



Project Name
Woodstone

Location
9335, 9401, 9429 & 9501 Elderberry Road/
9336, 9402, 9444, 9502 Spirit Street

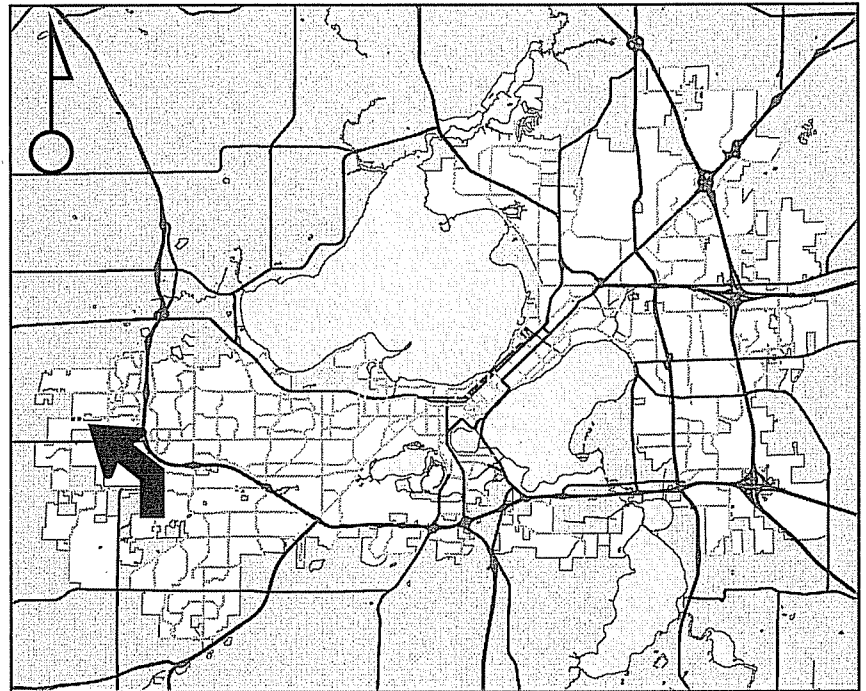
Applicant
Dan Heffron - Pheasant Ridge, LLC/
Jason Valerius - MSA

From: PUD-GDP To: R2T

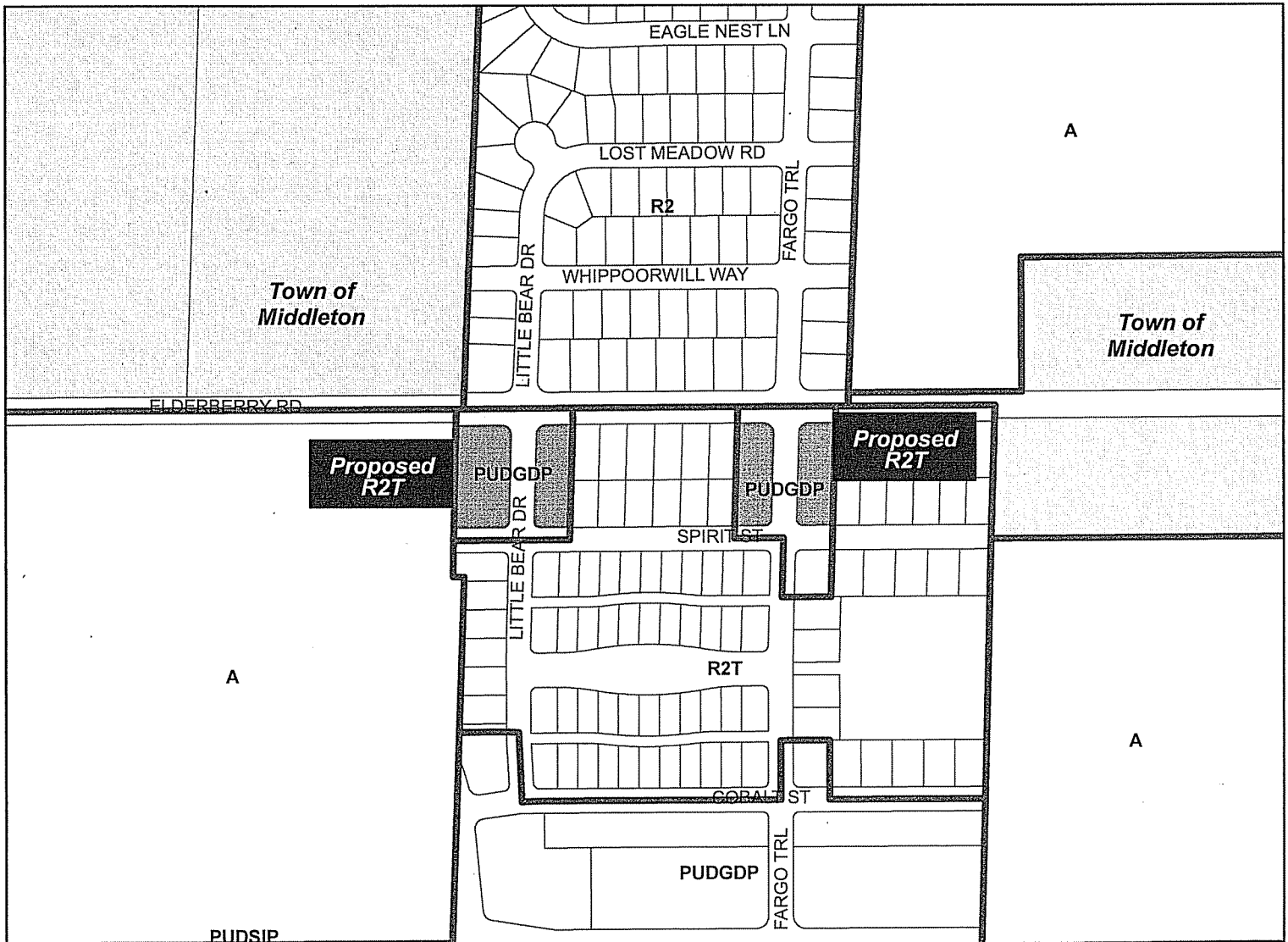
Proposed Use
Rezone and replat 4 two-family residential lots (8 units) into 12 single-family residential lots

