



February 20, 2017

Heather Stouder, Director  
Department of Planning & Development  
City of Madison  
126 South Hamilton Street  
Madison, WI 53703

RE: WOODS FARM – REVISED SUBMITTAL

Dear Ms. Stouder:

This document, submitted on behalf of NorthPointe Construction, Inc, formally requests approval of a revised preliminary plat and revised final plat for the Woods Farm subdivision. The proposed development will create 100 single family lots, 11 duplex lots, a 4.5 acre multifamily lot, a 4.75 acre park and 11.02 acres of stormwater management area.

Upon approval, our client plans to start the first phase of construction in the spring of 2017.

APPLICANT

NorthPointe Construction, Inc.  
837 Shooting Star Circle  
DeForest, WI 53532  
Phone: 608-630-3350  
Ray Yunker  
[ray@ncphomes.com](mailto:ray@ncphomes.com)

SURVEYOR/ENGINEER

Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
Phone: 608-838-0444  
Mike Calkins  
[mcalcins@snyder-associates.com](mailto:mcalcins@snyder-associates.com)

We appreciate the help staff has provided on the project to date and look forward to working with the City on the review and implementation of this east side neighborhood.

Sincerely,

SNYDER & ASSOCIATES, INC.

Mike Calkins  
Project Engineer

Enclosures



# LAND USE APPLICATION

CITY OF MADISON

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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 1318 & 1402 Reiner Road, Madison WI 53718  
**Project Title (if any):** Woods Farm

### 2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to Approved PD-GDP Zoning [ | Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: \_\_\_\_\_

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

**Applicant Name:** Ray Yunker Company: NorthPointe Construction, Inc.  
**Street Address:** 837 Shooting Star Circle City/State: DeForest /WI Zip: 53532  
**Telephone:** (608) 630-3350 Fax: ( ) Email: ray@ncphomes.com

**Project Contact Person:** Mike Calkins Company: Snyder & Associates, Inc.  
**Street Address:** 5010 Voges Road City/State: Madison Zip: 53718  
**Telephone:** (608) 838-0444 Fax: (608) 838-0445 Email: mcalkins@snyder-associates.com

**Property Owner (if not applicant):** Wood Madison Corp. (Applicant is contract owner)  
**Street Address:** 2 E. Mifflin St., Suite 200 City/State: Madison/WI Zip: 53703

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Demolition of two single family houses and multiple accessory buildings to prepare the property for a residential subdivision called Woods Farm

Development Schedule: Commencement Spring 2017 Completion Summer 2017

8-10

## 5. Required Submittal Information

All Land Use applications are required to include the following:

**Project Plans** including:\*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

**Provide collated project plan sets as follows:**

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

**Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. 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 as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

**Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

## 6. Applicant Declarations

**Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:  
Applicant met with Alder Hall, District 3 on 11/17/16 to discuss project. Email correspondence attached.

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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: Tim Parks Date: 9/1/16 Zoning Staff: DAT Meeting Date: 10/6/16

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

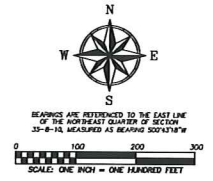
Name of Applicant Ray Yunker Relationship to Property: Contract Owner  
Authorizing Signature of Property Owner Ray Yunker Date 12/7/16 8 -10

# DEMOLITION PLAN - WOODS FARM

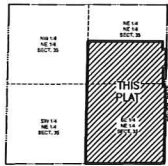
LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 8175, AS RECORDED IN VOLUME 44 OF CERTIFIED SURVEY MAPS ON PAGES 50-52, AS DOCUMENT NUMBER 2754753, DANE COUNTY REGISTRY, ALSO LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 9866, AS RECORDED IN VOLUME 57 OF CERTIFIED SURVEY MAPS ON PAGES 150-153, AS DOCUMENT NUMBER 3261794, DANE COUNTY REGISTRY, ALSO PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

