



City of Madison

Proposed Preliminary & Final Plat, Demolition and Rezoning

Project Name
Hawks Valley

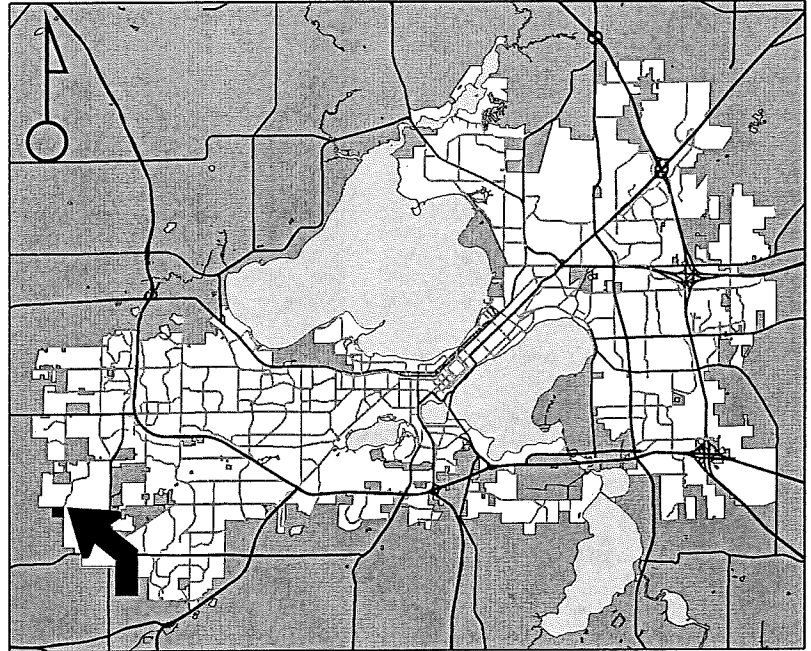
Location
2052 Woods Rd & 9603 Midtown Rd

Applicant
Tony Heinrichs - Watermark JT, LLC/
Kevin Pape - D'Onofrio Kotke & Associates

