



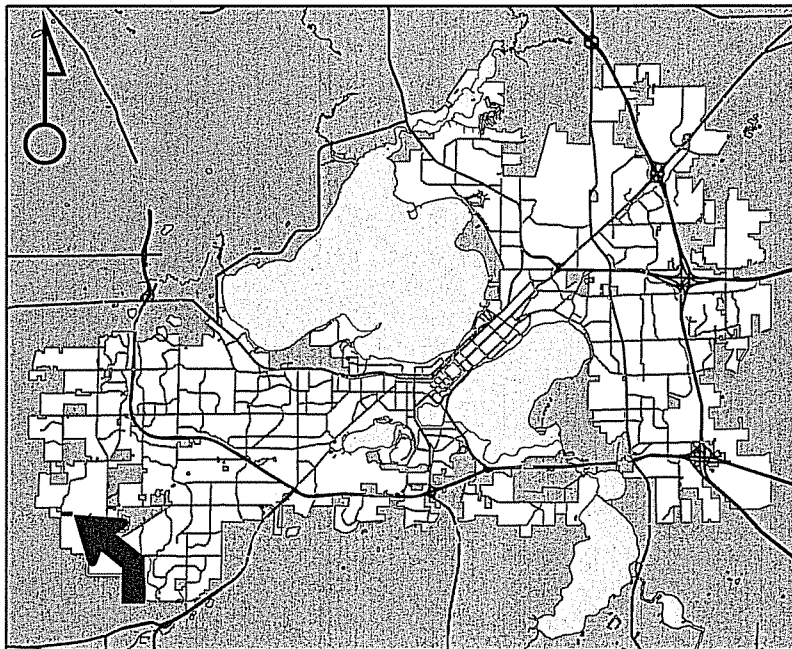
City of Madison

Proposed Plat

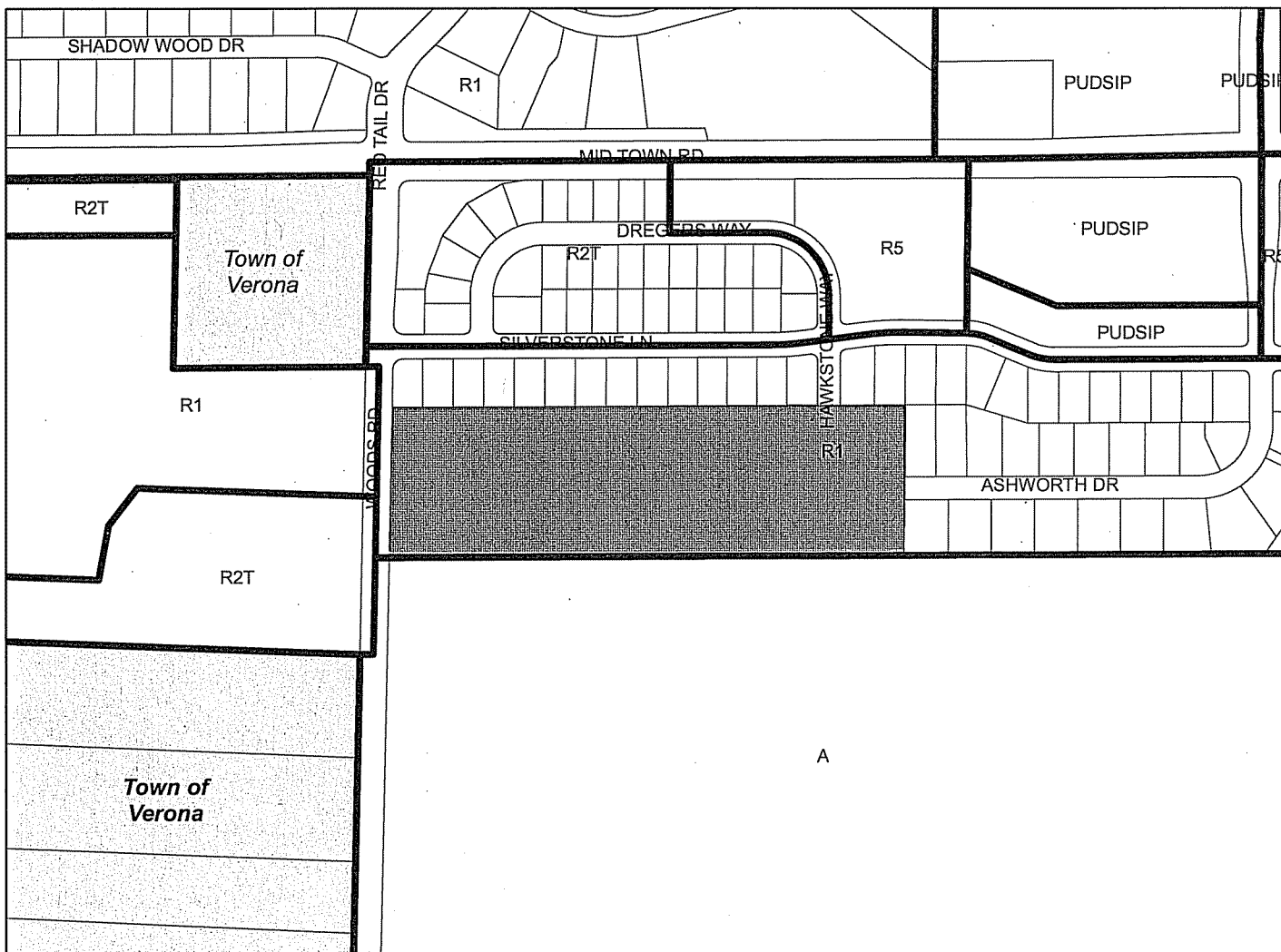
Plat Name
Hawks Woods Estates
 Location
 2033 - 2055 Woods Road
 Applicant
 Patrick Sweet/Michael S. Marty -
 Vierbicher Associates, Inc

