



# City of Madison

## Proposed Rezoning, Preliminary Plat & CSM

Plat Name  
Hawks Woods Estates

Location  
2055 Woods Road

Applicant  
Heidi Stiller/Sean Walsh –  
Mead & Hunt

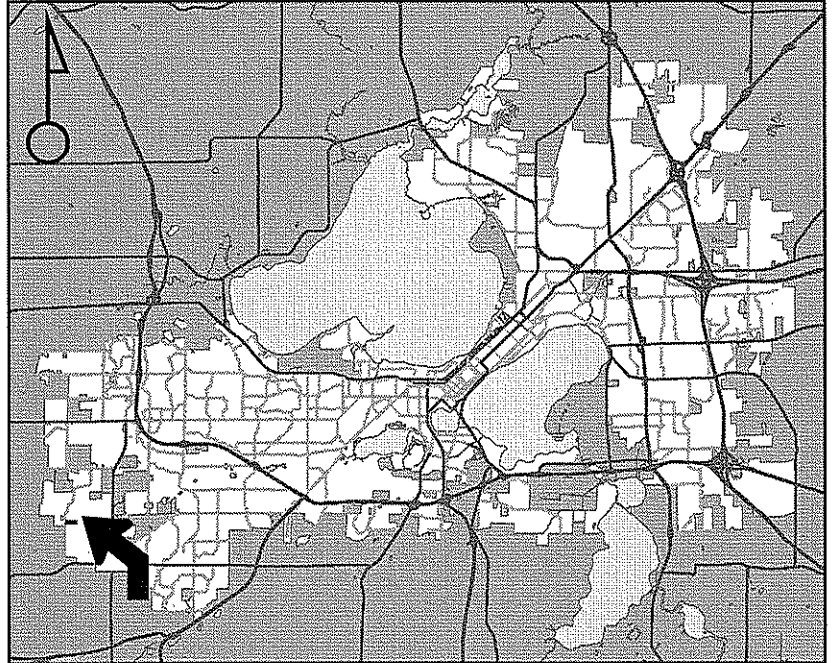
From: Temp A      To: R1

Proposed Use  
21 Residential Lots and 1 Outlot

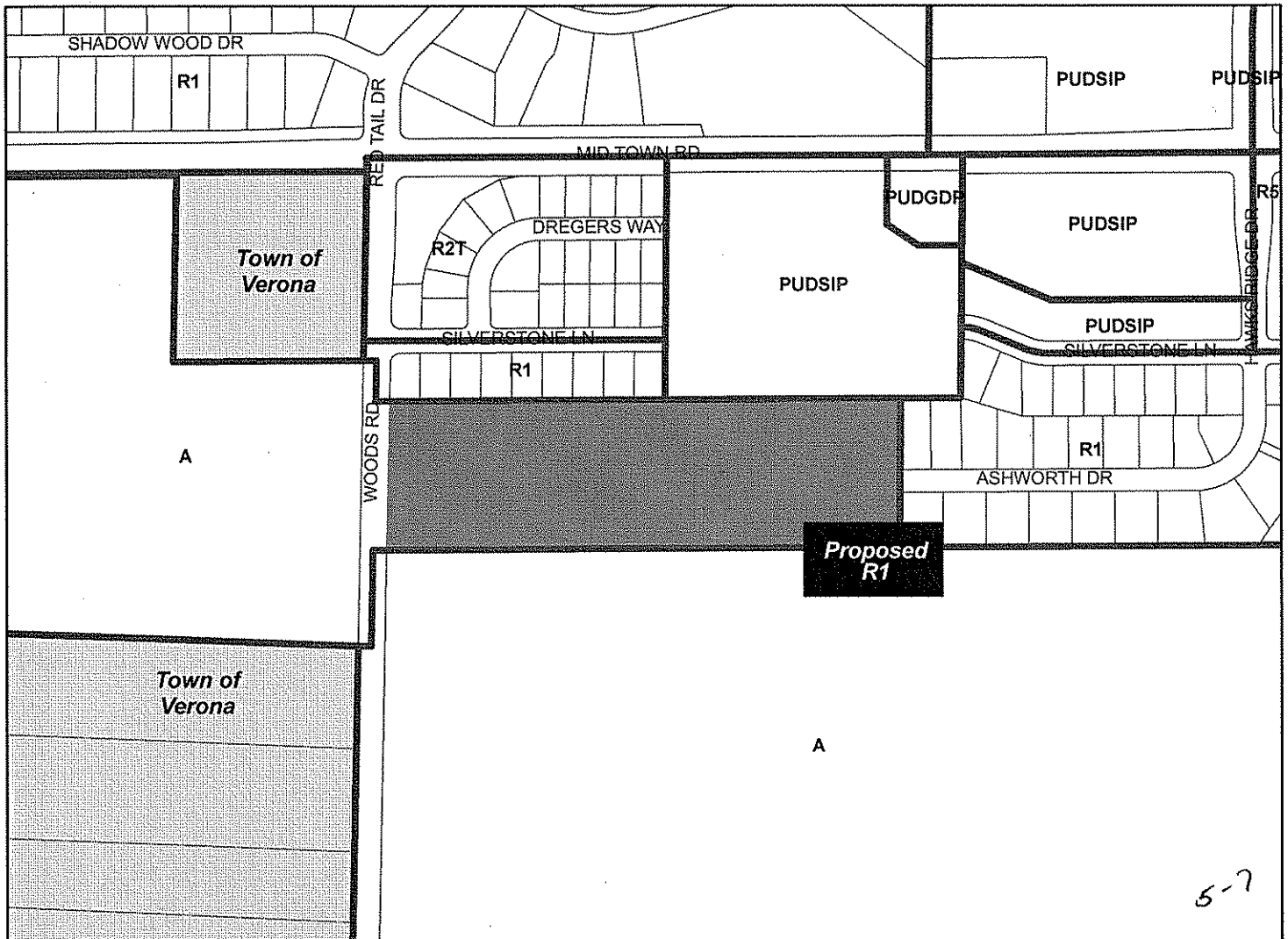
Public Hearing Date

Plan Commission  
20 July 2009

Common Council  
04 August 2009



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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 July 2009



5-7

1st time rezoning

# LAND USE APPLICATION Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review.
- Please read all 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](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

### FOR OFFICE USE ONLY:

Amt. Paid NA Receipt No. \_\_\_\_\_  
 Date Received 5/20/09  
 Received By JLK  
 Parcel No. 0008 041 0102 4  
 Aldermanic District 1 - Jed Sanborn  
 GQ Eng hold  
 Zoning District A  
**For Complete Submittal**  
 Application  Letter of Intent   
 IDUP NA Legal Descript.   
 Plan Sets \_\_\_\_\_ Zoning Text NA  
 Alder Notification \_\_\_\_\_ Waiver \_\_\_\_\_  
 Ngrhd. Assn Not. 3/27/09 Waiver \_\_\_\_\_  
 Date Sign Issued 5/20/09

1. Project Address: 2055 Woods Rd Project Area in Acres: 10.57

Project Title (if any): Hawks Woods Estates

### 2. This is an application for: (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from TA to RI       Rezoning from \_\_\_\_\_ to PUD/PCD-SIP

Rezoning from \_\_\_\_\_ to PUD/PCD-GDP       Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use       Demolition Permit       Other Requests (Specify): \_\_\_\_\_