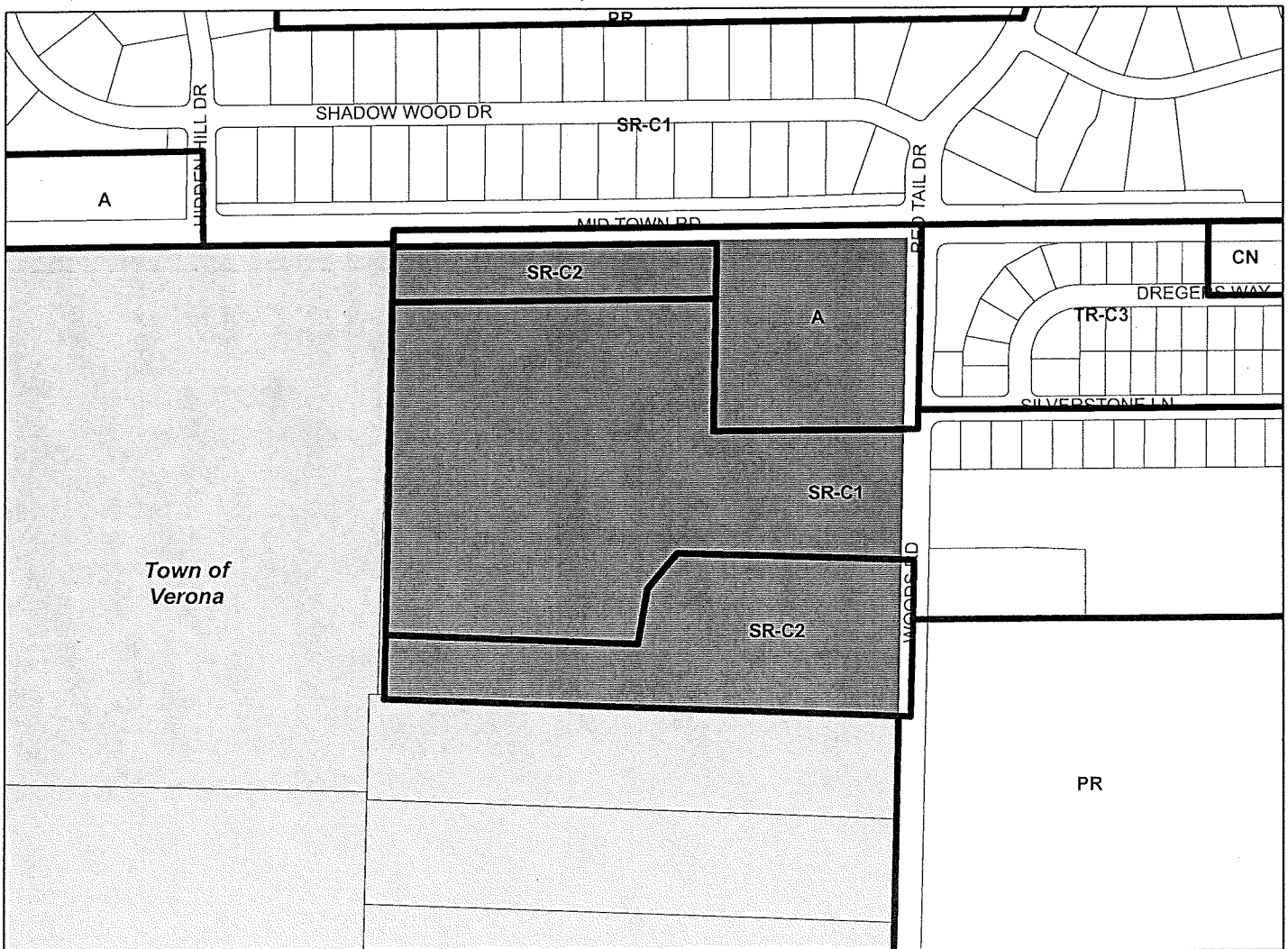
From: A, SR-C1 & SR-C2 To: TR-C2

Proposed Use
Demolish existing single-family residence
for Hawks Valley, creating 99 single-family
lots and 2 outlots for public park and
stormwater management

Public Hearing Date
Plan Commission
09 June 2014
Common Council
17 June 2014



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 : 26 May 2014

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LAND USE APPLICATION

CITY OF MADISON

1527

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 <u>\$600</u> 2,850	Receipt No. <u>152728</u>
Date Received <u>4/2/14</u>	
Received By <u>BK</u>	
Parcel No. <u>0606-042-0101-4</u>	
Aldermanic District <u>1-Lisa Subeck</u>	
Zoning District <u>SR-C1-SR-C2</u>	
Special Requirements <u>Eng</u>	
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:** 2052 Woods RD
Project Title (if any): Hawks Valley

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

- Zoning Map Amendment from R1, R2T, Temp A to TR-C2
- 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: Tony Heinrichs **Company:** Watermark JT, LLC
Street Address: 702 N. High Point Road, Suite 200 **City/State:** Madison, WI **Zip:** 53717
Telephone: (608) 836-9444 ext 389 **Fax:** () **Email:** tonyheinrichs@aol.com

Project Contact Person: Kevin Pape **Company:** D'Onofrio, Kottke & Associates
Street Address: 7530 Westward Way **City/State:** Madison, WI **Zip:** 53717
Telephone: (608) 833-7530 **Fax:** (608) 833-1089 **Email:** kpape@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: Single family residential development

Development Schedule: Commencement 2014 Completion 2018

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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 Instructions & 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: _____ Zoning Staff: _____ Date: _____

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

Name of Applicant Tony Heinrichs Relationship to Property: Owner
Authorizing Signature of Property Owner Tony Heinrichs Date 4/1/14 10:12

April 2, 2014

City of Madison
Attn: Tim Parks
215 Martin Luther King Jr. Blvd
Madison, WI 53701

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

Dear Tim,

This Letter of Intent is being submitted for the consideration and approval of the Preliminary and Final Plat of Hawks Valley as well as a Zoning Map Amendment and Demolition Permit.

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

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 plat was originally submitted and approved in 2010. Six acres of additional lands have been included with this plat submittal.

Site and Property Characteristics:

There is currently a single family home and barn located on the site. Both buildings will be demolished with this project.

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Land Use:

The project consists of 99 single-family lots. The proposed zoning is TR-C2. Outlot 1 is dedicated to the public for storm water management. The park (OL 2) is 2.05 acres. The park dedication requirement will be met with this dedication and a fee.

Submittals:

We are submitting the following documents for City review:

1. Letter of Intent - 12 copies
2. Subdivision Application Form
3. Preliminary Plat - 18 copies
4. Final Plat - 16 copies
5. 60 Year Report of Title - 2 copies
6. \$5300 plat review fee
7. Land Use Application
8. Rezoning Map & Description
9. \$2850 Rezone fee
10. \$600 Demolition Permit fee.

Thank you for your consideration.