Preliminary Final

Proposed Use
 25 total single-family lots (16 single-family lots on final plat), 1 outlot for stormwater management and 1 outlot for future development
 Public Hearing Date
 Plan Commission
 04 March 2013
 Common Council
 19 March 2013



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 18 February 2013



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Hawks Woods Estates
 Location
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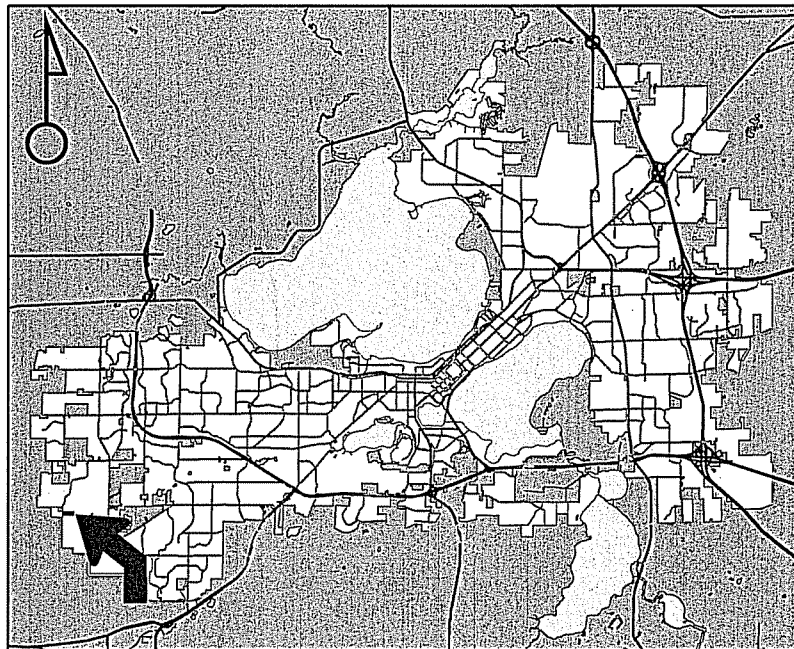
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Proposed Use
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Public Hearing Date

