



City of Madison

Proposed Rezoning, Preliminary and Final Plat

Project Name
Wolfe Addition to Hawks Creek

Location
7960 Raymond Road

Applicant
City of Madison & Scott Lewis/
Janet Dailey - City of Madison Eng Division

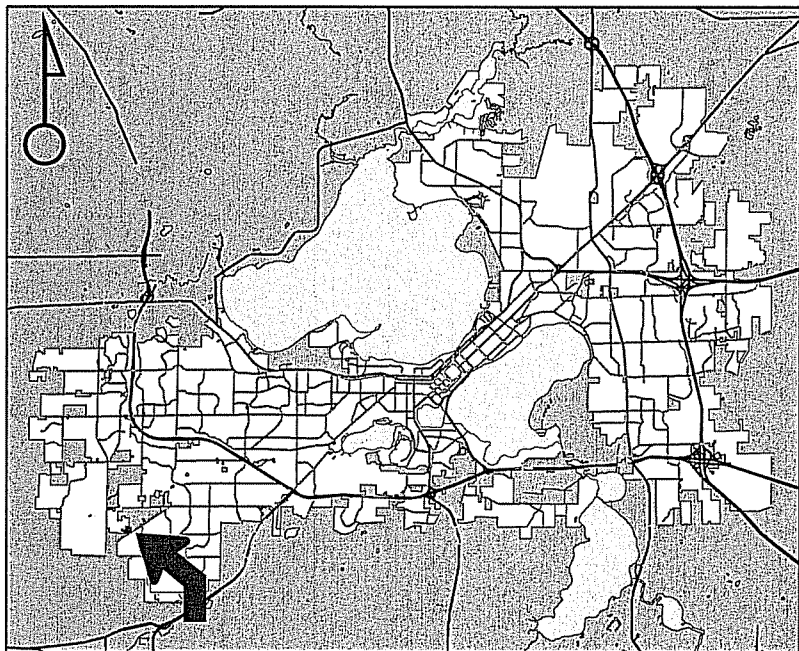
Temp A,
From: SR-C1 & TR-C3 To: TR-C3 & CN