### DEMOLITION LEGEND

- = RESIDENTIAL STRUCTURES TO BE DEMOLISHED
- = ACCESSORY STRUCTURES TO BE DEMOLISHED



TOTAL AREA OF PLATTED LANDS = 2,656,955 SQUARE FEET OR 60.9861 ACRES

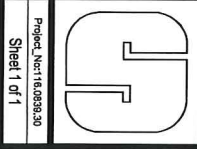
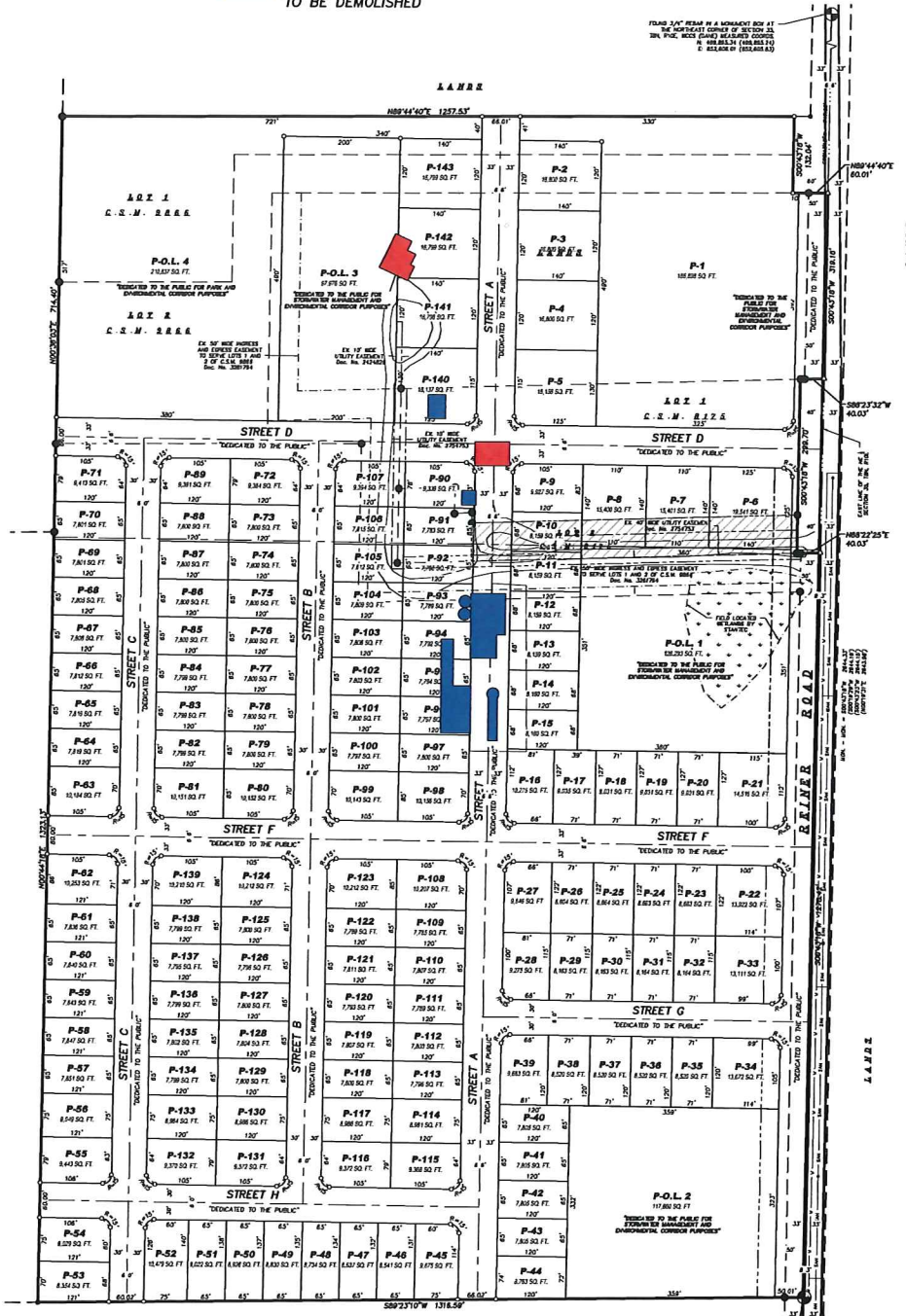


LOCATION MAP  
NORTHEAST QUARTER OF SECTION 35 - CITY OF MADISON, DANE COUNTY, WISCONSIN

**CURRENT ZONING:** A  
**PROPOSED ZONING:**  
SINGLE FAMILY: TR-C3  
MULTI FAMILY: TR-U1

**SURVEYED FOR:**  
Northpointe Construction, Inc.  
837 Shooting Star Circle  
Deforest, WI 53532

**SURVEYED BY:**  
Snyder & Associates, Inc.  
5010 Vokes Road  
Madison, WI 53718  
(608) 838-0444  
www.snyder-associates.com



