



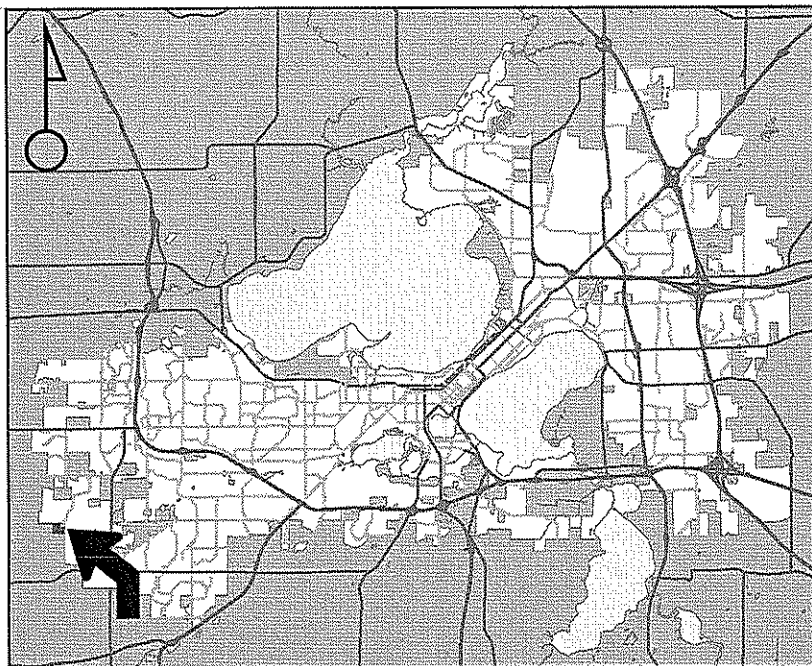
Plat Name
Hawks Valley
Location
2052 Woods Road
Applicant
Tony Heinrichs – Watermark JT/
Ronald Klaas – D'Onofrio Kottke & Associates