Kevin J. Pape, RLS, PE
D'Onofrio Kottke and Associates, Inc

cc: Tony Heinrichs

FN: 13-07-115

Parks, Timothy

From: Ron Klaas [rklaas@donofrio.cc]
Sent: Wednesday, May 21, 2014 5:41 PM
To: Parks, Timothy
Subject: Weber Land

Tim,

Thank you for meeting with Ron and I last Thursday. Laurie Zoerb, a top selling Realtor at Stark Realty and I have viewed this property on several occasions, it is our personal and professional opinion that this house has little to no value, and would have a negative impact on future homes built around it, therefore we are requesting this property to be taken down.

Respectfully,

Tony Heinrichs



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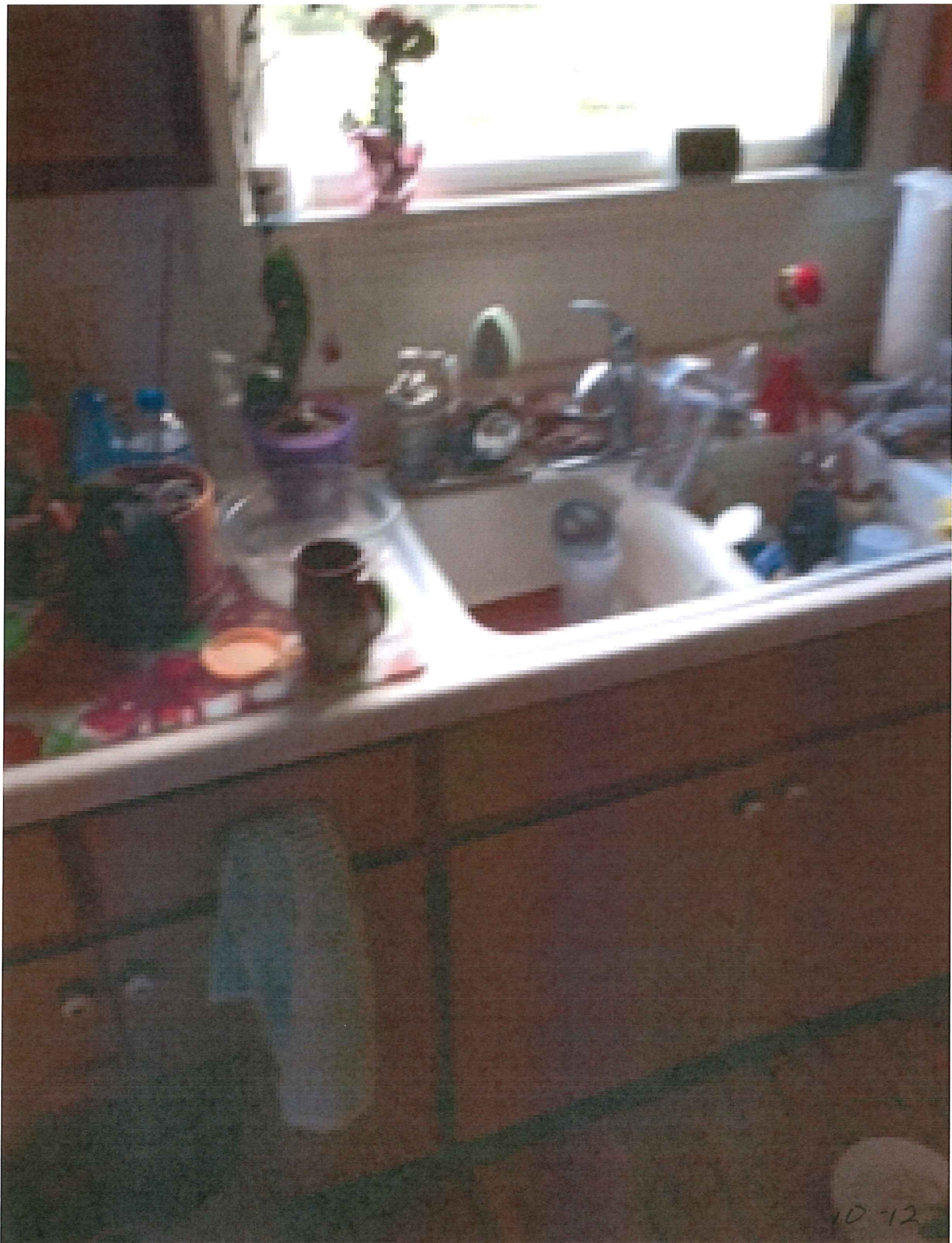