Proposed Use
16 single-family lots and 2 outlots
for public open space

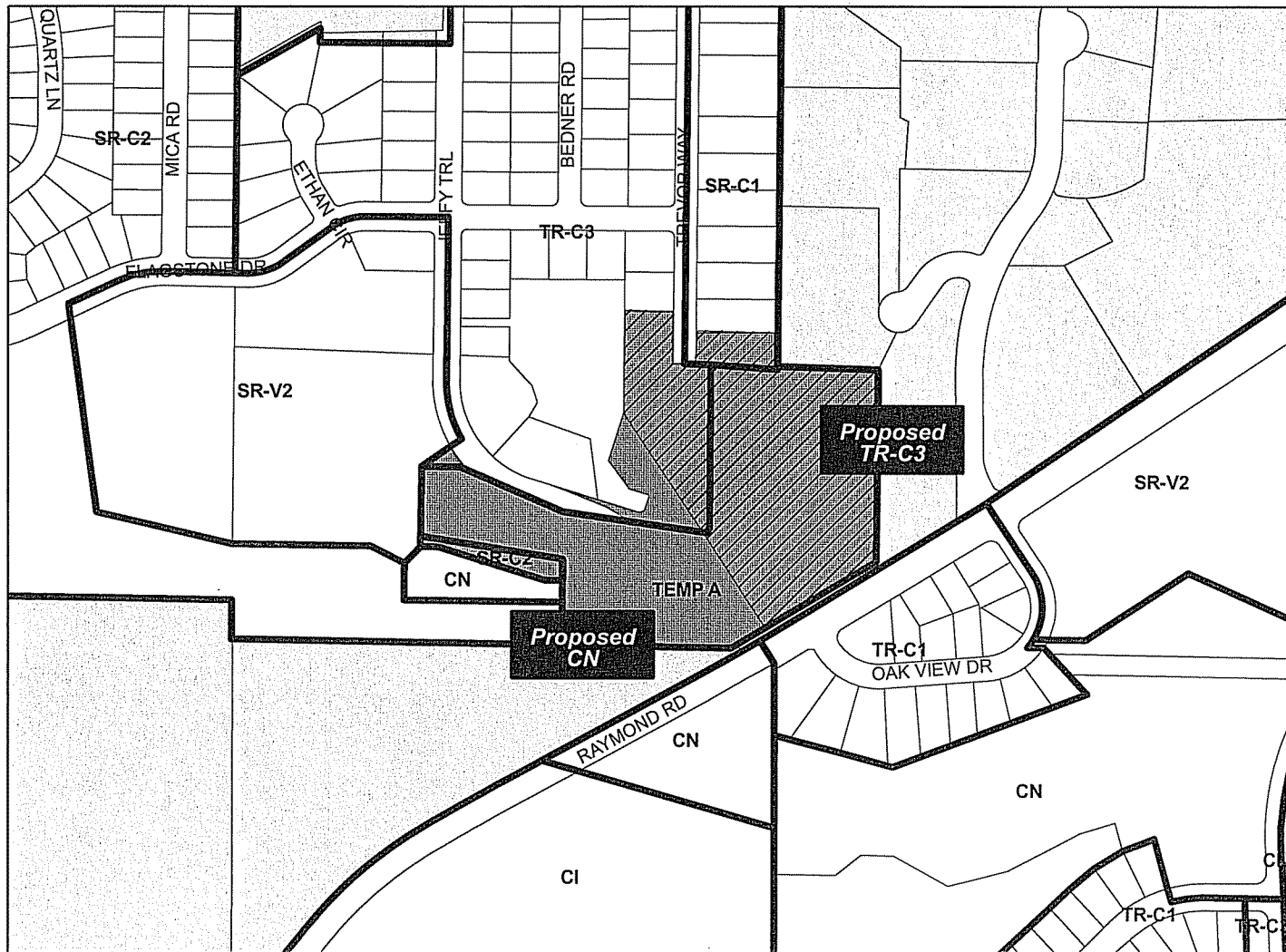
Public Hearing Date

Plan Commission