**WOODS FARM**  
**DEMOLITION PLAN**

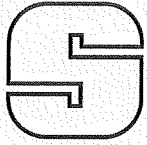
MADISON, WI

**SNYDER & ASSOCIATES, INC.**

5010 VOKES ROAD  
MADISON, WISCONSIN 53718  
608-838-0444 | www.snyder-associates.com

MARK	REVISION	DATE	BY
Engineer: ENG	Checked By: CHKD	Scale: 1" = 100'	
Technician: ARG	Date: 12-07-2016	Field Bk:	Pg:
Project No: 116.0839.30		Sheet 1 of 1	

8-10



December 7, 2016

Heather Stouder, Director  
City of Madison Department of Planning & Development  
126 South Hamilton Street  
Madison, WI 53703

RE: Demolition Submittals – 1318 Reiner Road & 1402 Reiner Road

Dear Ms. Stouder:

This document, submitted on behalf of NorthPointe Construction, Inc, formally requests approval for the demolition of single family residential structures at 1318 Reiner Road and 1402 Reiner Road. The demolition is necessary to accommodate a proposed residential development called “Woods Farm”.

The land currently has two existing houses and accessory structures located on the northern portion of the proposed development. All accessory buildings will also be removed prior to the first phase of the subdivision construction.

Our client plans to start the demolition in the spring of 2017.

APPLICANT

NorthPointe Construction, Inc.  
Ray Yunker  
[ray@ncphomes.com](mailto:ray@ncphomes.com)

SURVEYOR/ENGINEER

Snyder & Associates, Inc.  
Mike Calkins  
[mcalkins@snyder-associates.com](mailto:mcalkins@snyder-associates.com)

Please contact me at 608-838-0444 if you have any questions.

Sincerely,

SNYDER & ASSOCIATES, INC.

Mike Calkins  
Project Engineer

Enclosures

CC: Ray Yunker, NorthPointe Construction, Inc.



119 South Main Street | PO Box 128 | Cottage Grove, Wisconsin 53527-0128  
Ph: 608.839.1998 | Fax: 608.839.1995

www.nrc-inc.net

# Memorandum

**To:** Mr. Mike Calkins, Calkins Engineering

**From:** Rachel Veltman

**Date:** November 27, 2007

**Re:** Plant Survey on Proposed Eastside Properties, City of Madison, Dane County, WI

---

Rachel Veltman of Natural Resources Consulting, Inc. (NRC) completed a field survey of the two woodlands on the proposed eastside properties along Reiner Road and CTH "T" in Sections 35 and 36 of T8N, R10E in the City of Madison, Dane County, WI (Figures 1 & 2)). These surveys were conducted on November 26 and 27, 2007, in response to the Wisconsin Department of Natural Resources Bureau of Endangered Resources review letter of October 16, 2007. This letter indicated historic records of five listed plant species in and around the area of the proposed project, and encouraged follow-up surveys for only one species, giant yellow hyssop (*Agastache nepetoides*, WI State Threatened species). This was the only plant species for which it appears there might be suitable habitat on the proposed project area. This plant prefers woodlands and forest edges, thickets and river margins.

The woodlands were surveyed using the meander survey method. Each separate microhabitat and several locations on each woodland edge and clearing was surveyed with the meandering method. The general plant community composition was noted, including the dominant species in each layer.

Giant yellow hyssop or any other similar hyssop species was not found in either woodland.

The northwest woodlot shows signs of significant previous disturbances, including logging and probably grazing. This woodlot encompasses a hilltop and valley, with a dry-mesic community at the top of the hill, and a wet-mesic plant community at the bottom. The hilltop area (east of the existing house) is an old field row, with a scattering of large, mature trees of the following species: white, red and bur oak (*Quercus alba*, *Q. rubra*, *Q. macrocarpa*), shagbark hickory (*Carya ovata*), and wild black cherry (*Prunus serotina*). In the lower elevations, the canopy is dominated by box-elder (*Acer negundo*), with infrequent occurrences of white and red oak and wild black cherry. Clearings in this woodlot are dominated by blackberry (*Rubus allegheniensis*). Elsewhere, particularly along the edges, honeysuckle (*Lonicera x bella*) and common buckthorn (*Rhamnus cathartica*) dominate the shrub layer, while garlic mustard (*Alliaria petiolata*), dame's rocket (*Hesperis matronalis*), motherwort (*Leonurus cardiaca*), burdock (*Arctium minus*) and avens (*Geum* sp.) are prevalent in the ground layer.

