

February 6, 2008

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
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A. Enclosed Submittals (February 6, 2008)

Preliminary Plat

Final Plat

Land Use Application (R2T and PUD Zoning Requested)

Inclusionary Zoning Application

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. 90 of the 105 lots will be R2T, including 8 with accessory dwelling units as shown in Exhibit B (lots 14, 24, 25, 35, 36, 46, 47, and 57). 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, 58, 65, 66, 73, 74, 87, 93, and 98 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 (20 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 11 is a 1.67-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 12 and 105 are 2.03 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 13 and 104 are 1.12 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.

Backus Design Standards - TYPE 1 HOUSE

Applies to Backus Lots 15-58

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



Backus Design Standards - TYPE 1 HOUSE

Applies to Backus Lots 15-58

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.

Backus Design Standards - TYPE 2 HOUSE

Applies to Backus Lots 1-10, and 59-104.

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



Backus Design Standards - TYPE 2 HOUSE

Applies to Backus Lots 1-10, and 59-104.

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



Backus Design Standards - TYPE 3 TOWNHOME*

Applies to Backus Lots 13, 106.

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



Backus Design Standards - TYPE 3 TOWNHOME*

Applies to Backus Lots 13, 106.

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.

Backus Design Standards - TYPE 4 MULTIFAMILY

Applies to Backus Lots 11 and 12

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.

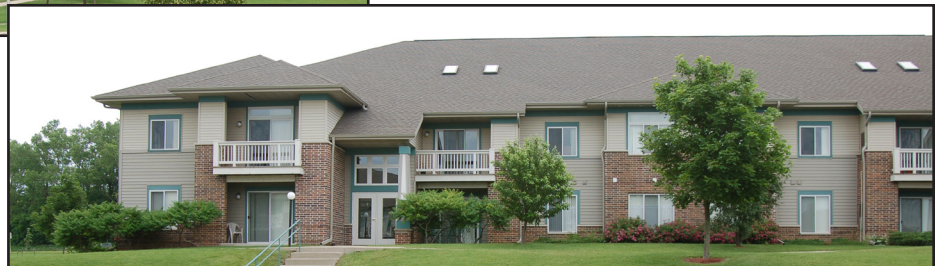
Shutters, if used, shall be appropriately sized to cover, or appear that they could cover, the window entirely.

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



Backus Design Standards - TYPE 4 MULTIFAMILY

Applies to Backus Lots 11 and 12

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.