☒ Preliminary ☐ Final

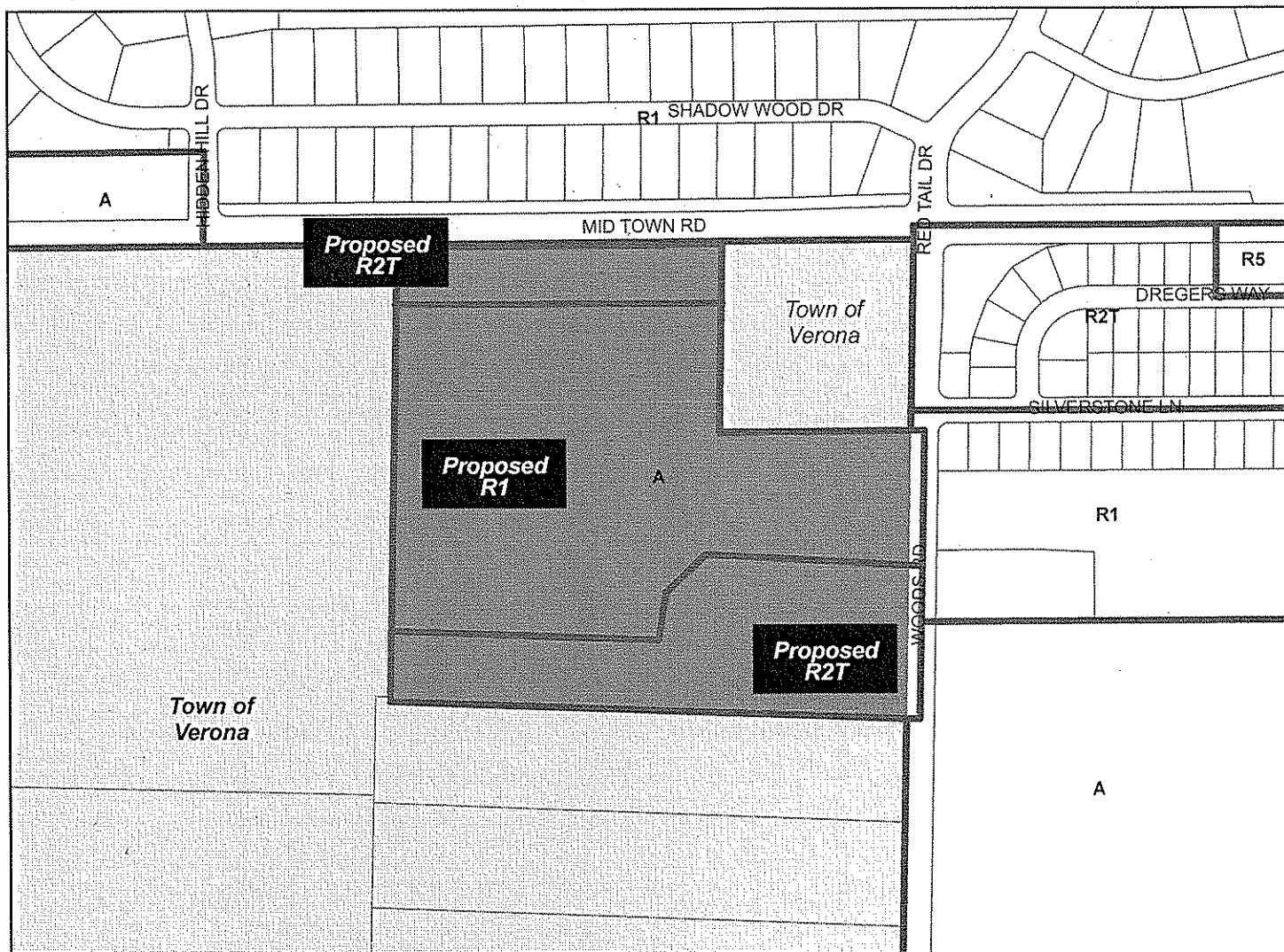
From: Temp A To: R1 & R2T

Proposed Use
82 single-family lots and 3 outlots

Public Hearing Date
Plan Commission
20 December 2010
Common Council
04 January 2011



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 : 07 December 2010





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 except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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
- All Land Use Applications should be filed directly with the Zoning Administrator.

OFFICE USE ONLY:

Amt. Paid \$2700⁰⁰ Receipt No. 114873
Date Received 10/20/10
Received By JLK
Parcel No. 0604-042-0104
Aldermanic District 1-Jed Sanborn
GQ Engel
Zoning District A

For Complete Submittal

Application	Letter of Intent	☒
IDUP	Legal Descript.	☒
Plan Sets	Zoning Text	<u>NA</u>
Alder Notification	Waiver	☒
Ngbrhd. Assn Not.	Waiver	☒
Date Sign Issued		<u>10/20/10</u>

1. **Project Address:** 2052 Woods Rd **Project Area in Acres:** 28
Project Title (if any): Hawks Valley

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)

☒ Rezoning to a Non-PUD or PCD Zoning Dist.:

Existing Zoning: A to _____
Proposed Zoning (ex: R1, R2T, C3): R1, R2T

☐ Rezoning to or Amendment of a PUD or PCD District:

☐ Ex. Zoning: A to PUD/PCD-GDP
☐ Ex. Zoning: A to PUD/PCD-SIP
☐ Amended Gen. Dev. ☐ Amended Spec. Imp. Plan

☐ **Conditional Use**

☐ **Demolition Permit**

☐ **Other Requests (Specify):** _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Tony Heinrichs Company: Watermark JT
Street Address: 2861 Index Rd City/State: Madison, WI Zip: 53713
Telephone: (608) 836-9444 Fax: () Email: tonyheinrichs@aol.com

Project Contact Person: Ronald Klaas Company: D'Onofrio Kottke
Street Address: 7530 Westward Way City/State: Madison, WI Zip: 53717
Telephone: (608) 833-7530 Fax: (608) 833-1089 Email: rklaas@donofrio.cc

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

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____
Residential housing development with a mix of single family homes

Development Schedule: Commencement 2011 Completion 2015

5. Required Submittals:

- ☐ **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:
- **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- ☐ **Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- ☐ **Filing Fee:** \$ 2700 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.
- ☐ **Electronic Submittal:** 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 Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- ☐ For any applications proposing demolition or removal of existing buildings, the following items are required:
- Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- ☐ **Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals

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 _____ Plan, which recommends: _____ for this property.
- ☐ **Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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:

NOTE: 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 and Planning Division staff; note staff persons and date.

