



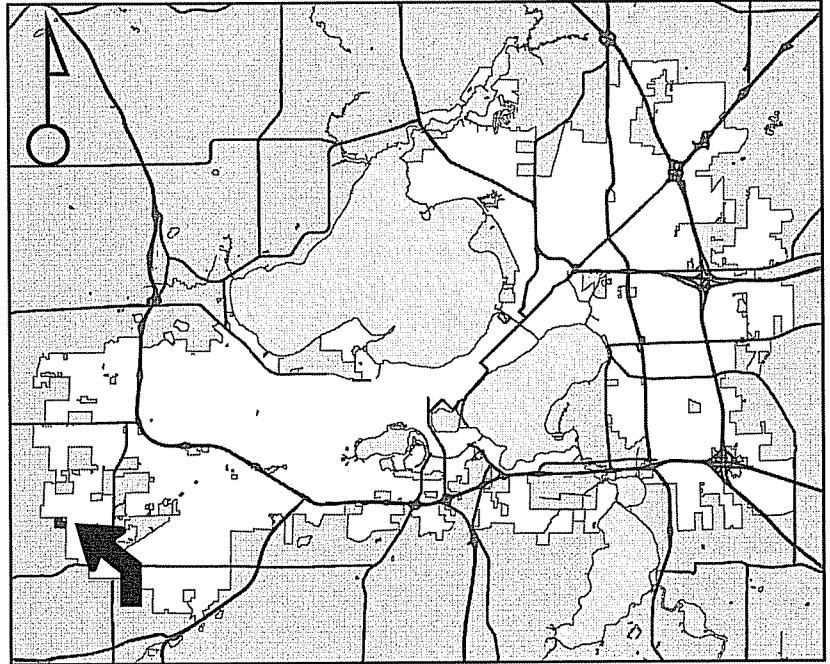
Plat Name
Hawks Valley

Location
2052 Woods Road

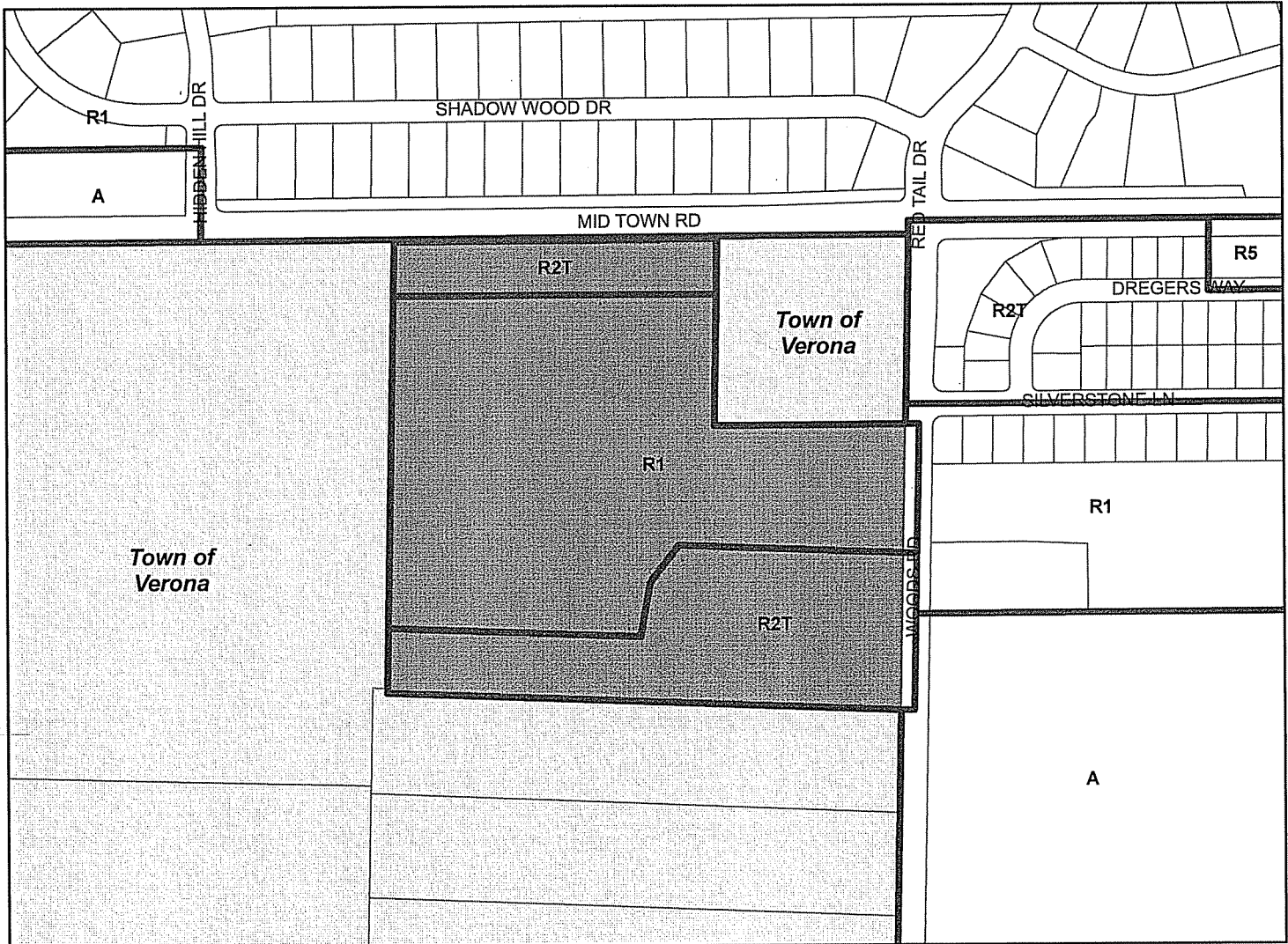
Applicant
**Tony Heinrichs – Watermark JT/
Ronald Klass – D'Onofrio Kottke**