Mr. Mike Calkins  
November 27, 2007

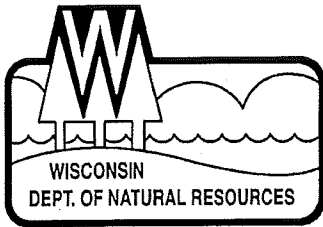
007-0150-01-002

The southeast woodlot is similar to the northwest woodlot. This area shows signs of previous logging, and also contains a strip of cropped land through the middle. This woodland is a dry-mesic forest community, dominated by shagbark hickory, and white and red oaks. Wild black cherry is a prevalent sub-dominant species. Other species of note include bur oak, and American elm (*Ulmus americana*) becomes more frequent near the wetland in the northeastern corner. The shrub and groundlayer vegetation is similar to the northwest woodlot, with the addition of wild black raspberry (*Rubus idaeus*), giant ragweed (*Ambrosia trifida*), multiflora rose (*Rosa multiflora*), and enchanter's nightshade (*Solanum dulcamara*).

Both woodlands are significantly degraded and contain depauperate herbaceous and shrub layers. These areas do not appear to contain suitable habitat for giant yellow hyssop, nor were any individuals of that species found. Similarly, these areas and the rest of the project area do not appear to contain habitat for any of the five listed species that were mentioned in the WDNR BER endangered resources review letter.

Enclosures:

DNR-BER NHI Letter  
Site Figures



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor  
Matthew J. Frank, Secretary

101 S. Webster St.  
Box 7921  
Madison, Wisconsin 53707-7921  
Telephone 608-266-2621  
FAX 608-267-3579  
TTY Access via relay - 711

October 16, 2007

Jessica Smith  
Calkins Engineering, LLC  
5010 Voges Road  
Madison, WI 53718

Subject: Endangered Resources Information Review (Log Number 07-211)  
Proposed Eastside Properties 294 acre multi-use development

Dear Ms. Smith:

Thank you for contacting us to request information regarding rare species on your proposed project site. The Bureau of Endangered Resources has reviewed the project area described in your letter of 12 September for the proposed Eastside Properties 294 acre multi-use development.

Our Natural Heritage Inventory (NHI) data files contain information on the following rare species for the project site located in T8N R10E Sections 35 and 36 in Dane County. In addition to the actual project site, I am providing endangered resource information for an area within one mile of the project's location (within two miles for aquatic species.) This information is provided so impacts to nearby endangered resources can be assessed and to assist in determining if rare species may occur in the project's impact area when appropriate habitat exists. If the described habitat types occur in the project's impact area, then species that occur nearby may be present. Our data files contain historical records (records 25 years or older) of rare species known to occur within the vicinity of the project site. Unfortunately, the Bureau does not have more current survey information documenting the continued existence of these species in the area. I am including these older records as an indication of species which may occur in the project area if appropriate habitat still exists:

**Prairie parsley** (*Polytaenia nuttallii*), a plant listed as Threatened in Wisconsin, prefers mesic prairies, and persists in open areas that were savannas. Blooming occurs from early May through late June. Optimal identification period is from early May to late August.

**Giant yellow hyssop** (*Agastache nepetoides*), a plant listed as Threatened in Wisconsin, prefers woodlands and forest edges, thickets, and river margins. Flowering occurs from early June through mid-October. Optimal identification period is from mid-July to late September.

**Prairie false-dandelion** (*Nothocalais cuspidata*), a plant of Special Concern in Wisconsin, prefers dry, rock prairie bluffs and gravelly hillsides. Blooming occurs from early May through mid-June. Optimal identification period is from early May to mid-June.



