



Department of Planning & Community & Economic Development

## Planning Division

Katherine Cornwell, Director

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Madison Municipal Building, Suite LL-100  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2985  
Madison, Wisconsin 53701-2985  
Phone: (608) 266-4635  
Fax (608) 267-8739  
[www.cityofmadison.com](http://www.cityofmadison.com)

**TO:** Plan Commission  
**FROM:** Timothy M. Parks, Planner  
**DATE:** February 24, 2014  
**SUBJECT:** ID 32931–Re-approving the preliminary and final plat of Hawks Woods Estates at 2033-2055 Woods Road

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On March 19, 2013, the Common Council **conditionally approved** an application by Patrick Sweet for approval of the preliminary plat and final plat of Hawks Woods Estates. The preliminary plat called for 25 future single-family lots to be developed in SR-C1 (Suburban Residential–Consistent 1 District) zoning on a 10.6-acre parcel located approximately 300 feet south of Mid Town Road on the east side of Woods Road; the subdivision includes 2 outlots for public stormwater management. The final plat called for the creation of 16 of the 25 single-family residential lots, 1 outlot for stormwater management, and 1 outlot for future development. The Plan Commission recommended approval of the subdivision plat at its March 4, 2013 hearing. The March 20, 2013 approval letter, preliminary plat, and final plat are attached.

The applicant and his surveyor have approached Planning staff proactively seeking an extension to the subdivision approval. The project team anticipates recording the plat and commencing the first phase of development this year, but will not have met the conditions of the 2013 approval prior to the expiration of the 12 months provided by Wis. Stats. Chapter 236.25(2)(b) for recording of a plat following approval. No changes to the subdivision are proposed, and the conditions of approval in 2013 approval letter would be carried forward with the requested re-approval.

In closing, the Planning Division recommends that the Plan Commission forward the resolution re-approving the preliminary plat and final plat of Hawks Woods Estates at 2033-2055 Woods Road to the Common Council with a recommendation of approval, subject to input at the public hearing and the conditions contained in the attached March 20, 2013 approval letter.

cc: Michael S. Marty, Vierbicher Associates (by e-mail only)