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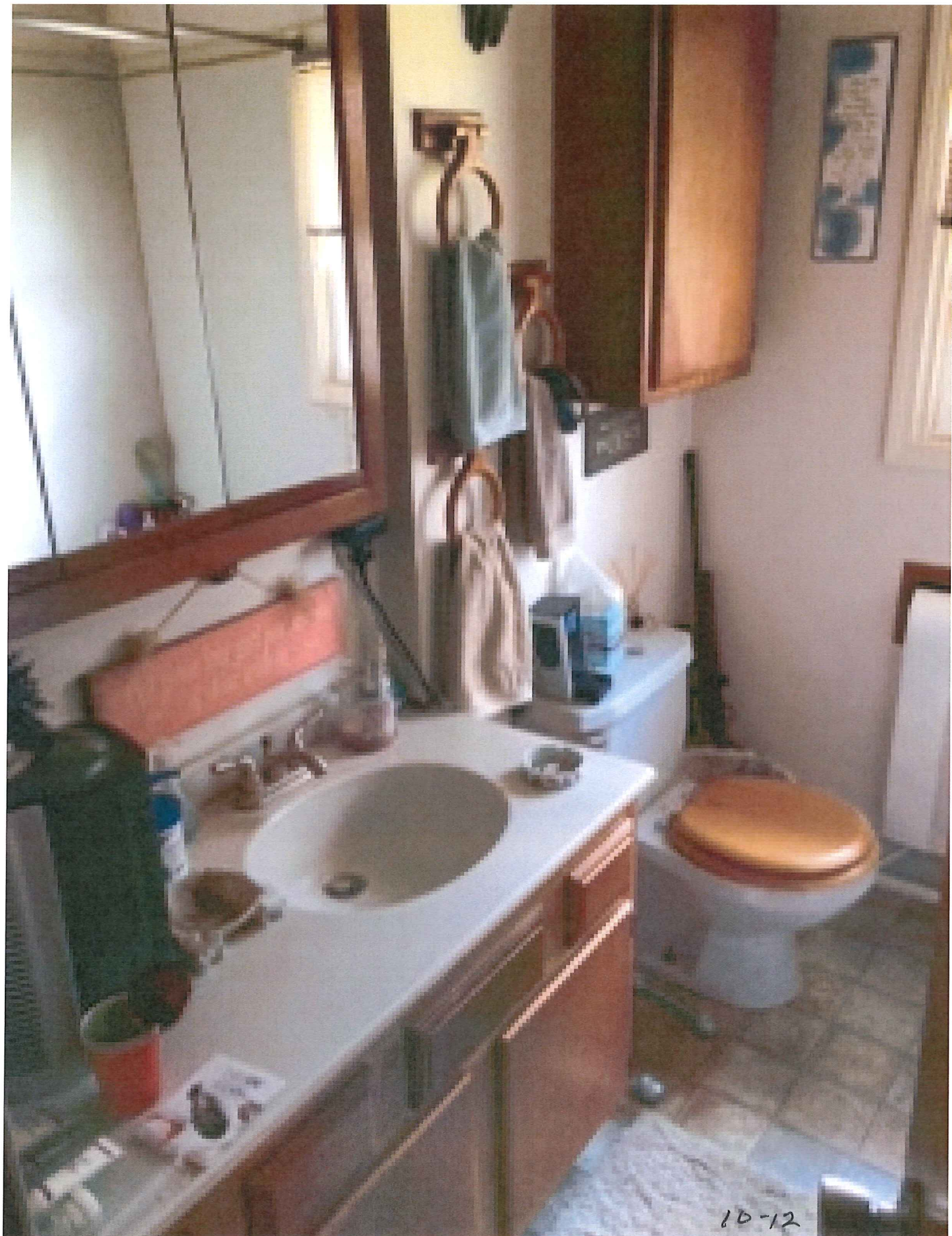