Public Hearing Date
Plan Commission
25 July 2011

Common Council
02 August 2011



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

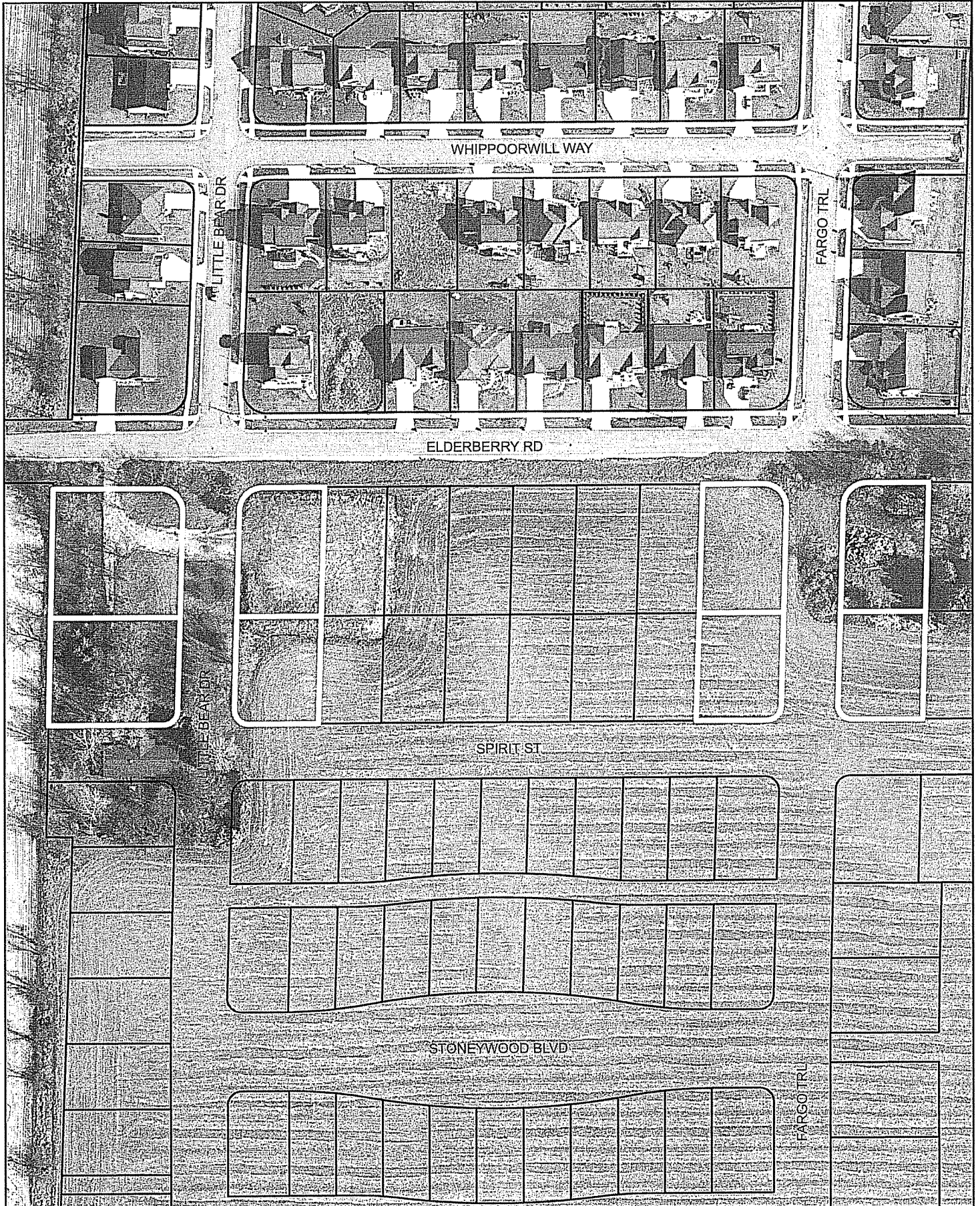


Scale : 1" = 400'



City of Madison

9335, 9401, 9429 & 9501 Elderberry Road/
9336, 9402, 9444, 9502 Spirit Street



Date of Aerial Photography : Spring 2010

4/5



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 with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all 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
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>1000</u> Receipt No. <u>12073</u>
Date Received	<u>5/25/11</u>
Received By	<u>[Signature]</u>
Parcel No.	<u>070821401042</u>
Aldermanic District	<u>DE SEBAST 9 - SKIDMORE</u>
GQ	<u>IMP</u>
Zoning District	<u>PUDGDP</u>
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input checked="" type="checkbox"/>
Alder Notification	Waiver <input checked="" type="checkbox"/>
Ngrbrhd. Assn Not.	Waiver <input checked="" type="checkbox"/>
Date Sign Issued	

1. **Project Address:** 9335-9501 Elderberry Road (see attached) **Project Area in Acres:** 2.35

Project Title (if any): Woodstone

2. **This is an application for:**

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input checked="" type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: <u>PUDGDP</u> to Proposed Zoning (ex: R1, R2T, C3): <u>R2T</u>	Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan	
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

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

Applicant's Name: Dan Heffron Company: Pheasant Ridge, LLC
Street Address: 2000 Prairie Street City/State: Prairie Du Sac / WI Zip: 53578
Telephone: (608) 694-3902 Fax: (608) 643-2793 Email: dan@heffrongroup.com

Project Contact Person: Jason Valerius Company: MSA Professional Services, Inc.
Street Address: 2901 International Lane # 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 duplex residential lots to 12 R2T single-family residential lots

Development Schedule: Commencement 06/2011 Completion 08/2011

5. Required Submittals:

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 1,000 See the fee schedule on the application cover page. 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 and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- 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.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:
 → The site is located within the limits of 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 & business associations in writing no later than **30** days prior to filing this request:
 → List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
Alderman Skidmore Dist. 9 (05/13/2011)

NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

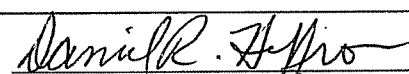
Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
 Planning Staff: Tim Parks Date: 5/19/11 Zoning Staff: _____ Date: _____

Check here if this project will be receiving a public subsidy. If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name Jason Valerius Date 5/24/2011

Signature  Relation to Property Owner Project Contact Person

Authorizing Signature of Property Owner  Date 5/24/2011

Effective May 1, 2009

May 25, 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 eight duplex lots as 12 single family lots and to rezone them from PUD to R2T.

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 (May 25, 2011)

Final Plat

Land Use Application (R2T Zoning Requested)

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 8 corner duplex lots (lots 1, 2, 58, 65, 66, 73, 74, 87) as 12 single family lots, and to rezone those lots from PUD to R2T. The PUD zoning was only utilized simply to allow for 15' front yard setbacks consistent with the surrounding R2T single family lots.

This change is desired because the housing and lending markets are currently resistant to the duplex housing format – it is very difficult to secure financing to build such units at this time.