06 May 2013

Common Council
07 May 2013



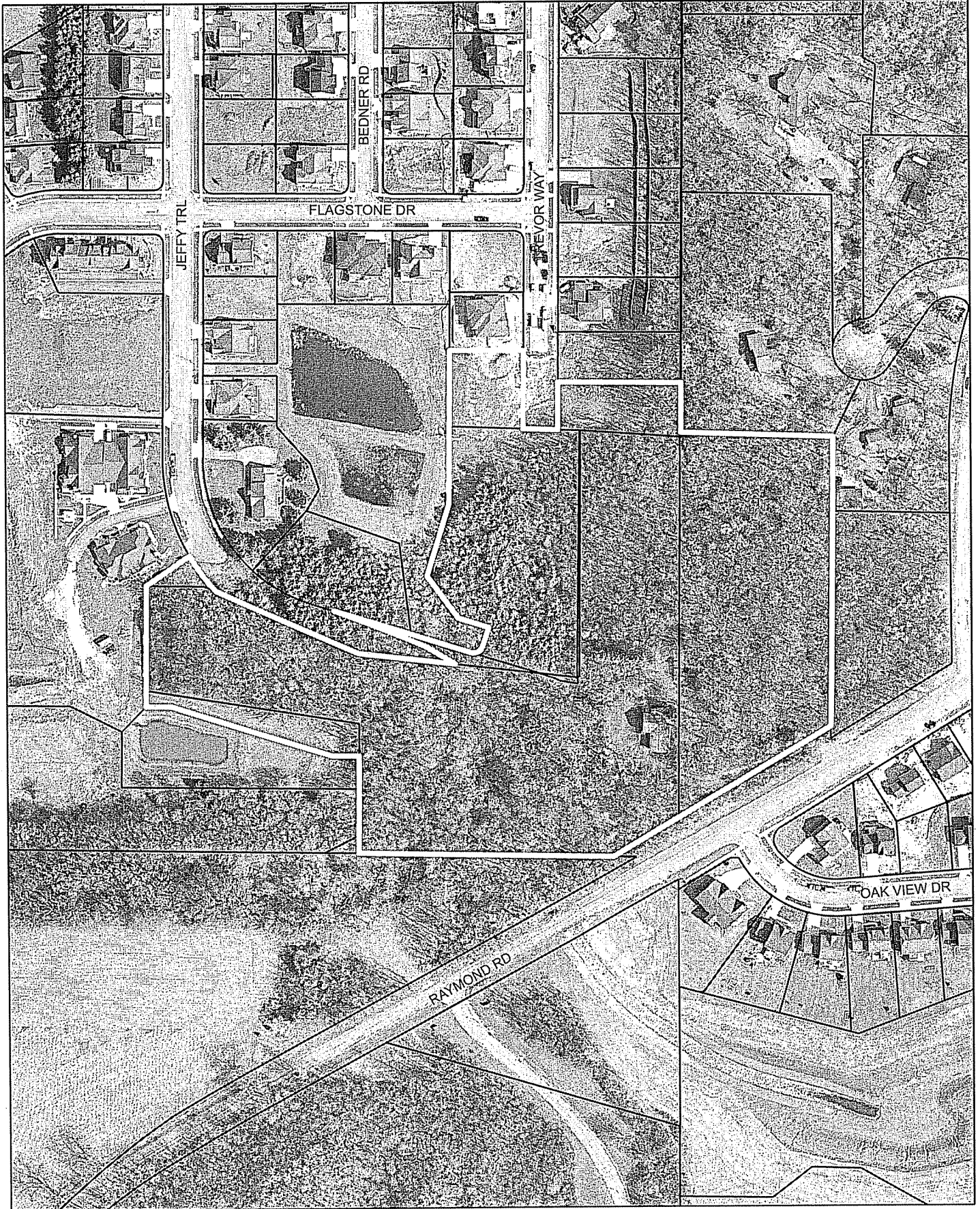
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 24 April 2013