Proposed Use
**81 future single-family lots and
2 outlots for public parkland and
stormwater management**

Public Hearing Date
Plan Commission
02 May 2011
Common Council
17 May 2011



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



Scale : 1" = 400'





SUBDIVISION 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

**** Please read both 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

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1a. Application Type.

Preliminary Subdivision Plat Final Subdivision Plat Land Division/ Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: Hawks Valley

1b. Review Fees.

Make checks payable to "City Treasurer."

- For **Preliminary** and **Final Plats**, an application fee of \$200, plus \$35 per lot or outlot contained on the plat drawing.
- For **Certified Survey Maps**, an application fee of \$200 plus \$150 per lot and outlot contained on the certified survey.

2. Applicant Information.

Name of Property Owner: Watermark JT, LLC Representative, if any: Tony Heinrichs
Street Address: 2861 Index Road City/State: Madison, WI Zip: 53713
Telephone: (608) 836-9444 Fax: () Email: tonyheinrichs@aol.com

Firm Preparing Survey: D'Onofrio Kottke & Assoc. Contact: Ron Klaas
Street Address: 7530 Westward Way City/State: Madison, WI Zip: 53717
Telephone: (608) 833-7530 Fax: (608) 833-1089 Email: rklaas@donofrio.cc

Check only ONE - ALL Correspondence on this application should be sent to: Property Owner Survey Firm

3a. Project Information.

Parcel Address: 2052 Woods Road in the City or Town of: Madison
Tax Parcel Number(s): 062060804280530 251060804201014 School District: Madison
Existing Zoning District(s): R1 & R2T Development Schedule: 2011-2014
Proposed Zoning District(s) (if any): _____ **Please provide a Legal Description on your CSM or plat.**

3b. For Surveys Located Outside the Madison City Limits in the City's Extraterritorial Jurisdiction:

Date of Approval by Dane County: _____ Date of Approval by Town: _____

In order for an exterritorial request to be processed, a copy of the approval letters from both the town and Dane County must be submitted.

4. Survey Contents and Description.

Complete table as it pertains to the survey; do not complete gray areas.

Land Use	Lots	Outlots	Acres	Land Use	Lots	Outlot	Acres
Residential	81		24	Outlots Dedicated to the Public (Parks, Stormwater, etc.)		2	4
Retail/Office							
Industrial				Outlots Maintained by a Private Group or Association			
Other (state use)							
PROJECT TOTAL	81	2	28				

OVER →

5. Required Submittals. Your application is required to include the following (check all that apply):

Surveys (prepared by a Registered Land Surveyor):