The change will affect the unit counts within the overall Woodstone development as follows:

	<i>Current</i>	<i>With Proposed Replat</i>
Single Family	90	102
Duplex	38	22
Townhome	32	32
Multifamily Apartment	30	30
Total	190	186

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

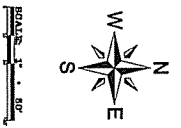
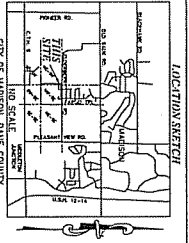
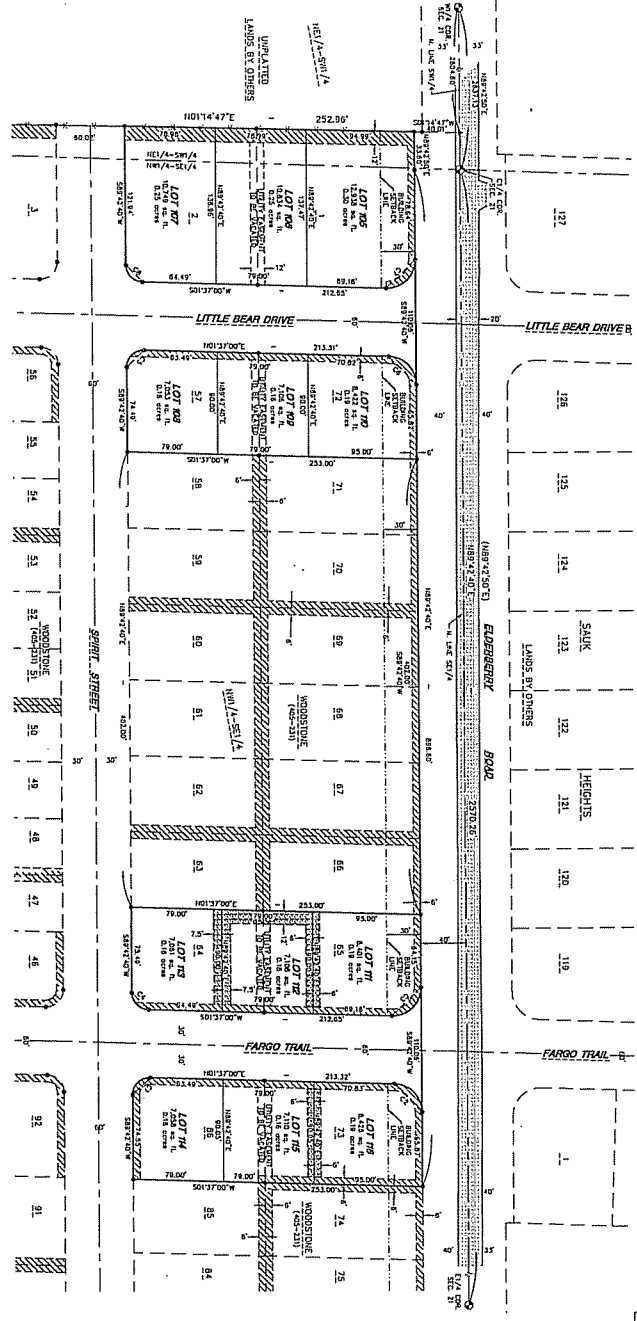
The developer, Pheasant Ridge, LLC, began infrastructure construction in May 2011 and plans to begin home construction in September 2011.

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

BEING: ALL OF LOTS 1, 2, 57, 64, 65, 72, 73 AND 86, WOODSTONE, LOCATED IN THE NORTH OF THE
 5TH AND THE WEST OF THE 5TH/4, SECTION 21, T. 7 N., R. 8 E., CITY OF MADISON, DANE
 COUNTY, WISCONSIN. CONTAINING: 10,268 SQ. FT. - 235 ACRES



OWNER'S SUBDIVISION
 PHILIPPIAN RIDGE, LLC
 1000 BRAINE STREET, SUITE 100
 MADISON, WI 53703
 PHONE: (608) 644-8878
 FAX: (608) 644-8879
 PROJECT: 1588-04-00179

ENGINEER
 JAMES R. GROTHMAN
 425 E. SUPER STREET
 MADISON, WI 53703
 PHONE: (608) 742-7788
 FAX: (608) 742-7788
 PROJECT: 1588-04-00179
 DATE: 12/15/2011

SUBDIVISION
 JAMES R. GROTHMAN
 425 E. SUPER STREET
 MADISON, WI 53703
 PHONE: (608) 742-7788
 FAX: (608) 742-7788
 PROJECT: 1588-04-00179
 DATE: 12/15/2011