8-10





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

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:** 7960 Raymond Road and 2413 Trevor Way, generally
Project Title (if any): Wolfe Addition to Hawks Creek

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

- Zoning Map Amendment from** Temp. A and SR-C1 **to** TR-C3 and CN
- 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: Robert Phillips & Scott Lewis **Company:** City of Madison and Hawks Landing, LLC
Street Address: City-County Building, Room 115 **City/State:** Madison, WI **Zip:** 53703
Telephone: (608) 266.4751 **Fax:** (608) 264.9275 **Email:** rphillips@cityofmadison.com

Project Contact Person: Janet Dailey **Company:** City of Madison Engineering Division
Street Address: City-County Building, Room 115 **City/State:** Madison, WI **Zip:** 53703
Telephone: (608) 261.9688 **Fax:** (608) 264.9275 **Email:** jdailey@cityofmadison.com

Property Owner (if not applicant): City of Madison and Hawks Landing, LLC
Street Address: _____ **City/State:** _____ **Zip:** _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Create 16 single-family lots and 2 outlots for public open space on City land recently purchased from the Madison Audubon Society. A separate Subdivision Application has been made for the plat.

Development Schedule: Commencement May 2013 Completion Fall 2013

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 ² 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:

→ 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: June 2012 Zoning Staff: N/A Date: ---

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

Name of Applicant Robert Phillips, PE Relationship to Property: Authorized representative for City

Authorizing Signature of Property Owner _____ Date 20 February 2013



Department of Public Works
City Engineering Division

608 266 4751

Robert F. Phillips, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
FAX 608 264 9275
Textnet 866 704 2315
www.cityofmadison.com

Assistant City Engineer
Michael R. Dailey, P.E.

Principal Engineers
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
Gregory T. Fries, P.E.
Christopher J. Petykowski, P.E.

Facilities & Sustainability
Jeanne E. Hoffman, Manager
James C. Whitney, A.I.A.

Operations Supervisor
Kathleen M. Cryan

GIS Manager
David A. Davis, R.L.S.

Financial Officer
Steven B. Danner-Rivers

Hydrogeologist
Brynn Bemis

February 20, 2013

Plan Commission
Room LL-100, Madison Municipal Building
215 Martin Luther King Jr. Blvd.
Madison, WI 53701-2985

RE: Letter of Intent – Wolfe Addition to Hawks Creek Subdivision
7960 Raymond Road

Dear Members of the Plan Commission:

Attached, please find the City's rezoning request and subdivision proposal for the former Lois Smithies property that the City purchased in December 2012 from the Madison Audubon Society and recently annexed from the Town of Verona. The City acquired the 9.5-acre property to help facilitate the expansion of the Ice Age Junction Trail, the extension of sanitary sewer to serve the undeveloped lands in the Hawks Creek subdivision, the creation of additional public open space, and the potential future extension of Jeffy Trail. The property and surrounding properties are located within the boundaries of the City's (1997) High Point-Raymond Neighborhood Development Plan, which recommends that the property be developed with a variety of low-density residential, and park, drainage, and open space uses. The acquisition and development of the site will aid in the implementation of many of the recommendations in the neighborhood plan.