Planning Staff: _____ Date: _____ Zoning Staff: _____ Date: _____

- ☐ **Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name JERRY HEINRICH Date 10-20-10
 Signature *Jerry Heinrich* Relation to Property Owner Owner
 Authorizing Signature of Property Owner _____ Date _____

October 20, 2010

Mr. Brad Murphy
Director of Planning
Department of Planning and Development
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

Re: Letter of Intent
Project Name: Hawks Valley
2052 Woods Rd.
Madison, WI

Dear Mr. Murphy:

The following Letter of Intent is submitted for the proposed land uses within the Plat of Hawks Valley for Staff, Plan Commission, and Common Council consideration of approval.

Project Team:

Owner: Watermark JT, LLC
c/o Tony Heinrichs
702 N. High Point Road, Suite 200
Madison, WI 53717

Engineer/Surveyor: D'Onofrio, Kottke & Associates, Inc.
7530 Westward Way
Madison, WI 53717

Letter of Intent
2052 Woods Rd.
October 20, 2010
Page 2

Introduction:

The subject site is located in the southwest quadrant at the intersection of Woods Road and Midtown Road, directly across the street to the south from Hawk's Landing. The site is currently zoned AG. Within the 28-acre site, there will be 81 single-family homes (zoned R1 and R2T), and a 2.05-acre park. Outlot 1 will be reserved for the project detention basin and will be under public ownership.

Site and Property Characteristics:

There are no buildings on the site and it is currently being farmed.

Land Use

The project consists entirely of single-family homes. Lots 11-44 are proposed for R1 zoning, and lots 1-10, and 45-81 are proposed as R2T. The park is 2.05 acres, which will satisfy the land dedication requirements. Outlot 1 is dedicated to the public for storm water management.

Submittals

We are submitting the following documents for City review:

1. 20 copies of the Preliminary Plat
2. Subdivision Application Form
3. 60 Year Report of Title
4. Review fee of \$3,175.00
5. Rezoning Map & Legal Description
6. Land Use Application
7. Rezoning Fee of \$2,700.00

Thank you for your consideration.
D'Onofrio, Kottke & Associates, Inc.



Ronald R. Klaas, P.E.

