



## Report to the Plan Commission

October 1, 2012

**Legistar I.D. #27776**  
**9401-9441 & 9402-9442 Stoneywood Blvd.**  
**& 9404-9444 Cobalt Street**  
**Preliminary & Final Plats**

Report Prepared By:  
Timothy M. Parks, Planner  
Planning Division

**Requested Action:** Approval of a preliminary plat and final plat replatting 33 existing single-family lots located at 9401-9441 & 9402-9442 Stoneywood Boulevard and 9404-9444 Cobalt Street into 29 single-family lots.

**Applicable Regulations & Standards:** The subdivision process is outlined in Section 16.23(5)(b) of the Subdivision Regulations.

**Summary Recommendation:** The Planning Division recommends that the Plan Commission forward the preliminary plat and final plat of Woodstone Replat No. 2 to the Common Council with a recommendation of **approval**, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report.

### Background Information

**Applicant & Property Owner:** Dan Heffron, Pheasant Ridge, LLC; 2000 Prairie Street; Prairie du Sac.

**Agent:** Jason Valerius, MSA Professional Services; 2901 International Lane, Suite 300; Madison.

**Surveyor:** James R. Grothman; 625 E. Slifer Street; Portage

**Proposal:** The applicant proposes to replat 33 single-family lots into 29 slightly larger single-family lots in R2T (Single-Family Residence District) zoning. The replat also proposes to eliminate one previously dedicated public alley and to change the geometrics of Stoneywood Boulevard. The applicant wishes to record the replat as soon as all regulatory approvals have been granted. Construction of the Woodstone subdivision is ongoing, with completion of the project anticipated in 2013.

**Parcel Location:** The lots to be replatted are located near the center of the overall subdivision on both sides of Stoneywood Boulevard and the north side of Cobalt Street between Little Bear Drive and Fargo Trail, Aldermanic District 9 (Skidmore); Middleton-Cross Plains School District.

**Existing Conditions:** The subject lots are currently undeveloped.

#### Land Use and Zoning Surrounding the Woodstone Subdivision:

North: Sauk Heights Subdivision, zoned R2 (Single-Family Residence District) and undeveloped lands, zoned Temp. A (Agriculture District);

South: Undeveloped lands in the Town of Middleton; Blackhawk Church Town Center, zoned PUD-GDP to the southwest of the site in the City of Madison;

East: Undeveloped lands in the City of Madison, zoned Temp. A, and in the Town of Middleton;

West: Single-family residence on a large lot and undeveloped lands, zoned Temp. A.

**Adopted Land Use Plan:** The Elderberry Neighborhood Development Plan identifies most of the Woodstone subdivision and all of the lots to be replatted for low-density residential uses up to 8 units an acre.

**Environmental Corridor Status:** None of the subject lots are located within a mapped environmental corridor.

**Public Utilities and Services:** The subject properties are located in the Central Urban Service Area and will be served by a full range of urban services as implementation of the subdivision continues.

**Zoning Summary:** See the 'Project Review' section below.

## **Previous Approvals**

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The land comprising the Woodstone subdivision was attached to the City from the Town of Middleton on September 18, 2007.

On May 20, 2008, the Common Council approved a request to rezone approximately 38.8 acres located at 9305-9347 Elderberry Road from Temp. A (Agriculture District) to R2T (Single-Family Residence District) and Planned Unit Development, General Development Plan (PUD-GDP), and; approved a preliminary and final plat creating 104 residential lots and 2 outlots for stormwater management. The Plan Commission recommended approval of the rezoning and subdivision requests to the Common Council and granted approval to demolish 3 single-family residences located on the property on May 5, 2008.