Highlights of the City's plans for the former Audubon property are:

- Rezoning of the eastern half of the site to the TR-C3 single-family residence district to facilitate the creation of 16 single-family lots to be located on both sides of an extension of Trevor Way from its current terminus in the Hawks Creek subdivision immediate north of the site. Due to the grades and mature tree cover present on the site, we are not proposing to connect Trevor Way to Raymond Road. The 16 proposed lots will include 3 existing lots in the First Addition to Hawks Creek plat that will be slightly reconfigured and 3 lots on a Certified Survey Map approved in December 2011 to surround a cul-de-sac at the southern end of Trevor Way (the Certified Survey Map creating these lots has not been recorded).
- A public path connection is proposed from Trevor Way through the open space to eventually connect to the future sidewalk on Jeffy Trail.
- An interim multi-purpose path is proposed from the current end of Jeffy Trail to connect to the proposed Ice Age Junction Trail that will be constructed this summer between Raymond Road and S.

Pleasant View Road (CTH M) parallel to the Ice Age Trail on existing public open space located south of the subject property.

- Creation of a sanitary sewer impact fee district to extend gravity sewer service to the southern portions of the Hawks Creek neighborhood that are not currently served or served by a lift station.
- Dedication of the right of way to extend Jeffy Trail in the future from its current terminus to Raymond Road. Jeffy Trail is shown on the adopted High Point-Raymond Neighborhood Development Plan to extend from Mid Town Road and Midtown Commons on the north to Raymond Road on the south as a neighborhood collector street that, when built, will improve the circulation of bikes, pedestrians and autos throughout the Hawks Creek neighborhood and provide additional access for police and fire services. There are currently no funds in the Capital Budget for the construction of Jeffy Trail. When the extension of Jeffy Trail is scheduled in the future, the City will meet with the district alder, neighborhood and affected property owners regarding the plans for the street.
- The creation of 2 outlots containing approximately 4.4 acres of land for public open space to be located on both sides of the Jeffy Trail right of way, which will be zoned CN-Conservancy. The open space outlot on the west side of future extended Jeffy Trail will serve as an addition to the extensive public open space already present on the northerly side of Raymond Road, which includes Dane County's Ice Age Trail Junction Natural Resource Area and the City's Flagstone Park.

The City worked closely with the Audubon Society on the layout of the property to minimize the developed area and preserve as many trees as possible. The plat includes a tree preservation area at the rear of the 10 lots located on the easterly and southerly sides of extended Trevor Way. Grading for those lots will not be permitted in the public open space or outside the developable areas identified on the plat, and the City will work with future home builders on where utilities can be installed. No principal or accessory buildings or structures (pools, gazebos, etc.) will be permitted outside the developable areas identified on the plat.

The City intends to partner with a local real estate professional on the marketing and sale of the single-family lots being created by the City, which are being proposed in an effort to defray the City's cost for constructing the non-revenue-producing components of our plan.

We are hoping to receive zoning and plat approvals in April of 2013, with the goal of recording the final plat in May. Construction of the bike path and sanitary sewer is anticipated for May-June 2013, with construction of the extension of Trevor Way anticipated for early August 2013.