cc: Tony Heinrichs

MID TOWN ROAD

R2T

ASHWORTH DRIVE

TERCEL DRIVE

GOSHAWK DRIVE

BESRA DRIVE

BESRA DRIVE

SWAINSON DRIVE

WOODS ROAD

SILVERSTONE LANE

R1

OLL 1

OLL 2

ASHWORTH DRIVE

GREY KESTREL DRIVE

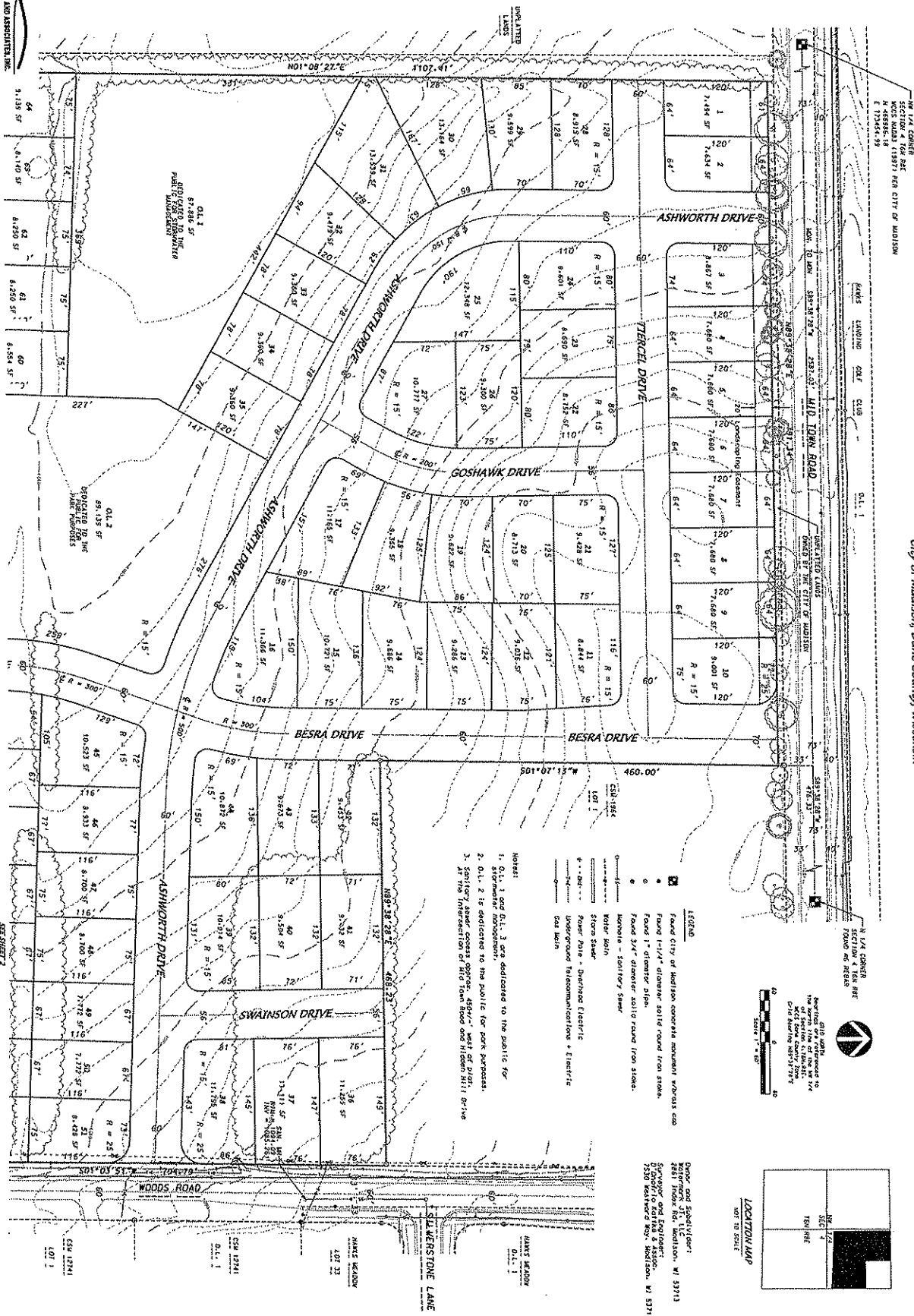
GREY KESTREL DRIVE

GREY KESTREL DRIVE

100' x 100' x 100'

PRELIMINARY PLAT HAWKS VALLEY

A Parcel of Land
Located in the NE 1/4 of NW 1/4, Section 4 T8N R8E
City of Madison, Dane County, Wisconsin

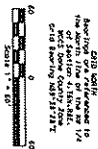


D'ONOFRI ENGINE AND ASSOCIATES, INC.
3935 Wisconsin Valley Highway, Suite 200
Madison, WI 53711-1809
Phone: (608) 233-7500 Fax: (608) 233-7501
WWW.DONOFRIENGINE.COM

This instrument was created by D'Onofrio, Korte & Associates, Inc. File 10-01-116 REV. 12-08-10

PRELIMINARY PLAT HAWKS VALLEY

A Parcel of Land
Located in the NE 1/4 of NW 1/4, Section 4, T6N, R8E
City of Madison, Dane County, Wisconsin