**Slim-stem small-reedgrass** (*Calamagrostis stricta*), a plant of Special Concern in Wisconsin, prefers dry to moist dunes, barrens, and dolomite or sandstone ledges, mostly near the Great Lakes, and also calcareous wetlands. Blooming occurs throughout the month of June. Optimal identification period is from early July to late August.

**Small white lady's slipper** (*Cypripedium candidum*), a plant listed as Threatened in Wisconsin, prefers calcareous wet fens and prairies. Blooming occurs from mid-May through mid-June. Optimal identification period is from mid-May through mid-June.

Endangered and Threatened species are provided protection under the Wisconsin Endangered Species Law (29.604 State Stats.). Special Concern species are species about which some problem of abundance or distribution is suspected but not yet proved. The main purpose of this category is to focus attention on certain species before they become endangered or threatened.

#### ***Follow-up actions***

1. A variety of rare plants, listed above, historically existed in the area of the proposed project area. Because this site is privately owned, rare plants are not legally protected on the site; any actions taken to protect these species on the property would be completely voluntary. Information in your application and aerial photos indicate that the property is largely in active agricultural production. Active agricultural fields are not appropriate habitat for rare plants, so we have no concerns about these fields. The two smaller wooded areas in the northwestern and southeastern areas of the site may still contain habitat for the rare plants listed above, particularly yellow giant hyssop which can persist in more degraded woodland edge habitats. Yellow giant hyssop is conspicuous and can still be identified at this time of year. You can find pictures and more information about this species at <http://www.botany.wisc.edu/wisflora/scripts/detail.asp?SpCode=AGANEP>. We encourage you to walk these small wooded areas of the site to determine if yellow giant hyssop is present. If found, we encourage you to consider setting aside these wooded areas as greenspace for the development. We would also be happy to talk with you further about land management activities that would benefit the species.

Comprehensive endangered resource surveys have not been completed for the project area. As a result, our data files may be incomplete. The lack of additional known occurrences does not preclude the possibility that other endangered resources may be present. Occurrences of rare species are only in our NHI database if the site has been previously surveyed for that species or group during the appropriate season, and an observation was reported and entered into the database. As such, absence of an NHI occurrence in a specific area should not be used to infer absence of rare species. Evaluations of the possible presence of rare species on the project site should be based on whether suitable habitat for the species exists within the project area.

The specific location of endangered resources is sensitive information that has been provided to you for the analysis and review of this project. Exact locations should not be released or reproduced in any publicly disseminated documents.

**This letter is for informational purposes and only addresses endangered resource issues. This letter does not constitute Department of Natural Resources authorization of the project and does not exempt the project from securing necessary permits and approvals from the Department.**

Please give me a call at (608) 264-8968 if you have any questions about this information.