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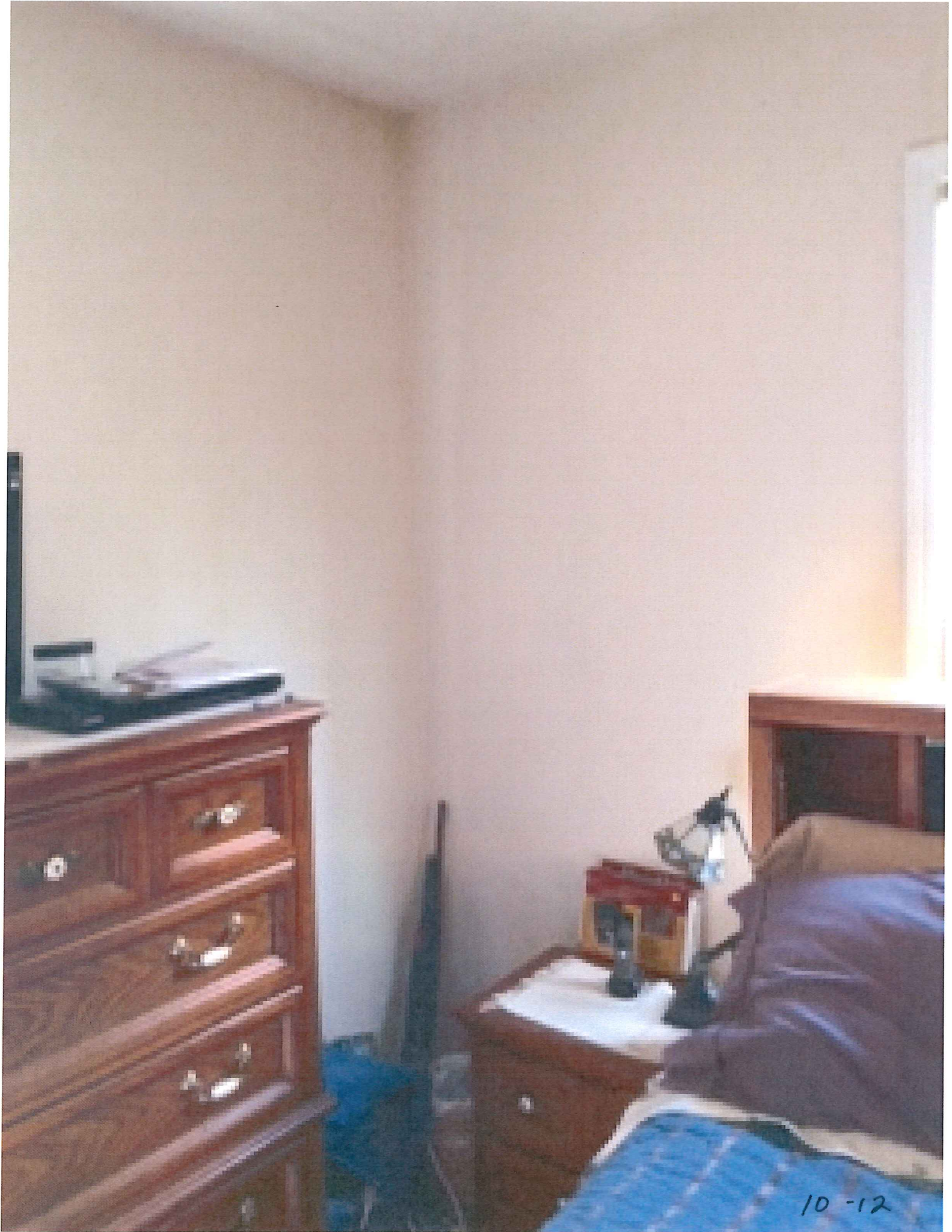