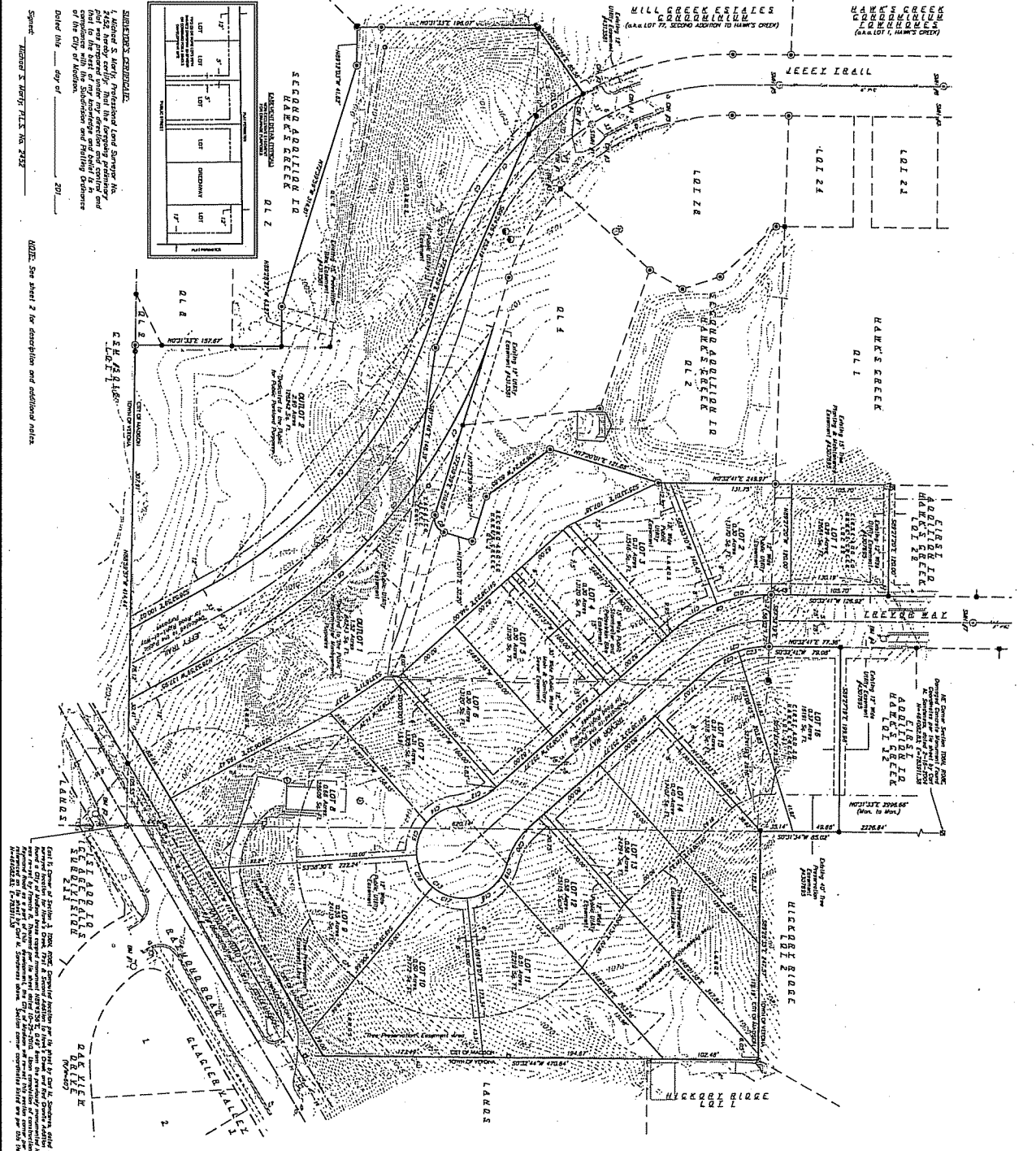
If you have any questions about this project, please contact Janet Dailey of my office at 261-9688 or jdailey@cityofmadison.com, or Tim Parks of the Planning Division at 261-9632 or tparks@cityofmadison.com.

Sincerely,

ROBERT F. PHILLIPS, PE
City Engineer

RFP:JD:tp
Attachment

Cc: Tim Parks, Planning Division
Janet Dailey, City Engineering Division

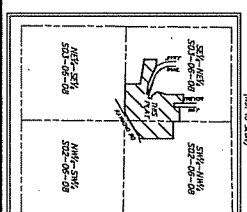


STAKEHOLDER'S CERTIFICATION:
 I, the undersigned, certify that the information provided herein is true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which might render this information misleading or incomplete in any material respect.
 Dated this _____ day of _____, 2013.

 MICHAEL S. WATKINS, PLS. No. 2032

NOTES: See sheet 2 for description and additional notes.