Legend

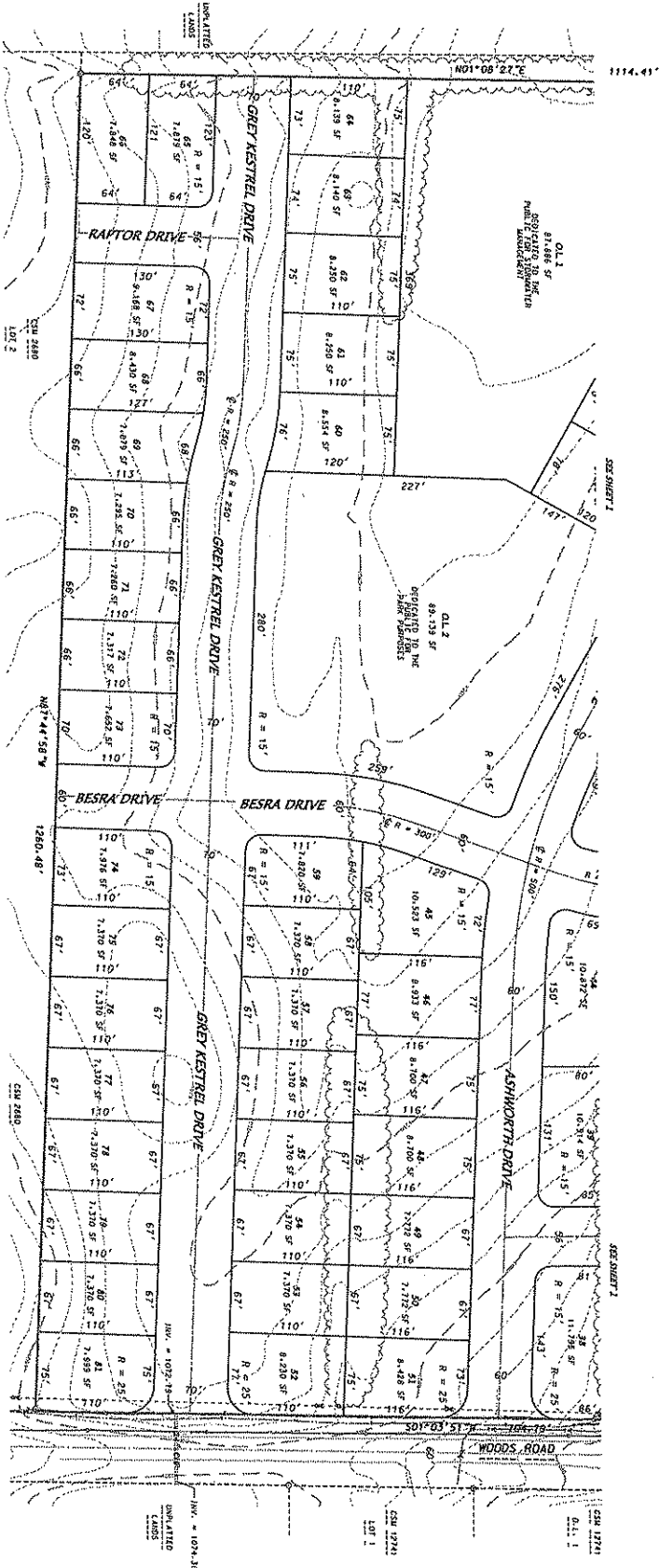
- Parcel City of Madison
- Parcel 1" diameter solid round iron stake
- Parcel 1" diameter solid round iron stake
- Parcel 3/4" diameter solid round iron stake