### 3. Applicant, Agent & Property Owner Information:

Applicant's Name: Heidi Stiller Company: \_\_\_\_\_ (Verona Mailing Address)  
 Street Address: 2055 Woods Rd City/State: Madison, WI Zip: 53593  
 Telephone: (608) 848-8869 Fax: ( ) Email: hlstiller@yahoo.com

Project Contact Person: John Eskrich Company: \_\_\_\_\_  
 Street Address: 2055 Woods Rd City/State: Madison, WI Zip: 53593  
 Telephone: (608) 220-1352 Fax: ( ) Email: john.eskrich@meadhunt.com

Property Owner (if not applicant): \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

### 4. Project Information:

Provide a general description of the project and all proposed uses of the site: Purpose is to create lot for existing home and 1/2 acres by CSM and outlot of 9 acres. Preliminary plat is concurrently being submitted for approval. CSM to be recorded following approval.

Development Schedule: Commencement None Completion TBD Future \_\_\_\_\_

Outlot is not being developed at this time.

CONTINUE →



**5. Required Submittals:**

**Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

**Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

**Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.

**Filing Fee:** \$ \_\_\_\_\_ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**6. Applicant Declarations:**

**Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:  
→ The site is located within the limits of Mid-Town Neighborhood Dev. Plan, which recommends:  
Low Density Res. for this property.

**Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:  
→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

\_\_\_\_\_  
If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

**Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.  
Planner TIM PARKS Date 5/14/09 | Zoning Staff WAIVED BY TJP Date 5/14/09

**The signer attests that this form has been completed accurately and all required materials have been submitted:**

Printed Name Heidi L. Stiller Date 5-19-09

Signature Heidi L. Stiller Relation to Property Owner owner

Authorizing Signature of Property Owner Heidi L. Stiller Date 5-19-09

May 20, 2009

LETTER OF INTENT  
TO THE PLANNING COMMISSION AND CITY COUNCIL  
OF THE CITY OF MADISON

**HAWKS WOODS ESTATES**  
**CSM and PRELIMINARY PLAT SUBMITTAL**  
**Located at 2055 Woods Road in the City of Madison, Dane County, Wisconsin**

**Project Name:** Hawks Woods Estates

**Owner:** Heidi Stiller  
2055 Woods Road  
Madison (Verona mailing address), WI 53593  
(608) 848-8869  
[hlstiller@yahoo.com](mailto:hlstiller@yahoo.com)

**Owners Representative:** John Eskrich, PE  
2055 Woods Road  
Madison (Verona mailing address), WI 53593  
(608)220-1352  
[john.eskrich@meadhunt.com](mailto:john.eskrich@meadhunt.com)

**Surveyor:** Sean Walsh, RLS  
Mead & Hunt Inc  
6501 Watts Road  
Madison, WI 53719  
(608) 273-6380  
[sean.walsh@meadhunt.com](mailto:sean.walsh@meadhunt.com)

**A. Enclosed Submittals**

This submittal is for the CSM and Preliminary Plat for the property at 2055 Woods Road, referred to as Hawks Woods Estates, and the rezoning of said property.

Enclosed items:

- Preliminary Plat
- Certified Survey Map (CSM)
- Report of Title
- Mid-Town Neighborhood Development Plan

## **B. Project Summary**

Ms. Stiller is the owner of the approximate 10.6 acres and existing home located at 2055 Woods Road. She has been actively marketing this property and home for over a year with a local realtor, with no success. The intent of this action is to divide the existing home and 1 ½ acres from the remaining 9 acres so that each can be marketed independent from each other.

In order to accomplish this overall goal, four meetings and consultations with Tim Parks of the Planning Department took place to review the process and the City's overall goals as outlined in the Mid-Town Neighborhood Development Plan. From this, the attached preliminary plat was developed (as a condition of getting CSM approval) which outlines the necessary features to demonstrate conformance and meeting intent of the neighborhood development plan. Noted features;

- Completion of Ashworth drive west to Woods Road
- Consistent lot sizes with those already platted on Ashworth to east
- Low density residential
- Planned additional storm water detention
- Consistent alignment with platted abutting streets
- Public pedestrian easement for potential recreational land on abutting south University Ridge Golf Course
- The preliminary plat replicates the neighborhood plan, but also meets the intent and layout of the previously reviewed Bachmann, Heinrichs, Kinney, McKenzie/Weber Preliminary Plat issued 10-21-04. This is the overall plat issued to the city before the overall property was divided into the present day owners. This initial vision which was presented to the City of Madison planning department and what helped shape what was developed in the neighborhood plan, is being carried forward in the proposed Hawks Woods Estate Plat.

The attached plat entails 20 new residential lots, an out lot for storm water detention and inclusion of the 1 ½ acre lot and existing home. The 9 acre parcel is identified on the CSM as an out lot and with the preliminary plat demonstrates future develop ability of the 9 acre out lot. The preliminary plat lays out conformance with the Mid-Town Neighborhood Development Plan and is intended to set the stage for a 3<sup>rd</sup> party purchaser to have the basic framework for city approval for the final plat, while giving the eventual purchaser, the means of working with the planning department/commission, engineering and council for final conditions of approval. In order to complete the intent for this property the zoning is being requested to go from Temp Ag to R1 along with the preliminary plat submittal.

Because this property is being made ready for purchase and is not being developed at this time for the said owner to go forward with this development, no schedule is being listed for development of this project, as this will be determined eventually by the purchaser and/or developer of the 9 acres.