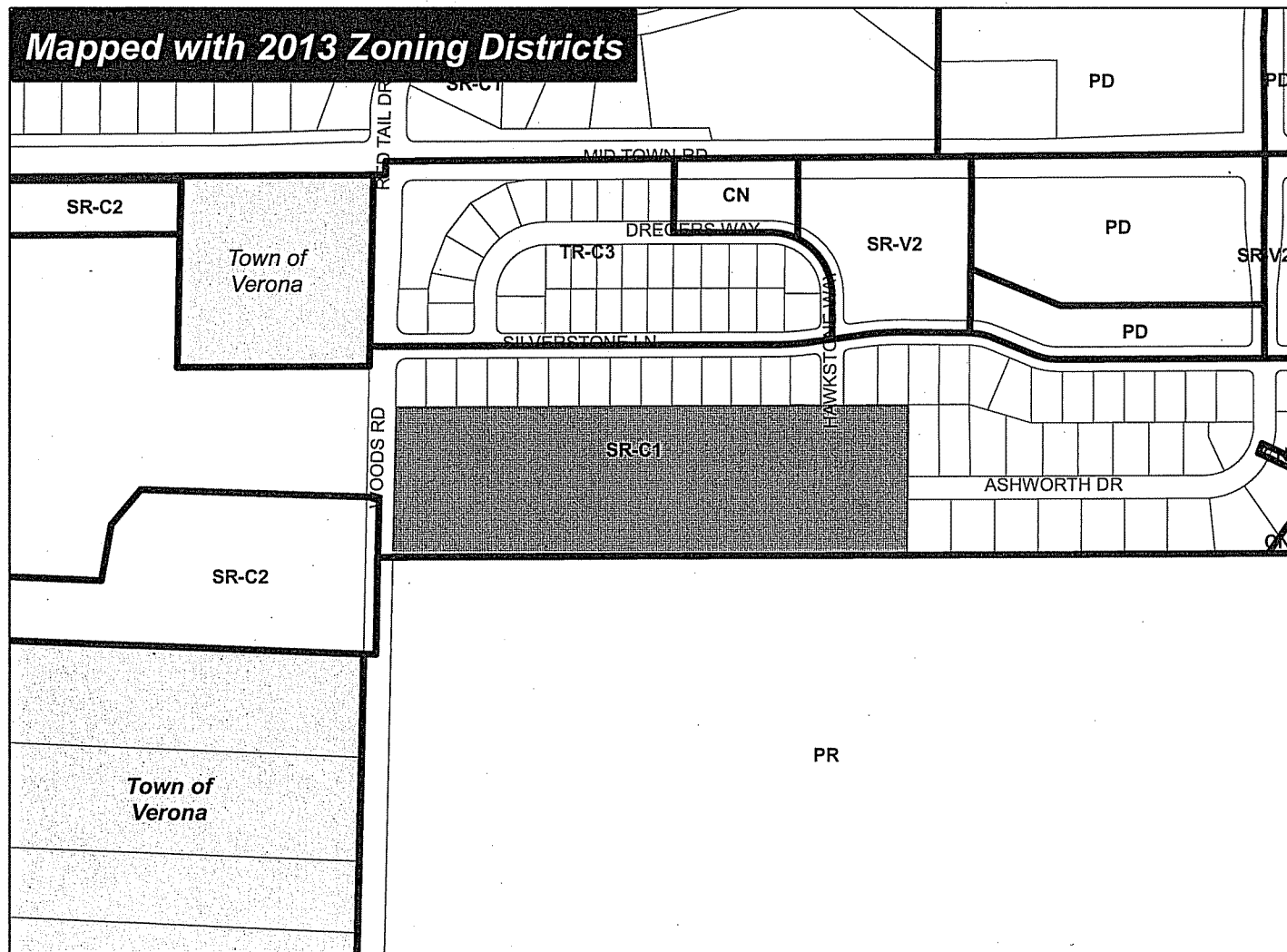
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