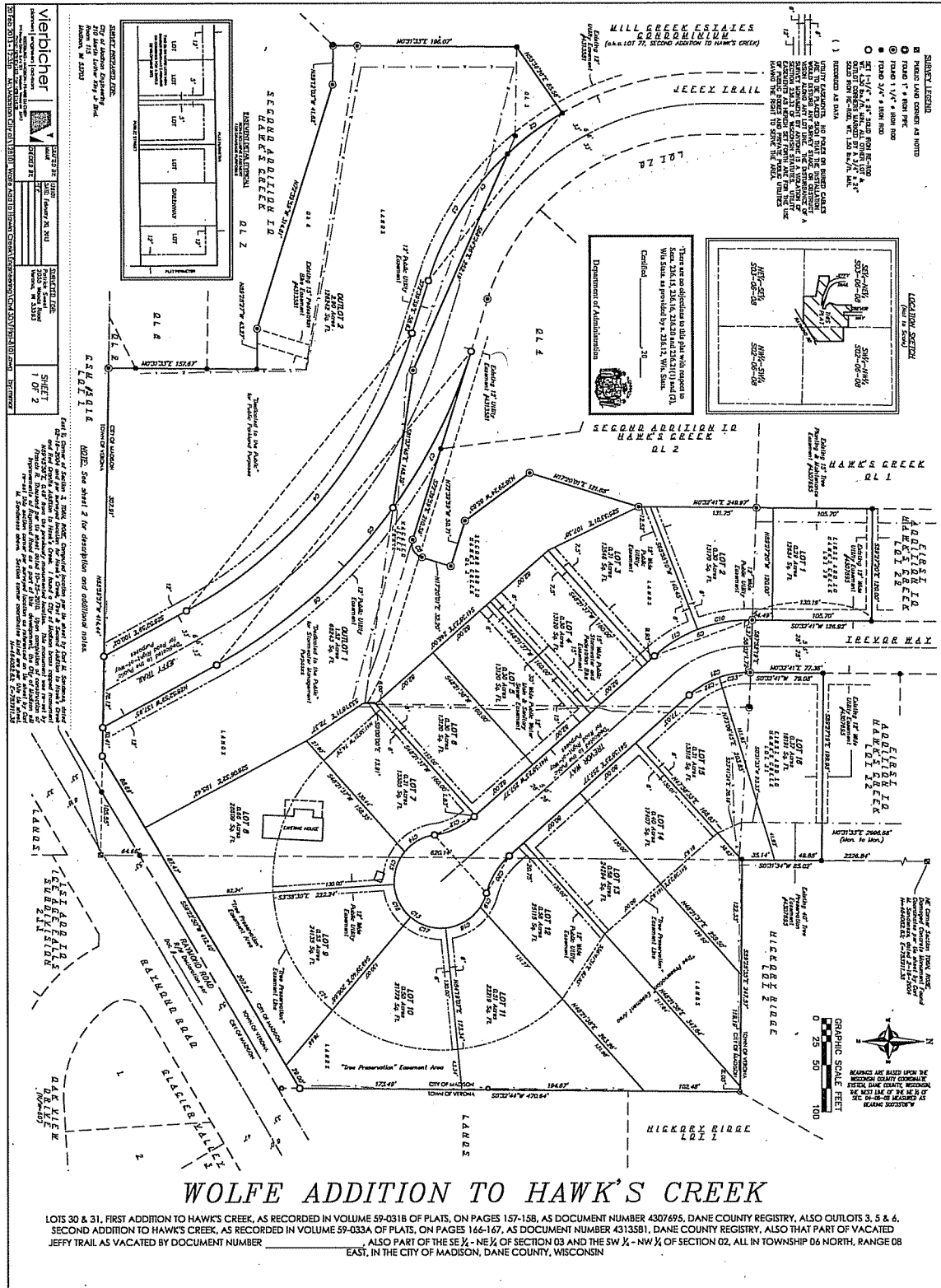
- TOPOGRAPHIC SYMBOL LEGEND**
- 1 EXISTING BUILDING
 - 2 EXISTING LOT CORNER
 - 3 EXISTING LANDMARK
 - 4 EXISTING MONITORING WELL
 - 5 EXISTING POST
 - 6 EXISTING SIGN (TYPE NOTED)
 - 7 EXISTING CURB INLET
 - 8 EXISTING FIELD INLET
 - 9 EXISTING ROOF DRAIN CLEANOUT
 - 10 EXISTING SANITARY CLEANOUT
 - 11 EXISTING SANITARY MANHOLE
 - 12 EXISTING SEWAGE VENT
 - 13 EXISTING FIRE HYDRANT
 - 14 EXISTING STAMPPIPE
 - 15 EXISTING WATER MAIN VALVE
 - 16 EXISTING CURB STOP
 - 17 EXISTING WELL
 - 18 EXISTING MANHOLE
 - 19 EXISTING AIR CONDITIONING FOOTPRINT
 - 20 EXISTING AIR WALK
 - 21 EXISTING DOWN CUY
 - 22 EXISTING ELECTRIC MANHOLE
 - 23 EXISTING ELECTRIC PERSHALL
 - 24 EXISTING TRANSFORMER
 - 25 EXISTING LIGHT POLE
 - 26 EXISTING LIGHT POLE
 - 27 EXISTING JUNCTION BOX
 - 28 EXISTING TV PERSHALL
 - 29 EXISTING TELEPHONE MANHOLE
 - 30 EXISTING UNDERGROUND TELEPHONE
 - 31 EXISTING UNDERGROUND MANHOLE
 - 32 EXISTING HANDICAP PARKING
 - 33 EXISTING TRAFFIC SIGNAL
 - 34 EXISTING SHRUB
 - 35 EXISTING DECIDUOUS TREE
 - 36 EXISTING CONIFEROUS TREE
- STAKE LEGEND**
- 1 PUBLIC LAND CORNER AS NOTED
 - 2 FOUND 1" IRON PIPE
 - 3 FOUND 2" IRON PIPE
 - 4 FOUND 1 1/4" IRON PIPE
 - 5 FOUND 3/4" IRON PIPE
- TOPOGRAPHIC LINEWORK LEGEND**
- 1 EXISTING OVERHEAD CABLE TV
 - 2 EXISTING OVERHEAD TELEPHONE
 - 3 EXISTING FIBER OPTIC CABLE
 - 4 EXISTING OVERHEAD TELEPHONE
 - 5 EXISTING UNDERGROUND TELEPHONE
 - 6 EXISTING CHAIN LINK FENCE
 - 7 EXISTING GENERAL FENCE
 - 8 EXISTING BRICK FENCE
 - 9 EXISTING CONCRETE FENCE
 - 10 EXISTING UNDERGROUND ELECTRIC LINE
 - 11 EXISTING DAY LINE
 - 12 EXISTING OVERHEAD ELECTRIC LINE
 - 13 EXISTING OVERHEAD GENERAL UTILITIES
 - 14 EXISTING SANITARY FORCE MAIN (SEE NOTED)
 - 15 EXISTING SANITARY SEWER LINE (SEE NOTED)
 - 16 EXISTING EDGE OF THERM. (SEE NOTED)
 - 17 EXISTING WATER MAIN (SEE NOTED)
 - 18 EXISTING WETLAND DELINEATION
 - 19 EXISTING MAJOR CONTOUR
 - 20 EXISTING MAJOR CONTOUR