- For Preliminary Plats, **eighteen (18) copies** of the drawing drawn to scale are required. The drawing is required to provide all information as it pertains to the proposed subdivision as set forth in Section 16.23 (7)(a) of the Madison General Ordinances. The drawings shall include, but are not limited to, a description of existing site conditions and natural features, delineation of all public and private utilities that serve the site (denote field located versus record drawings), the general layout of the proposed subdivision, the dimensions of lots and outlots, widths of existing and proposed rights of way, topographic information, and any other information necessary for the review of the proposed subdivision.
- For Final Plats, **sixteen (16) copies** of the drawing are required to be submitted. The final plat shall be drawn to the specifications of Section 236.20 of the Wisconsin Statutes.
- For Certified Survey Maps (CSM), **sixteen (16) copies** of the drawing are required. The drawings shall include all of the information set forth in Sections 16.23 (7)(a) & (d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.
- All surveys submitted with this application are required to be collated, stapled and folded so as to fit within an 8 1/2" X 14" folder. An **8-1/2 X 11-inch reduction of each sheet** shall also be submitted.

Letter of Intent: Twelve (12) copies of a letter describing the proposed subdivision in detail including, but not limited to: the number and type/ use of lots proposed with this subdivision; existing conditions and uses of the property; development and phasing schedule for the project, and; the names of persons involved (contractor, architect, landscaper, business manager, etc.). ***The letter of intent for a subdivision can be the same document as the letter of intent required for a concurrent Land Use Application for the same property. **The requirement to include a letter of intent is not required for applications for lot combinations or split duplexes.**

Report of Title and Supporting Documents: All plats and certified surveys submitted for approval shall include a Report of Title satisfactory to the Office of Real Estate Services as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of a City of Madison standard 60-year Report of Title shall be obtained from a title insurance company. **Title insurance or a title commitment policy is NOT acceptable** (i.e. a Preliminary Title Report or a Record Information Certificate). The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted. The survey firm and property owner should refer to the Report of Title when preparing the plat or CSM.

For any plat or CSM creating common areas to be maintained by private association: Two copies of proposed development restrictions and covenants shall be submitted for City approval prior to recording of the survey instrument.

For Surveys Outside the Madison City Limits: A copy of the approval letters from both the town where the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without prior approval **town and Dane County**.

For Surveys Conveying Land to the Public: A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Office of Real Estate Services at 266-4222 for a determination as soon as possible.

Completed application and required fee (from Section 1b): Make all checks payable to "City Treasurer."

Electronic Application Submittal: All applicants are required to submit a copy of the completed application form, legal description and preliminary and/or final plats or certified survey map as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at 266-4635 for assistance.

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name Anthony Heinrichs Signature Anthony Heinrichs
Date 3-16-11 Interest In Property On This Date Owner

For Office Use Only Date Rec'd: _____ PC Date: _____ Alder District: _____ Amount Paid: \$ _____

March 15, 2011

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 Final Plat
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 preliminary plat & rezoning were approved by the Common Council on January 4, 2011. 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

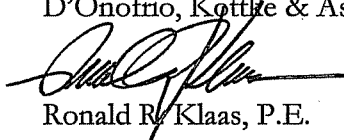
The project consists entirely of single-family homes. Lots 11-44, and 60-64 are zoned R1, and lots 1-10, and 45-59, and 65-81 are zoned R2T. The park is 2.05 acres, which will satisfy the land dedication requirements. Outlot 1 is dedicated to the public for storm water management.

Submittals

We are submitting the following documents for City review:

1. 16 copies of the Final Plat
2. Subdivision Application Form
3. 60 Year Report of Title (2 copies)
4. Review fee of \$3,105.00
5. 12 Copies of this Letter of Intent
6. 8-1/2 x 11" Copy of the Plat

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


Ronald R. Klaas, P.E.

cc: Tony Heinrichs

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

Department of Administration

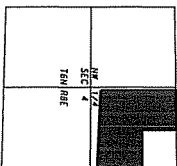


There are no objections to this plan with respect to
Vets. Zoning Ord. (Z-20) and 2011 Ord. (D-10) and (D-11)
This plan is prepared by: S&B L.A. Inc., Wis. Sta. No.

