

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

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The Heffron Company, Inc.  
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**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
<b>Total</b>	<b>186</b>	<b>140</b>

**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.