

August 15, 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 Stoneywood Boulevard right-of-way to provide a conventional, uniform 70-foot right-of-way and eliminate the alley in the southern block of Stoneywood Boulevard. These changes will result in reconfiguration of the single-family lots within the southern and northern half-blocks of Stoneywood Boulevard, and the northern half-block of Cobalt Street.*

**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  
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2901 International Lane, Suite 300  
Madison, WI 53704  
(608) 242-7779

**Project Engineer:** Brad Reents, PE  
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**Surveyor:** James Grothman  
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Portage, WI 53901  
(608) 742-7788

**A. Enclosed Submittals (August 15, 2012)**

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	98
Duplex	22	22
Townhome	32	32
Multifamily Apartment	30	30
<b>Total</b>	<b>186</b>	<b>182</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, 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.