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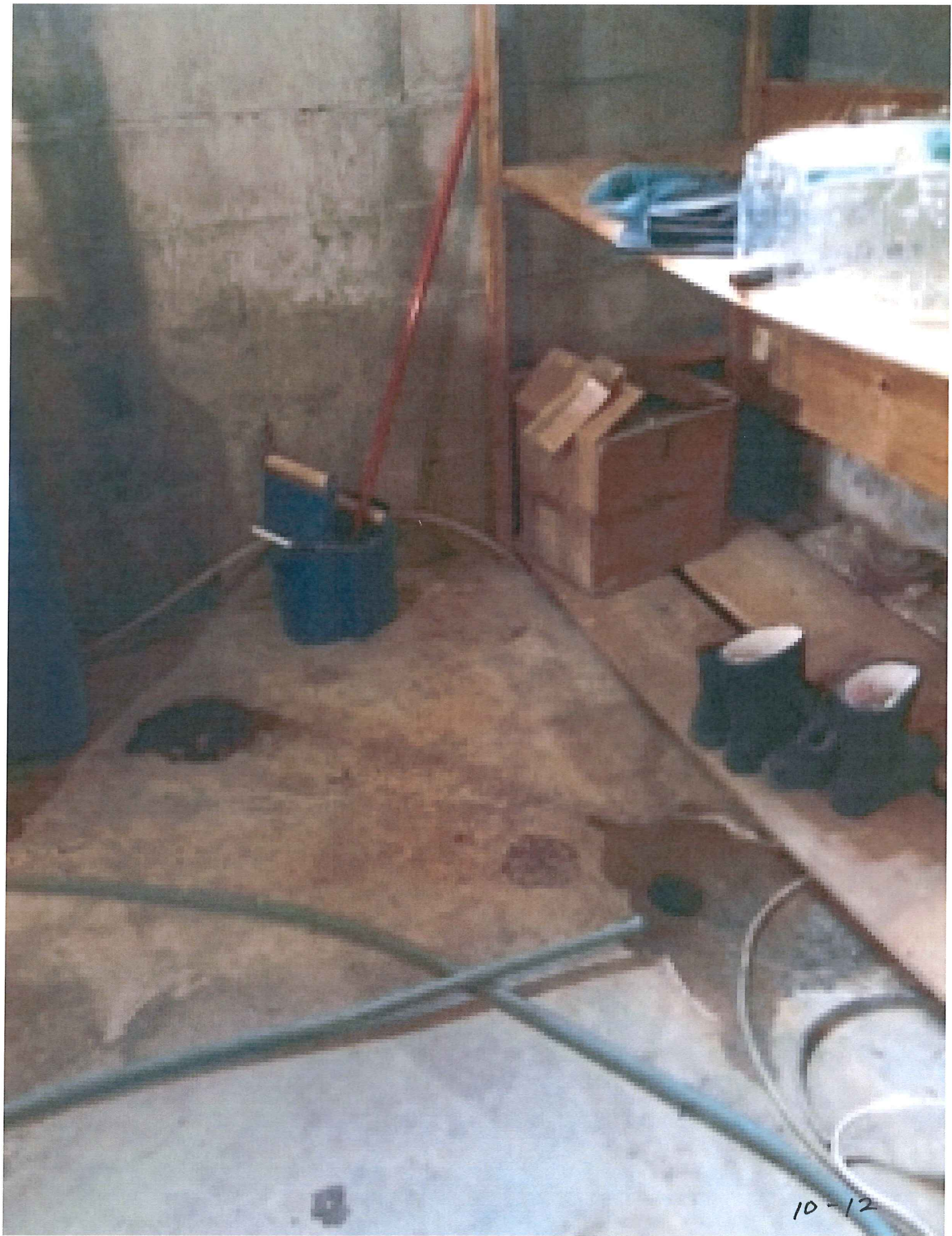