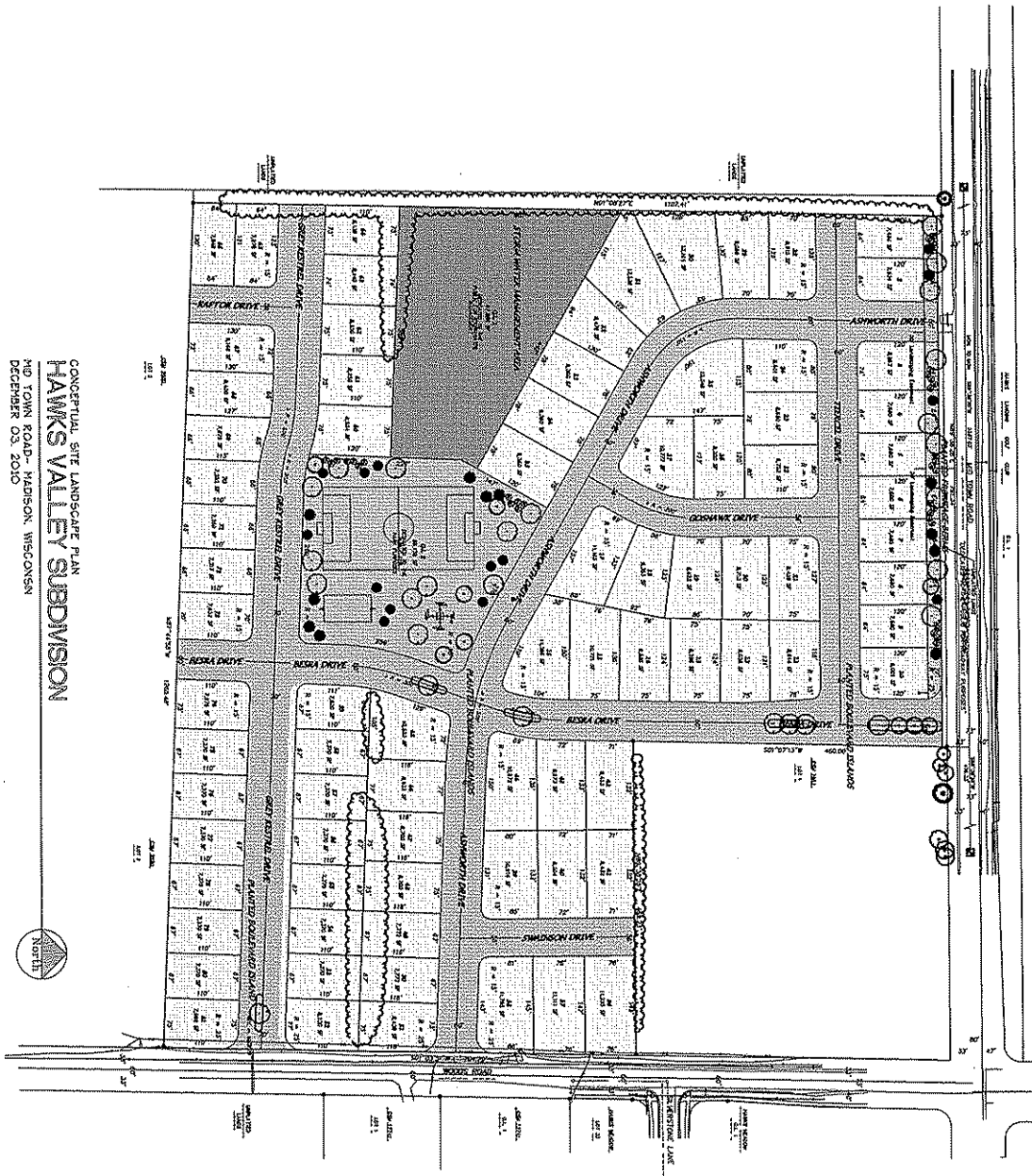
Surveyor's Certificate

I, Brett T. Stortvegen, Registered Land Surveyor, S-2710, hereby certify that the foregoing is a true and correct representation of all the adjacent existing land divisions and of the boundary of the City of Madison as shown on the attached plat and that I have fully complied with the provisions of Chapter Trans. 100, Stats.

Dated this _____ day of _____, 2010.

Brett T. Stortvegen, Registered Land Surveyor, S-2710





CONCEPTUAL SITE LANDSCAPE PLAN
HAWKS VALLEY SUBDIVISION
 MID TOWN ROAD - MADISON, WISCONSIN
 DECEMBER 03, 2010

PLANT SYMBOL KEY

- EXISTING FENCE ROW VEGETATION
- EXISTING TREE
- SHADE TREE
- SMALL SHRUB
- ORNAMENTAL TREE
- EVERGREEN TREE
- LARGE DECIDUOUS SHRUB



HAWKS VALLEY
 TRADEMARK HOMES
 MID TOWN ROAD
 MADISON, WISCONSIN 53719

Checked By: MS
 Drawn By: CJP
 12/14/10 PM

Revised
 Revised
 Revised
 Revised

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