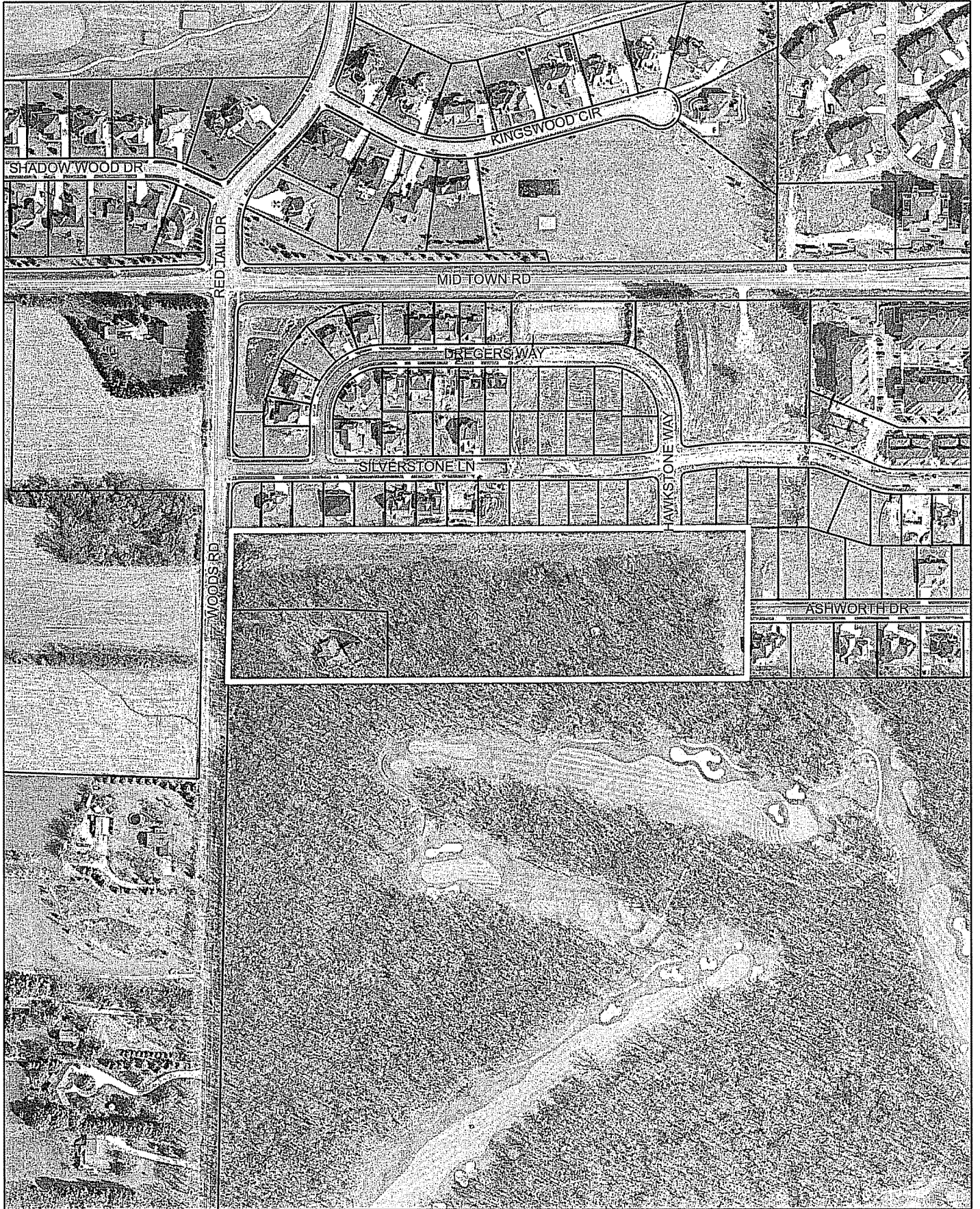
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Mapped with 2013 Zoning Districts