GENERIC DATA TABLE

GENERIC LOT #	AREA	ACRE	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT
1	11.4	0.26	2.54	1.00	1.00	1.00	1.00
2	11.4	0.26	2.54	1.00	1.00	1.00	1.00
3	11.4	0.26	2.54	1.00	1.00	1.00	1.00
4	11.4	0.26	2.54	1.00	1.00	1.00	1.00
5	11.4	0.26	2.54	1.00	1.00	1.00	1.00
6	11.4	0.26	2.54	1.00	1.00	1.00	1.00
7	11.4	0.26	2.54	1.00	1.00	1.00	1.00
8	11.4	0.26	2.54	1.00	1.00	1.00	1.00
9	11.4	0.26	2.54	1.00	1.00	1.00	1.00
10	11.4	0.26	2.54	1.00	1.00	1.00	1.00
11	11.4	0.26	2.54	1.00	1.00	1.00	1.00
12	11.4	0.26	2.54	1.00	1.00	1.00	1.00
13	11.4	0.26	2.54	1.00	1.00	1.00	1.00
14	11.4	0.26	2.54	1.00	1.00	1.00	1.00
15	11.4	0.26	2.54	1.00	1.00	1.00	1.00
16	11.4	0.26	2.54	1.00	1.00	1.00	1.00
17	11.4	0.26	2.54	1.00	1.00	1.00	1.00
18	11.4	0.26	2.54	1.00	1.00	1.00	1.00
19	11.4	0.26	2.54	1.00	1.00	1.00	1.00
20	11.4	0.26	2.54	1.00	1.00	1.00	1.00
21	11.4	0.26	2.54	1.00	1.00	1.00	1.00
22	11.4	0.26	2.54	1.00	1.00	1.00	1.00
23	11.4	0.26	2.54	1.00	1.00	1.00	1.00
24	11.4	0.26	2.54	1.00	1.00	1.00	1.00
25	11.4	0.26	2.54	1.00	1.00	1.00	1.00
26	11.4	0.26	2.54	1.00	1.00	1.00	1.00
27	11.4	0.26	2.54	1.00	1.00	1.00	1.00
28	11.4	0.26	2.54	1.00	1.00	1.00	1.00
29	11.4	0.26	2.54	1.00	1.00	1.00	1.00
30	11.4	0.26	2.54	1.00	1.00	1.00	1.00
31	11.4	0.26	2.54	1.00	1.00	1.00	1.00
32	11.4	0.26	2.54	1.00	1.00	1.00	1.00
33	11.4	0.26	2.54	1.00	1.00	1.00	1.00
34	11.4	0.26	2.54	1.00	1.00	1.00	1.00
35	11.4	0.26	2.54	1.00	1.00	1.00	1.00
36	11.4	0.26	2.54	1.00	1.00	1.00	1.00
37	11.4	0.26	2.54	1.00	1.00	1.00	1.00
38	11.4	0.26	2.54	1.00	1.00	1.00	1.00
39	11.4	0.26	2.54	1.00	1.00	1.00	1.00
40	11.4	0.26	2.54	1.00	1.00	1.00	1.00
41	11.4	0.26	2.54	1.00	1.00	1.00	1.00
42	11.4	0.26	2.54	1.00	1.00	1.00	1.00
43	11.4	0.26	2.54	1.00	1.00	1.00	1.00
44	11.4	0.26	2.54	1.00	1.00	1.00	1.00
45	11.4	0.26	2.54	1.00	1.00	1.00	1.00
46	11.4	0.26	2.54	1.00	1.00	1.00	1.00
