

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.