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 18 February 2013





SUBDIVISION APPLICATION

Madison Plan Commission

138471

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

**** Please read both pages of the application completely and fill in all required fields****

This application form may also be completed online at www.cityofmadison.com/planning/plan.html

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, of if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1a. Application Type.

Preliminary Subdivision Plat Final Subdivision Plat Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: HAWK'S WOODS ESTATES

1b. Review Fees. Make checks payable to "City Treasurer." Note: New fees effective May 2012 (!)

- For Preliminary and/or Final Plats, an application fee of \$250, plus \$50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of \$250 plus \$200 per lot and outlot contained on the CSM.

2. Applicant Information.

Name of Property Owner: Patrick Sweet Representative, if any: _____
 Street Address: 2055 Woods Road City/State: Verona, WI Zip: 53593
 Telephone: (608) 695-2441 Fax: () Email: patrick@profitpointtax.com
 Firm Preparing Survey: Vierbicher Associates, Inc. Contact: Michael S. Marty
 Street Address: 999 Fourier Drive, Suite 201 City/State: Madison, WI Zip: 53717
 Telephone: (608) 821-3955 Fax: (608) 826-0530 Email: mmar@vierbicher.com

Check only ONE – ALL Correspondence on this application should be sent to: Property Owner, OR Survey Firm

3a. Project Information.

Parcel Addresses (note town if located outside City): 2033 & 2055 Woods Road
 Tax Parcel Number(s): 0608-0410-108-2 & 0608-0410-107-4
 Zoning District(s) of Proposed Lots: R1 (SR-C1) School District: Madison

→ Please provide a Legal Description on your CSM or plat. Note your development schedule in your Letter of Intent.

3b. For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Date of Approval by Dane County: _____ Date of Approval by Town: _____

→ For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.

4. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

| Land Use | Lots | Outlots | Acres |
|--------------------|------|---------|-------|
| Residential | 25 | | 9.63 |
| Retail/Office | | | |
| Industrial | | | |
| Other (state use): | | | |

| Land Use | Lots | Outlot | Acres |
|---|------|--------|-------|
| Outlots Dedicated to the Public (Parks, Stormwater, etc.) | | 2 | 0.94 |
| Outlots Maintained by a Private Group or Association | | | |
| PROJECT TOTALS | | | |

5. **Required Submittals.** Your application is required to include the following (check all that apply):

- Map Copies** (prepared by a Registered Land Surveyor):
 - For Preliminary Plats, **eighteen (18) copies** of the drawing drawn to scale are required. The drawing is required to provide all information as set forth in Section 16.23 (7)(a) of the Madison General Ordinances. The drawings shall include, but are not limited to, a description of existing site conditions and natural features, delineation of all public and private utilities that serve the site (denote field located versus record drawings), the general layout of the proposed subdivision, the dimensions of lots and outlots, widths of existing and proposed rights of way, topographic information, and any other information necessary for the review of the proposed subdivision.
 - For Final Plats, **sixteen (16) copies** of the drawing are required to be submitted. The final plat shall be drawn to the specifications of Section 236.20 of the Wisconsin Statutes.
 - For Certified Survey Maps (CSM), **sixteen (16) copies** of the drawing are required. The drawings shall include all of the information set forth in Sections 16.23(7)(a)&(d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.
 - All surveys submitted with this application are required to be collated, stapled and folded so as to fit within an 8 1/2" X 14" folder. An **8-½ X 11-inch reduction of each sheet** shall also be submitted.
- Letter of Intent: Twelve (12) copies** of a letter describing the proposed subdivision in detail including, but not limited to: the number and type/ use of lots proposed with this subdivision; existing conditions and uses of the property; development and phasing schedule for the project, and; the names of persons involved (contractor, architect, landscaper, business manager, etc.). ***The letter of intent for a subdivision can be the same document as the letter of intent required for a concurrent Land Use Application for the same property. **A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.**
- Report of Title and Supporting Documents:** All plats and certified surveys submitted for approval shall include a Report of Title satisfactory to the Office of Real Estate Services as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of a City of Madison standard 60-year Report of Title shall be obtained from a title insurance company. **Title insurance or a title commitment policy is NOT acceptable** (i.e. a Preliminary Title Report or a Record Information Certificate). The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.
- For any plat or CSM creating common areas to be maintained by private association: Two (2) copies** of proposed development restrictions and covenants shall be submitted for City approval prior to recording of the survey instrument.
- For Surveys Outside the Madison City Limits:** A copy of the approval letters from both the Town where the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without prior approval **Town and Dane County**.
- For Surveys Conveying Land to the Public:** A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Office of Real Estate Services at 266-4222 for a determination as soon as possible.
- Electronic Application Submittal:** All applicants are required to submit a copy of this completed application form, and preliminary and/or final plats or Certified Survey Map as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant.