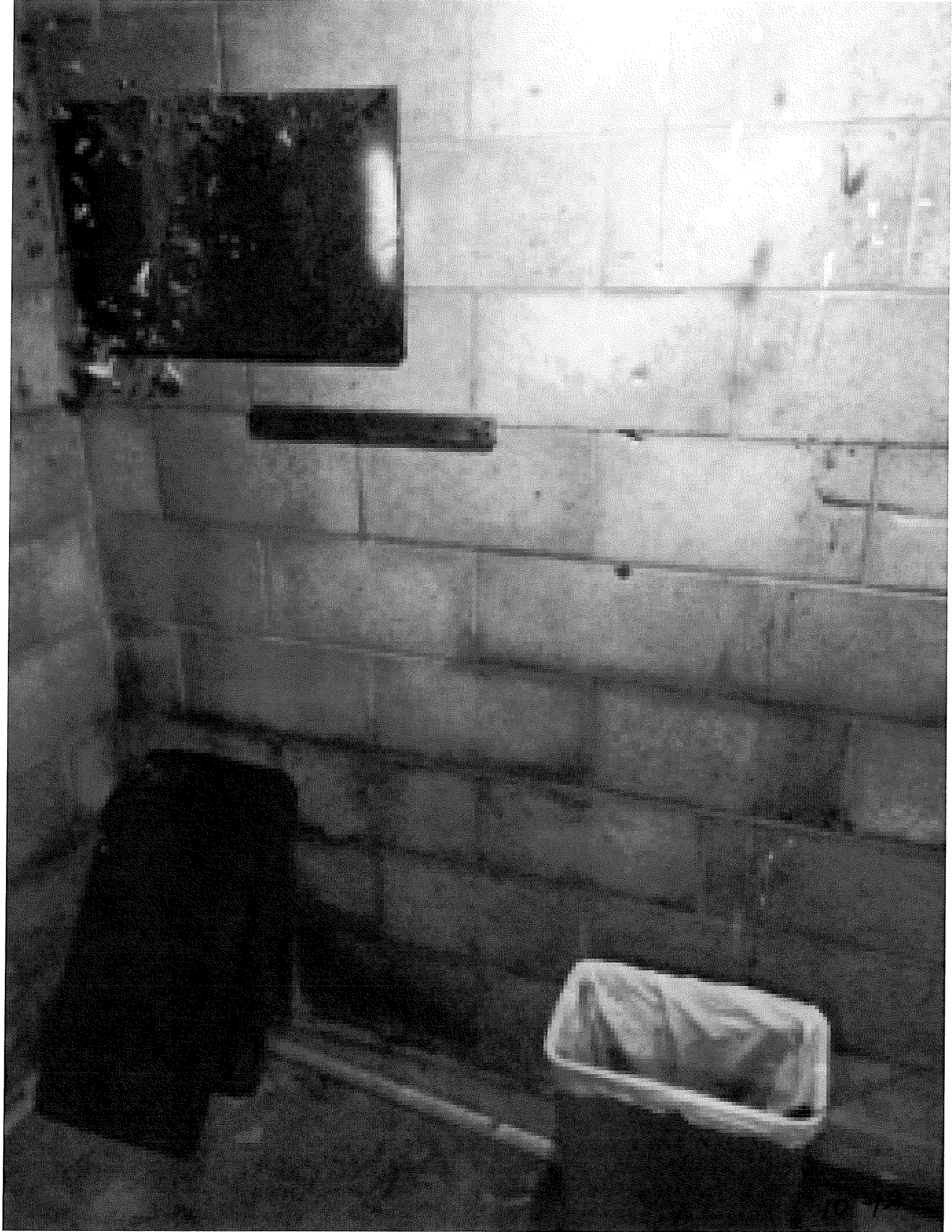
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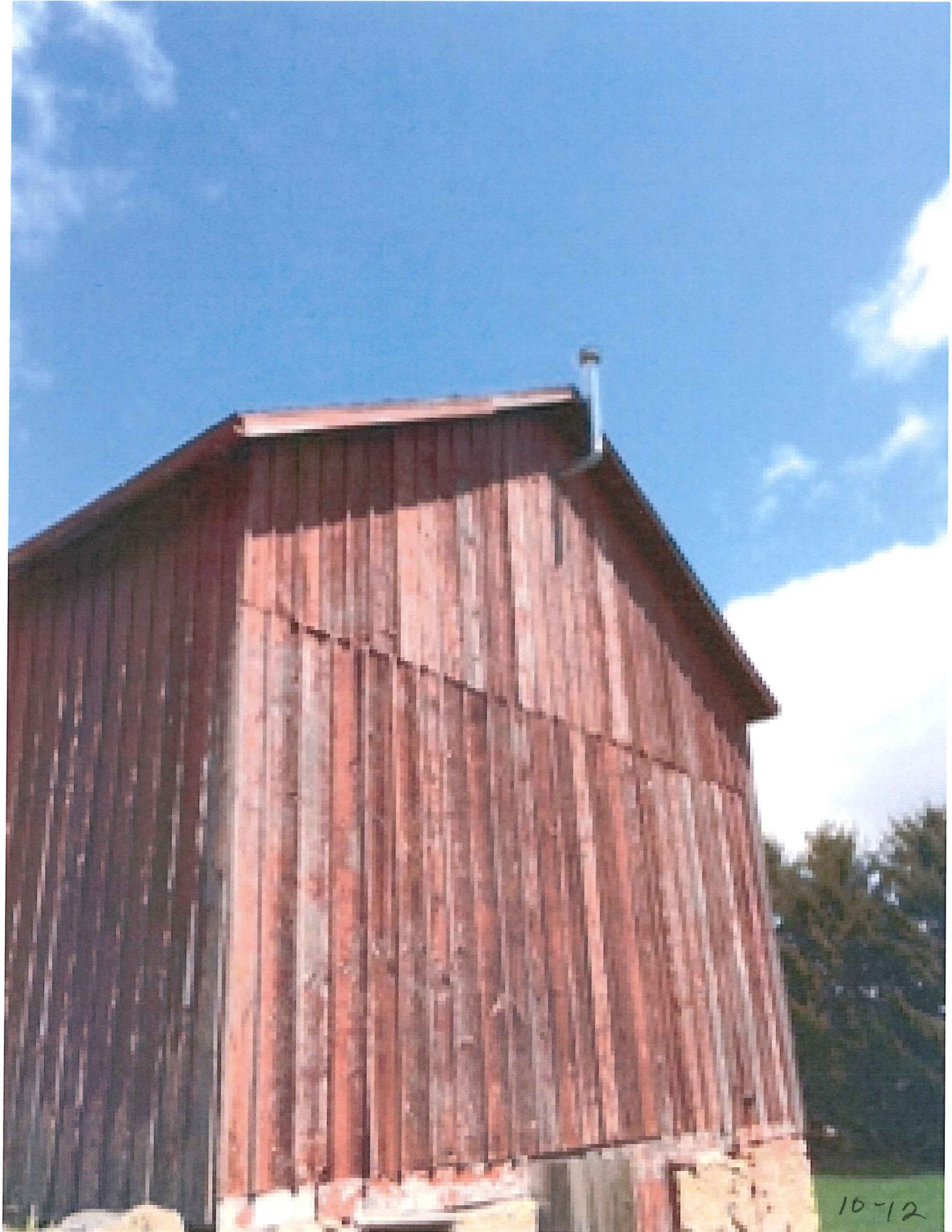