47	11.4	0.26	2.54	1.00	1.00	1.00	1.00
48	11.4	0.26	2.54	1.00	1.00	1.00	1.00
49	11.4	0.26	2.54	1.00	1.00	1.00	1.00
50	11.4	0.26	2.54	1.00	1.00	1.00	1.00
51	11.4	0.26	2.54	1.00	1.00	1.00	1.00
52	11.4	0.26	2.54	1.00	1.00	1.00	1.00
53	11.4	0.26	2.54	1.00	1.00	1.00	1.00
54	11.4	0.26	2.54	1.00	1.00	1.00	1.00
55	11.4	0.26	2.54	1.00	1.00	1.00	1.00
56	11.4	0.26	2.54	1.00	1.00	1.00	1.00
57	11.4	0.26	2.54	1.00	1.00	1.00	1.00
58	11.4	0.26	2.54	1.00	1.00	1.00	1.00
59	11.4	0.26	2.54	1.00	1.00	1.00	1.00
60	11.4	0.26	2.54	1.00	1.00	1.00	1.00
61	11.4	0.26	2.54	1.00	1.00	1.00	1.00
62	11.4	0.26	2.54	1.00	1.00	1.00	1.00
63	11.4	0.26	2.54	1.00	1.00	1.00	1.00
64	11.4	0.26	2.54	1.00	1.00	1.00	1.00
65	11.4	0.26	2.54	1.00	1.00	1.00	1.00
66	11.4	0.26	2.54	1.00	1.00	1.00	1.00
67	11.4	0.26	2.54	1.00	1.00	1.00	1.00
68	11.4	0.26	2.54	1.00	1.00	1.00	1.00
69	11.4	0.26	2.54	1.00	1.00	1.00	1.00
70	11.4	0.26	2.54	1.00	1.00	1.00	1.00
71	11.4	0.26	2.54	1.00	1.00	1.00	1.00
72	11.4	0.26	2.54	1.00	1.00	1.00	1.00
73	11.4	0.26	2.54	1.00	1.00	1.00	1.00
74	11.4	0.26	2.54	1.00	1.00	1.00	1.00
75	11.4	0.26	2.54	1.00	1.00	1.00	1.00
76	11.4	0.26	2.54	1.00	1.00	1.00	1.00
77	11.4	0.26	2.54	1.00	1.00	1.00	1.00
78	11.4	0.26	2.54	1.00	1.00	1.00	1.00
79	11.4	0.26	2.54	1.00	1.00	1.00	1.00
80	11.4	0.26	2.54	1.00	1.00	1.00	1.00
81	11.4	0.26	2.54	1.00	1.00	1.00	1.00
82	11.4	0.26	2.54	1.00	1.00	1.00	1.00
83	11.4	0.26	2.54	1.00	1.00	1.00	1.00
84	11.4	0.26	2.54	1.00	1.00	1.00	1.00
85	11.4	0.26	2.54	1.00	1.00	1.00	1.00
86	11.4	0.26	2.54	1.00	1.00	1.00	1.00
87	11.4	0.26	2.54	1.00	1.00	1.00	1.00
88	11.4	0.26	2.54	1.00	1.00	1.00	1.00
89	11.4	0.26	2.54	1.00	1.00	1.00	1.00
90	11.4	0.26	2.54	1.00	1.00	1.00	1.00
91	11.4	0.26	2.54	1.00	1.00	1.00	1.00
92	11.4	0.26	2.54	1.00	1.00	1.00	1.00
93	11.4	0.26	2.54	1.00	1.00	1.00	1.00
94	11.4	0.26	2.54	1.00	1.00	1.00	1.00