6. **Applicant Declarations:**

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name Patrick Sweet **Signature** 

Date 12/18/12 **Interest In Property On This Date** Owner

Effective May 21, 2012



999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
(608) 826-0532 phone
(608) 826-0530 FAX
www.vierbicher.com

December 19, 2012

City of Madison Plan Commission c/o Brad Murphy
Madison Municipal Building
Suite LL 100
215 Martin Luther King Jr. Boulevard
Madison, WI 53710

Re: Letter of Intent – Hawk's Woods Estates
Preliminary & Final Plat Submittal
2033 & 2055 Woods Road
Verona, WI 53593

Dear Mr. Murphy:

The following is submitted together with the Preliminary Plat, Final Plat, Stormwater Management Summary, Preliminary Engineering Plans and application for staff, Plan Commission and Common Council for review and consideration of approval.

Organizational Structure:

Owner:

Patrick Sweet
2055 Woods Road
Verona, WI 53593
(608) 695-2441
Patrick@profitpointtax.com

Engineering/Surveying Firm:

Vierbicher Associates, Inc.
999 Fourier Drive, Suite 201
Madison, WI 53717
David M. Glusick, (608) 821-3947
dglu@vierbicher.com
Michael S. Marty (608) 821-3955
mmar@vierbicher.com

Project Summary:

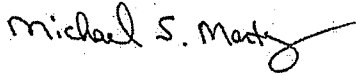
Mr. Sweet is the owner of Lot 1 & Outlot 1 of CSM #12741 consisting of approximately 10.6 acres. This project proposes the development of twenty-five single family residential lots and two outlots to be dedicated to the public for storm water detention/management and sanitary sewer purposes. The easterly most sixteen lots will be developed as a part of phase 1 with the remainder of the lots to be developed in future phases.

vision to reality

It is anticipated that construction of phase 1 will begin in the spring of 2013. Future phases of this project will proceed with approvals and development at a later date. The proposed subdivision has a lot configuration and layout that is consistent with those already platted as a part of the Hawks Ridge Estates and Hawks Meadow development. In addition, the proposed subdivision is consistent in alignment with platted abutting streets and is in general conformity with the layout as depicted on the Preliminary Plat previously submitted to the City on May 26, 2009 and conditionally approved on August 6, 2009.

We look forward to working with City staff in further development of this project. If you have any questions please feel free to contact either Dave Glusick or me. Thanks.

Sincerely,



Michael S. Marty, P.L.S.



HAWK'S WOODS ESTATES

OUTLOT 1, CERTIFIED SURVEY MAP NUMBER 12741, AS RECORDED IN VOLUME 88 OF CERTIFIED SURVEY MAPS, ON PAGES 242-245, AS DOCUMENT NUMBER 4486208,
DANE COUNTY REGISTRY, LOCATED IN THE NW 1/4-NE 1/4 OF SECTION 04, TOWNSHIP 08 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

DANE COUNTY REGISTER

As owner, we hereby certify that we caused the land described on this plat to be surveyed, subdivided, mapped and divided into lots and blocks in accordance with the provisions of the laws of the State of Wisconsin, and that the same are subject to be admitted to the Registry for approval or objection. We also certify that this plat is prepared by a Licensed Professional Surveyor and is in accordance with the laws of the State of Wisconsin.

Department of Administration
Common Council, City of Madison
Dane County, Wisconsin

Department of Administration
Common Council, City of Madison
Dane County, Wisconsin

WITNESS the hand and seal of said owners this _____ day of _____, 201__

In presence of:

Land Contract Holder _____

Land Contract Holder _____

Land Contract Holder _____

Land Contract Holder _____

Land Contract Holder _____

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Land Contract Holder _____

DANE COUNTY REGISTER

I, Dane County Register, do hereby certify that the land described on this plat is subject to the provisions of the laws of the State of Wisconsin, and that the same are subject to be admitted to the Registry for approval or objection. We also certify that this plat is prepared by a Licensed Professional Surveyor and is in accordance with the laws of the State of Wisconsin.