NO.	DATE	REVISIONS
1	1-24-13	ISSUE FOR PERMIT

PRELIMINARY PLAT OF WOLFE ADDITION TO HAWK'S CREEK
 LOTS 30 & 31, FIRST ADDITION TO HAWK'S CREEK, AS RECORDED IN VOLUME 59-0318 OF PLATS, ON PAGES 157-158, AS DOCUMENT NUMBER 432478, DANE COUNTY REGISTRY, ALSO OUTLOTS 1, 2 & 4, SECOND ADDITION TO HAWK'S CREEK, AS RECORDED IN VOLUME 59-0324 OF PLATS, ON PAGES 184-187, AS DOCUMENT NUMBER 431181, DANE COUNTY REGISTRY, ALSO THAT PART OF VACATED JEFFY TRAIL AS VACATED BY DOCUMENT NUMBER _____, ALSO PART OF THE SE 1/4 - NE 1/4 OF SECTION 03 AND THE SW 1/4 - NW 1/4 OF SECTION 02, ALL IN TOWNSHIP 08 NORTH, RANGE 08 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

vierbicher
 planners | engineers | architects
 777 Forest Drive, Suite 201, Madison, Wisconsin 53717
 Phone: (608) 636-5232 Fax: (608) 636-5233



WOLFE ADDITION TO HAWK'S CREEK

LOTS 30 & 31, FIRST ADDITION TO HAWK'S CREEK, AS RECORDED IN VOLUME 59-031B OF PLATS, ON PAGES 157-158, AS DOCUMENT NUMBER 4307695, DANE COUNTY REGISTRY, ALSO OUTLOTS 3, 5 & 6,
 SECOND ADDITION TO HAWK'S CREEK, AS RECORDED IN VOLUME 59-033A OF PLATS, ON PAGES 166-167, AS DOCUMENT NUMBER 4313581, DANE COUNTY REGISTRY, ALSO THAT PART OF VACATED
 ALSO PART OF THE SE 1/4 - NE 1/4 OF SECTION 03 AND THE SW 1/4 - NW 1/4 OF SECTION 02, ALL IN TOWNSHIP 06 NORTH, RANGE 08
 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

DRAFTS

1. Proposed 2013 water rates and charges for the City of Madison, Wisconsin.

- 2. Proposed 2013 sewer rates and charges for the City of Madison, Wisconsin.
- 3. Proposed 2013 garbage rates and charges for the City of Madison, Wisconsin.
- 4. Proposed 2013 utility rates and charges for the City of Madison, Wisconsin.
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- 6. Proposed 2013 police rates and charges for the City of Madison, Wisconsin.
- 7. Proposed 2013 library rates and charges for the City of Madison, Wisconsin.
- 8. Proposed 2013 parks and recreation rates and charges for the City of Madison, Wisconsin.
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- 12. Proposed 2013 youth center rates and charges for the City of Madison, Wisconsin.
- 13. Proposed 2013 senior center rates and charges for the City of Madison, Wisconsin.
- 14. Proposed 2013 community center rates and charges for the City of Madison, Wisconsin.
- 15. Proposed 2013 youth center rates and charges for the City of Madison, Wisconsin.

16. Proposed 2013 public works rates and charges for the City of Madison, Wisconsin.

17. Proposed 2013 public works rates and charges for the City of Madison, Wisconsin.

18. Proposed 2013 public works rates and charges for the City of Madison, Wisconsin.

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23. Proposed 2013 public works rates and charges for the City of Madison, Wisconsin.

24. Proposed 2013 public works rates and charges for the City of Madison, Wisconsin.

25. Proposed 2013 public works rates and charges for the City of Madison, Wisconsin.

Verhoffer
City of Madison
Municipal Administration

1 OF 2

DRAFTS

- 1. Proposed 2013 water rates and charges for the City of Madison, Wisconsin.
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24. Proposed 2013 public works rates and charges for the City of Madison, Wisconsin.

25. Proposed 2013 public works rates and charges for the City of Madison, Wisconsin.

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City of Madison
Municipal Administration

1 OF 2

Owner Table

OWNER NUMBER	OWNER NAME	ADDRESS	CITY	COUNTY	ZIP
C1	234.48'	037515'	58125027'	53704	
C2	181.28'	02974100'	53027079'	53704	
C3	356.02'	04197700'	55018729'	53704	
C4	444.45'	02974100'	60918729'	53704	
C5	554.51'	02974100'	02974100'	53704	
C6	187.54'	02974100'	66223118'	53704	
C7	214.56'	15400'	08020200'	53704	
C8	111.17'	15100'	02974100'	53704	
C9	504.62'	15100'	02013142'	53704	
C10	54.35'	15100'	02013142'	53704	
C11	474.23'	02013142'	02013142'	53704	
C12	318.11'	02013142'	02013142'	53704	
C13	374.45'	02013142'	02013142'	53704	
C14	401.84'	02013142'	02013142'	53704	
C15	444.64'	02013142'	02013142'	53704	
C16	444.64'	02013142'	02013142'	53704	
C17	444.64'	02013142'	02013142'	53704	
C18	444.64'	02013142'	02013142'	53704	
C19	444.64'	02013142'	02013142'	53704	
C20	444.64'	02013142'	02013142'	53704	
C21	444.64'	02013142'	02013142'	53704	
C22	444.64'	02013142'	02013142'	53704	
C23	444.64'	02013142'	02013142'	53704	
C24	444.64'	02013142'	02013142'	53704	

WOLFE ADDITION TO HAWK'S CREEK

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