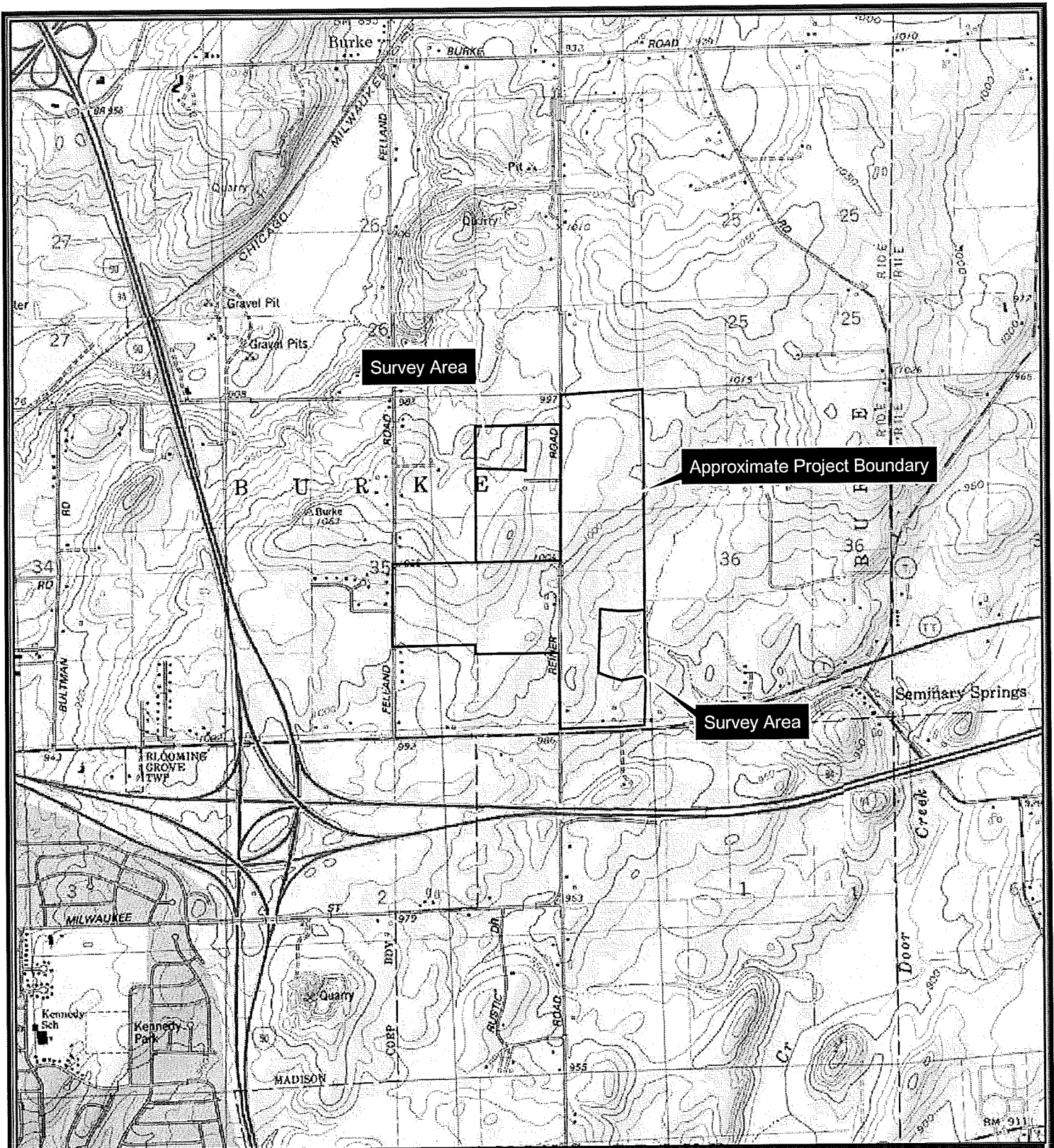
Sincerely,

A handwritten signature in black ink, appearing to read "Sarah Carter". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

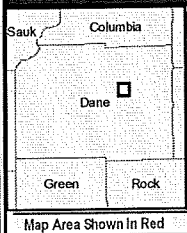
Sarah Carter  
Endangered Resources Review Specialist

cc: Cathy Bleser - SCR/Fitchburg  
Eric Rortvedt - SCR/Fitchburg  
Cami Peterson - SCR/Fitchburg

E:\eriprojects\dvcem\_07-211\_EastsideProperties.doc



**FIGURE 1. PLANT SURVEY AREAS & TOPOGRAPHY**  
**East Side Properties**



**Location**  
 Sections 35 & 36, T8N, R10E,  
 City of Madison, Dane County, WI

**Project Information**  
 NRC Project Number : 007-0150-01-002  
 Modified November 29, 2007

0 500 1,000 Feet

**Legend**

- Approximate Project Boundary
- Survey Areas

**NRC**  
 National Resource Consulting, Inc.

119 South Main Street  
 P.O. Box 128  
 Cottage Grove, WI 53527-0128  
 phone: 608-839-1998  
 fax: 608-839-1995  
 www.nrc-inc.net



**FIGURE 2. PLANT SURVEY AREAS  
East Side Properties**

<p>Sauk Columbia Dane Green Rock Map Area Shown in Red</p>		<p><b>Location</b> Sections 35 &amp; 36, T8N, R10E, City of Madison, Dane County, WI</p> <p><b>Project Information</b> NRC Project Number : 007-0150-01-002 Modified November 29, 2007</p> <p>0 500 1,000 Feet</p>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Approximate Project Boundary</li> <li> Survey Areas</li> <li> 24K Hydro Layer</li> </ul>	<p><b>NRC</b> NATURAL RESOURCES CONSULTING, INC.</p> <p>119 South Main Street P.O. Box 128 Cottage Grove, WI 53527-0128 phone: 608-839-1998 fax: 608-839-1995 www.nrc-inc.net</p>
--	--	--	---	---