Department of Administration
Common Council, City of Madison
Dane County, Wisconsin

Department of Administration
Common Council, City of Madison
Dane County, Wisconsin

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DANE COUNTY REGISTER

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Department of Administration
Common Council, City of Madison
Dane County, Wisconsin

Department of Administration
Common Council, City of Madison
Dane County, Wisconsin

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In presence of:

Land Contract Holder _____

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10/10/2013 11:14 AM \Admin\Projects\12741\12741\outlot1\Draw\Map\HAWKSWOODS_ESTATES\CA\CA\2013\12741_2.dwg by:rwms

There are no objections to this plat with respect to Wisconsin as provided by s. 231.12 Wis. Stat.

City of Madison, Wisconsin



Veribicher
Professional Surveyors
1000 University Avenue
Madison, WI 53706
608.261.1234

DATE OF SURVEY: 10/10/2013
DATE OF RECORDING: 10/10/2013

REGISTERED PROFESSIONAL SURVEYOR
No. 12741

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REGISTERED PROFESSIONAL SURVEYOR
No. 12741

CENTRAL OFFICE OF REGISTERED PROFESSIONAL SURVEYORS
RECORDING DATA
Received for recording the _____ day of _____, 201__
at _____, Wisconsin
by _____
Recorder of Deeds
Dane County, Wisconsin

SHEET
2 OF 2

February 15, 2013

David M. Glusick
Vierbicher
999 Fourier Drive, Suite 201
Madison, WI 53713

Re: Hawks Woods Estates

Dear Mr. Glusick,

At your request I have conducted a brief site inspection of the wooded property proposed for development at the residence of Mr. Patrick Sweet, 2055 Woods Road, Madison, WI. You have provided me a Google Earth aerial photograph, preliminary plat and a grading plan. My goal for this initial visit was to develop a general description of the forest cover.

The tree cover is a disturbed and declining oak woods with a sparsely populated scattered remnant collection of red oak, white oak, bur oak, hickory and cherry with most of the largest trees in the 24 inch trunk diameter category. The canopy has been opened for many years promoting the growth of younger 8-10 inch trunk diameter trees, primarily walnut, elm and boxelder plus invasive woody shrubs including honeysuckle and buckthorn. There are pockets of Dutch elm disease and probable oak wilt. Many of the larger trees have obvious trunk defects and decay plus others have morphological characteristics of heartwood decay and cavity.

Road construction with necessary grade changes and water detention pond construction will require the removal of trees and understory. Where possible during this infrastructure stage of land development, plan to avoid soil disturbance in the root zones of the larger healthy trees. Concentrate utility, sewer, storm water pipe trenching if possible in those areas already disturbed by road construction and grading.

Even though there are larger trees in this parcel, they do not constitute a prime forest or historic pre-settlement woods. Due to the topography and pre-existing road connections, the changes to the land from road construction and grading do not appear to have much flexibility. Rather than an individual tree inventory, it seems reasonable on this site to produce only a photographic illustration of the nature of the woods to satisfy the city planners that no valuable forest resource is lost. If an inventory is required it is my opinion that including only those trees with

a truck diameter greater than 18 inches would provide a sufficient representation of the woods for planning purposes.

As always, I encourage land developers to be ecologically conscious by using and recycling timber and wood chips taken from the site and having a plan to avoid spreading oak wilt, Dutch elm disease, bark beetles or invasive plants during land development. University of Wisconsin Extension bulletins on these issues and the Wisconsin Department of Natural Resources Best Management Practices on invasive plant species are helpful resources in this regard.

Respectfully submitted for Allison Tree Care, Inc.,

A handwritten signature in black ink that reads "R Bruce Allison". The signature is written in a cursive, flowing style.

R Bruce Allison, MS, PhD
ASCA Registered Consulting Arborist
ISA Board Certified Master Arborist
Allison Tree Care, Inc.
1830 Sugar River Road
Verona, WI 53593