On March 17, 2009, the Common Council approved a request to rezone the same 38.8 acres from R2T and PUD-GDP to R2T and PUD-GDP, and; approved a preliminary and final plat creating 104 residential lots and 2 outlots for stormwater management. The Plan Commission recommended approval of the new rezoning and subdivision requests to the Common Council and granted re-approval to demolish the 3 single-family residences on March 9, 2009. The primary purpose of the 2009 applications was to have the Woodstone development re-approved without the requirements to comply with the Inclusionary Zoning (IZ) ordinance, which applied to the 2008 land use approvals but did not apply to the 2009 land use approvals due to the sunset of the IZ ordinance on January 2, 2009 and the City Attorney's Office opinion that any project approved after the sunset date was not subject to IZ, including previously approved projects that reapplied for new approvals. The final plat of Woodstone was recorded on April 29, 2010.

On August 2, 2011, the Common Council approved a request to rezone 8 two-family residential lots totaling 2.35 acres of land located at 9335, 9401, 9429 & 9501 Elderberry Road and 9336, 9402, 9444 & 9502 Spirit Street from PUD-GDP to R2T and approved a preliminary plat and final plat replatting the 8 duplex lots (Lots 1, 2, 57, 64, 65, 72, 73 and 86 of Woodstone) into 12 single-family lots.

## **Project Review, Analysis & Conclusion**

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The applicant is requesting approval of a replat of Lots 13-45 of the Woodstone subdivision to allow 33 previously platted single-family lots to instead be developed as 29 single-family lots. The zoning of the subject lots is R2T Single-Family Residence zoning, and no rezoning is proposed with this replat. The lots to be replatted are currently undeveloped and are located on both sides of Stoneywood Boulevard and the north side of Cobalt Street between Little Bear Drive and Fargo Trail, which extend south from Elderberry Road to provide the primary access into Woodstone. The replat also proposes to eliminate a previously dedicated public alley and to change the geometry of Stoneywood Boulevard.

The Woodstone subdivision was approved in 2008 and 2009 with 88 R2T-zoned single-family lots, 11 lots for two-family residential construction in PUD-GDP zoning, and 5 other PUD-GDP-zoned lots in the southern third of the subdivision that were conceptually approved for the future construction of up to 80 units of two-family and multi-family condominium and apartment development. Since the initial land use approvals and the recording of the final plat of Woodstone in 2010, the developer has received approval of a rezoning and replat of 8 of the previously approved two-family lots located north of the current replat proposal into 12 single-family lots.

The section of the Woodstone development containing the 33 lots proposed to be replatted is generally centered on Stoneywood Boulevard between Cobalt Street and Spirit Street. The recorded plat called for two public alleys to provide access to the 44 residential lots in these blocks, including 11 lots located on the south side of Spirit Street, which are not part of the proposed replat. The alignment of the two alleys was driven by the original alignment of Stoneywood Boulevard, which the developer originally proposed to include a landscaped median in the center of the block away from the intersections. The layout of the lots abutting on both sides and the two public rear yard alleys were similarly curved to follow this original alignment. The City did not wish to maintain the landscaped median proposed in the original development and required instead that the developer execute a maintenance agreement for a privately maintained landscape feature in the public right of way as a condition of the subdivision approval.

The developer, however, has since reconsidered the layout of the center of the Woodstone subdivision and is requesting approval to construct Stoneywood Boulevard in a more conventional manner without the center median. Instead of the curvilinear right of way originally platted, the developer is proposing a more rectilinear 70-foot wide right of way that will allow for a deeper terrace to be built on both sides of Stoneywood than what would typically be provided on a similar residential street. The additional terrace depth should result in a boulevard-like appearance befitting the street name suffix while creating a more uniform street design that does not require a long-term maintenance agreement between the developer, future homeowners or neighborhood association, and the City.

On the north side of replatted Stoneywood Boulevard, the developer proposes to replat the 11 existing 50-foot wide lots with additional depth resulting from the new uniform right of way design proposed. The public alley to the north that is shared with the lots on the south side of Spirit Street will remain, as some of the lots north of the alley have been already been built upon with residences that will take access from it. The 22 existing lots located on the block between Stoneywood and Cobalt Street will be replatted as 18 slightly larger lots that will be approximately 64 feet wide and 127.7 feet deep. The developer indicates that the proposed reconfiguration of these lots will respond to the housing market, which he feels is "currently resistant to [the] alley loaded single-family lot format." All of the proposed lots appear to conform to the minimum lot design criteria in the R2T district, which calls for 44 feet of lot width, 80 feet of lot depth, and 5,000 square feet of lot area.