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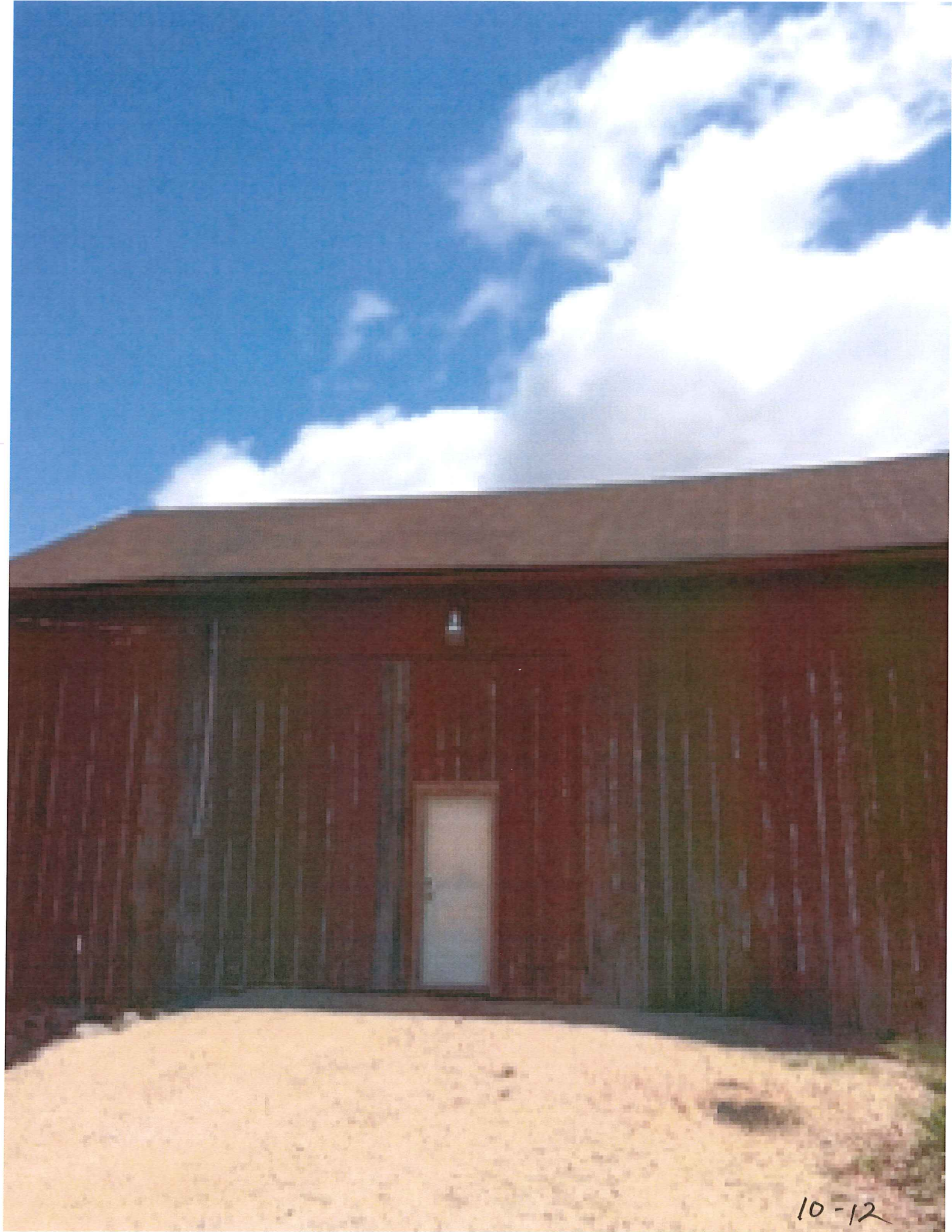
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