Hill Road.
6. Plat Size: 31 acres
7. Existing Zoning: R1 Residential
8. Existing Land Use: Vacant
9. Proposed Land Use: 68 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 will be extended by the subdivider as part of the required subdivision improvements.

ANALYSIS:

The preliminary plat of this area was approved by the Commission in February, 1988, after considerable discussion and with 27 conditions. The area was rezoned to R1 Residential at that same time.

VII, e.2.

The final plat generally conforms to the preliminary plat layout. The plat, deed restrictions and related are being reviewed by the appropriate City agencies and they will comment.

A park fee in lieu of dedication will be required for the 68 lots per 16.23(8)(f).

The final plat includes a 40-foot building setback line on the east, a no-development tree management zone in the Northeast corner, building envelopes for lots in the wooded area, 3 outlots one of which is dedicated for detention.

RECOMMENDATIONS:

Subject to the input at the meeting, reviewing agency comments, code requirements and the following, staff recommends approval:

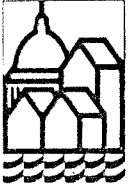
1. Payment of a park fee for 68 lots.

CRD:jlj/64.1

*VII.C.2.*

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

City of  
Madison



George E. Austin, Director  
May 18, 1988

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2985  
Madison, Wisconsin 53701-2985  
608 266 4635

Mr. Steve Schlough  
7005 Cardinal Drive  
Middleton, WI 53592

Dear Mr. Schlough:

This is to inform you that the Plan Commission, at its meeting of May 16, 1988, recommended conditional approval of the final plat of Stonefield Ridge, 68 lots, Harvest Hill Road, North of Old Sauk Road.

The conditions of approval are:

1. Execute and return the attached Declaration of Conditions and Covenants.
2. Additional utility easement is required between Lots 21-22.
3. Payment of a park fee for 68 lots.  $(68 \times 1100 = 74,800.00 \times .30 = )$   
# 22,440.  
PAID  
10/26/88  
Billie.
4. This plat is subject to the provisions of Chapter 37 of the Madison General Ordinances regarding erosion and stormwater runoff control. The erosion control plan and stormwater detention requirements shall be reviewed and approved by the City Engineering Division prior to recording the final plat. Lots 34 through 39 shall be restricted to a minimum lot and building exit elevation. That elevation and note shall be submitted and approved by the City Engineer prior to recording the final plat and shall also be an aspect of runoff control. The runoff control of the south 1/2 of the plat is still unresolved. Outlot 2 shall remain in private ownership, irrespective of its use for detention. The resolution of this issue and compliance with Chapter 37 shall be a condition of approval of the plat. Outlot 1 shall be used only for detention storage as approved by the City Engineer and shall remain in private ownership and who will be responsible for maintenance shall be resolved with the City Engineer.
5. A detailed surface water drainage plan shall be submitted to the City Engineering Division for review. After receiving approval of the drainage plan, arrows shall be added to the final plat indicating the direction of drainage for each property line not fronting on a public street, and the following note shall be added to the final plat:  
+ PAID  
OUTSTANDING  
SPURBOROUGH  
SUBMITTED  
3/31/88

Mr. Steve Schlough  
May 18, 1988

"Arrows indicate the direction of drainage during grading. Drainage patterns shall be maintained by the lot owner unless modified with the approval of the City Engineer."

6. A soil boring report by the professional engineer shall be submitted to the City Engineering Division indicating a groundwater table and rock conditions in the area. If the report indicates either a groundwater table or rock condition less than nine (9') feet below proposed street grades, a restriction shall be added to the final plat as determined necessary the City Engineer.
7. Prior to recording the final plat, the Developer shall enter into a contract with the City of Madison and furnish surety in the amount of the estimate of the City Engineer for the following public improvements:
  - a. Sanitary sewer facilities, water mains and water service laterals to serve all lots included in the final plat.
  - b. City of Madison standard street improvements, including sidewalk on all streets included in the final plat except no sidewalk will be required on the cul-de-sacs.
  - c. Erosion control, stormwater runoff control and miscellaneous grading.
  - d. Reconstruction of the existing curb and gutter, sidewalk and pavement abutting Lot 14, 15, and 16 of the Stonefield Woods Plat immediately west of this plat.
8. The Developer shall pay all sanitary sewer area charges which are due prior to construction of sanitary sewer to serve the final plat.
9. The Developer shall submit plans and profiles of all streets and public easements to the City Engineering Division prior to recording the final plat.
10. The City Engineering Division shall sponsor legislation to change the name of Harvest Hill Road to Saukborough Drive immediately north of Old Sauk Road due to the change in geometrics of that street as a result of this plat.
11. Revised utility easements as previously given to you be on the final plat as requested.
12. 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.

Mr. Steve Schlough  
May 18, 1988

13. 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' burr oak should be preserved under any development plan. It measures 10'9" in circumference, making it about the 75th largest burr 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 burr 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 burr 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.

LETTERS IN LINED  
IMPKS  
MUST  
SIGNATURE  
OF RESTRICT  
ACCEPTANCE  
TO S.W.

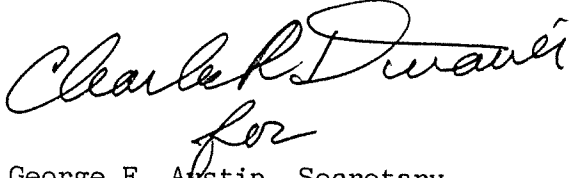
The plat shall be approved by the State Department of Development.

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.

Mr. Steve Schlough  
May 18, 1988

The Common Council conditionally approved this final plat on  
May 17, 1988.

Sincerely,



George E. Austin, Secretary  
Madison Plan Commission

GEA:jlj/64

cc: City Engineering  
Traffic Engineering  
Water Utility  
Parks Department  
Held and Associates, Inc., 6601 Grand Teton Plaza-53719  
Chet Gerlach, 131 W. Wilson Street, Madison, WI 53703

Enclosure