The proposed replat will result in a slight reduction in the density of the northern three-quarters of the Woodstone development located between Elderberry Road and Cobalt Street. The subdivision approved in 2008 and 2009 called for 110 total units for the approximately 21.2 net acres located between Elderberry and Cobalt, which was comprised of 88 single-family lots and 11 two-family lots (22 units). The current proposed replat as well as the 2011 replat will result in a total of 96 R2T-zoned single-family lots and 3 PUD-GDP-zoned lots to be developed in the future with two-family residences (6 units). The net density of the subdivision north of Cobalt Street following the proposed replat will be approximately 4.8 units an acre, which staff believes is consistent with the low-density (up to 8 units an acre) residential land use recommendation for most of the Woodstone subdivision in the Elderberry Neighborhood Development Plan, including all of the lots to be replatted.

[No changes are currently proposed for the southernmost quarter of the Woodstone development south of Cobalt Street, which was approved in 2008 and 2009 for the future construction 80 units of two-family and multi-family residential development on five lots zoned PUD-GDP.]

In closing, the Planning Division believes that Woodstone Replat No. 2 meets the applicable lot design standards in the Subdivision Regulations and the R2T zoning district, and that the continued evolution of the Woodstone development will continue to conform to the development recommendations in the Elderberry Neighborhood Development Plan. As part of the final approval of the replat for recording, the Planning Division will work with the developer and the City Engineering Division to finalize the design of the new alignment of Stonewood Boulevard and will provide input to the City Forester regarding the street trees to be planted by the City along that boulevard during build-out of the subdivision.

### **Recommendations and Proposed Conditions of Approval**

Major/Non-Standard Conditions are shaded

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#### **Planning Division Recommendation** (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission forward the preliminary plat and final plat of Woodstone Replat No. 2 to the Common Council with a recommendation of **approval**, subject to input at the public hearing and the following conditions:

#### **City Engineering Division** (Contact Janet Dailey, 261-9688)

1. Portions of this replat reconfigure portions of the platted public alleys and public Stonewood Boulevard in the existing Woodstone subdivision. The City of Madison's signing of this replat as an owner and approval of the same for recording memorializes the record and City approval for the elimination and/or relocation of these public rights of way.
2. The City's proposed utility improvements for the Woodstone subdivision will need to be modified or reconstructed for this replat.
3. The applicant shall construct public improvements including streets, pavement, sidewalk, storm sewer, sanitary sewer and sanitary sewer laterals to serve this development.
4. Proposed lot line drainage easements do not comply with City Ordinance requirements. Rear lot lines require 6-foot wide easements on each property and side lot lines require 5-foot wide

easements on each property. Modify the note and detail at the bottom of Sheet 1 to reflect this. Contract Greg Fries (267-1199) of the City Engineer's Office to determine correct easement needs for proposed replat.

5. The developer shall enter into a City/Developer agreement for the installation of public improvements required to serve this plat. The developer shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The developer shall meet with the City Engineer to schedule preparation of the plans and the agreement. The City Engineer will not sign off on this CSM without the agreement executed by the developer. (MGO 16.23(9)c)
6. This development is subject to impact fees for the Elderberry Road Neighborhood Sanitary Sewer Impact Fee District. All impact fees are due and payable at the time building permits are issued. The following note shall put the face of the plat:  
  
"Lots/ buildings within this subdivision/ development are subject to impact fees that are due and payable at the time building permit(s) are issued."  
  