NOTE: ALL LOTS WITHIN THIS SUBDIVISION ARE TO BE CONVEYED TO THE BUYER BY DEED. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MADISON AND THE DANE COUNTY BOARD OF SUPERVISORS. THE CITY OF MADISON AND THE DANE COUNTY BOARD OF SUPERVISORS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THIS REPLAT. THE CITY OF MADISON AND THE DANE COUNTY BOARD OF SUPERVISORS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THIS REPLAT. THE CITY OF MADISON AND THE DANE COUNTY BOARD OF SUPERVISORS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THIS REPLAT.

NOTE: ALL LOTS WITHIN THIS REPLAT ARE SUBJECT TO PUBLIC UTILITIES AND RECORDS OF THE CITY OF MADISON AND THE DANE COUNTY BOARD OF SUPERVISORS. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MADISON AND THE DANE COUNTY BOARD OF SUPERVISORS. THE CITY OF MADISON AND THE DANE COUNTY BOARD OF SUPERVISORS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THIS REPLAT. THE CITY OF MADISON AND THE DANE COUNTY BOARD OF SUPERVISORS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THIS REPLAT. THE CITY OF MADISON AND THE DANE COUNTY BOARD OF SUPERVISORS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THIS REPLAT.

Department of Administration
 City of Madison, Wisconsin
 100 State Street
 Madison, WI 53703
 (608) 261-1000

WOODSTONE REPLAT
 A FINAL PLAT OF
WOODSTONE
 REPLAT
 PREPARED BY
GA & ASSOCIATES, S.C.
 1000 MARKET STREET, SUITE 200
 MADISON, WI 53703
 PHONE: (608) 742-7788
 FAX: (608) 742-7788
 PROJECT NO. 1588-04-00179
 SHEET 1 OF 2