7. The developer shall construct Madison Standard street improvements for all streets within the plat.
8. An erosion control plan and land disturbing activity permit shall be submitted to the City Engineering Division for review and approval prior to grading or any other construction activities. The Preconstruction Meeting for Public Improvements shall not be scheduled prior to issuance of this permit. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
9. Prior to the issuance of building permits, the developer shall submit a master stormwater drainage plan to the City Engineering Division for review and approval which shows lot corner elevations to the nearest 0.25-foot. For purposes of the plan, it shall be assumed that grading shall be done on a straight-line grade between points unless other information is provided. The proposed slope between points shall always be greater than or equal to .0075 ft/ft. If a break in grade is required between lot corners a shot shall be taken at that break in grade to provide the Engineer with enough information to interpret the plan. The developer shall also show proposed drainage arrows on the plan to indicate the proposed direction of drainage.

The master storm water drainage plan shall be submitted to City Engineering in digital format with elevations/grades/contours shown on the recorded plat map of the development. The digital record shall be provided using the state plane coordinate system – NAD 27. Note: It is required that this plan shall be stamped by and Registered Land Surveyor.

The following note shall accompany the master stormwater drainage plan: "For purposes of this plan, it is assumed that grading shall be a straight-line grade between points unless otherwise indicated. All slopes shall be 0.75% or steeper. Grade breaks between lot corners are shown by elevation or through the use of drainage arrows. No building permits shall be issued prior to the City Engineering Division's approval of this plan."

10. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering signoff.

**Traffic Engineering Division** (Contact Dan McCormick, 267-1969)

11. The applicant shall execute and return a declaration of conditions and covenants for streetlights and traffic signals prior to sign off.
12. Utility easements shall be provided on the plat between Lots 121 and 122; Lots 117 and 134; Lots 129 and 130, and; Lots 140 and 141. The applicant shall show a detail drawing of the 12-foot utility easement dimensions and lot lines on the face of the plat.
13. The developer will need to demonstrate/provide how private streetlights will be installed and maintained in the public alleys. The plat shall provide the following note on the face of the plat: "The City will not install lighting in the alleys, but the developer or property owners may request the City to approve a private light(s) in the alley right-of-way. Such private light(s) to be operated and maintained by private interests."
14. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

**Zoning Administrator** (Contact Pat Anderson, 266-5978)

15. Provide a grading plan of the plat to show that usable open space requirements can be met on the lots per the comparable zoning district requirements. Usable open space shall be in a compact area of not less than 800 square feet and having no dimensions less than 10 feet and having a slope no greater than 10 percent. Front yards do not count toward usable open space.
16. Note: If easements are shown, be advised that the minimum side yard setback is 5 feet in R2T zoning.

**Parks Division** (Contact Kay Rutledge, 266-4714)

17. The developer has previously elected to pay park impact fees for the single-family and duplex lots north of Cobalt Street at the time building permits for those units are requested. Permit holds will be placed on each of those lots accordingly. This development is within the Far West park impact fee district (SI30).

Note: The park dedication requirement for single-family and two-family units equals 1,100 square feet per dwelling unit. The fee in lieu of parkland dedication for single- or two-family units is \$2,563.00 per unit in 2012. The park development fee for a single-family or two-family unit in 2012 is \$978.33 per dwelling unit. Park impact fees are adjusted on January 1 of each calendar year, and

the park impact fees due at the time of building permit issuance may be higher than the amounts stated above to reflect these annual adjustments.

**Fire Department** (Contact Bill Sullivan, 261-9658)

The Madison Fire Department submitted comments for this project with no conditions of approval. However, the Department requests that the following information be provided to the buyer of each individual lot:

“The Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>”

**Water Utility** (Contact Dennis Cawley, 261-9243)

18. All public water mains and water service laterals shall be installed by a standard City subdivision contract. All operating private wells shall be identified and permitted by the Madison Water Utility in accordance with MGO Sec. 13.21. All unused private wells shall be abandoned in accordance with MGO Sec. 13.21. The Water Utility will not need to sign off on the final plans, but will need a copy of the approved plans.

**Metro Transit** (Contact Tim Sobota, 261-4289)

This agency did not submit a response for this request.