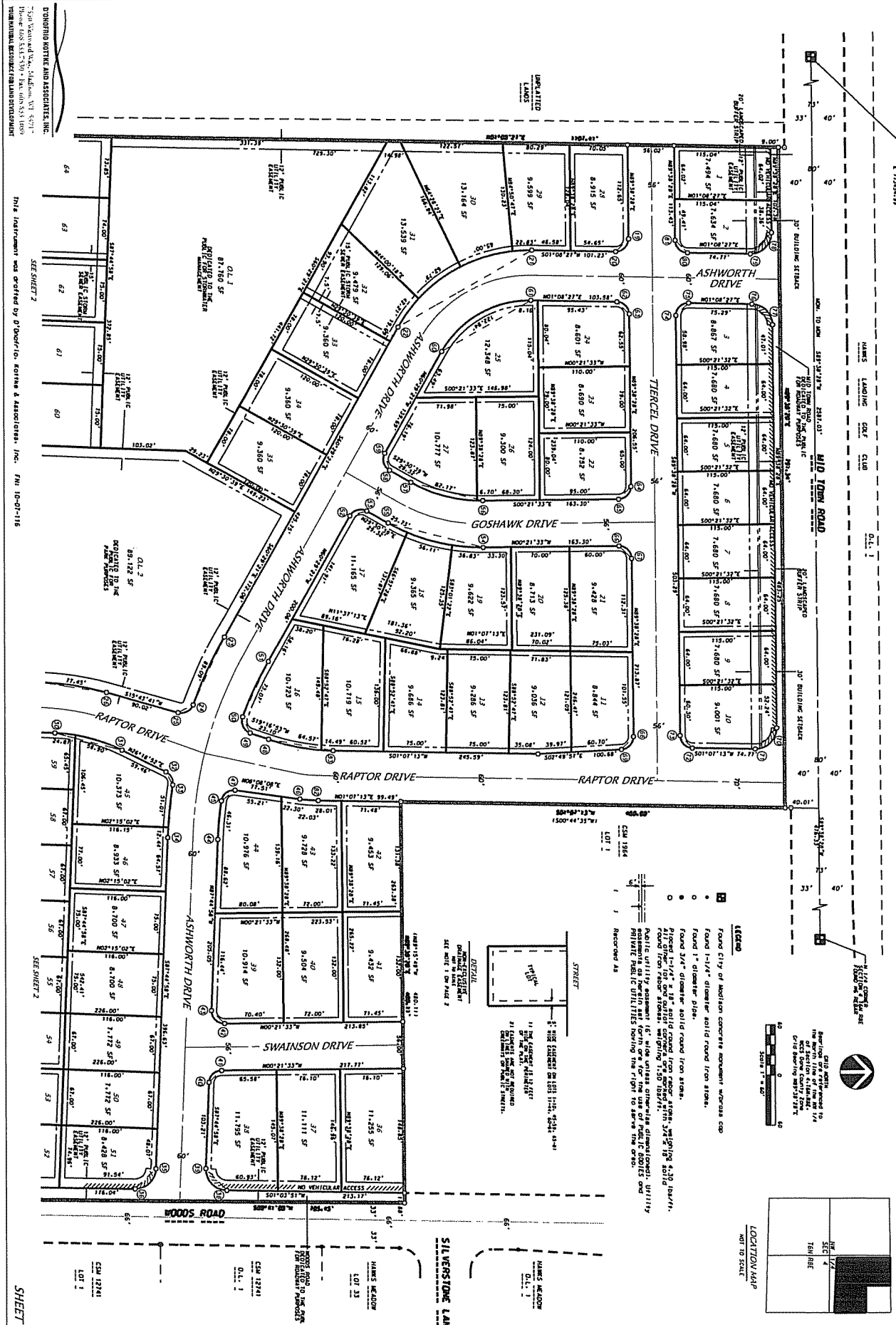
Certified: _____ 30 _____



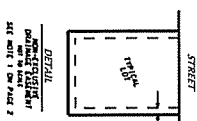
Scale 1" = 40'
Graphic scale bar showing 0 to 40 feet.



LOCATION MAP
NOT TO SCALE



- Found City of Madison concrete monument with gas cap
- Found 1 1/2" diameter solid round iron stake.
- Found 1" diameter pipe.
- Found 3/4" diameter solid round iron stake.
- Found 1/2" diameter solid round iron stake.
- Found 1/4" diameter solid round iron stake.
- Found 1/8" diameter solid round iron stake.



STREET
15' WIDE STREET
12' WIDE UTILITY EASEMENT
11' WIDE UTILITY EASEMENT
10' WIDE UTILITY EASEMENT
9' WIDE UTILITY EASEMENT
8' WIDE UTILITY EASEMENT
7' WIDE UTILITY EASEMENT
6' WIDE UTILITY EASEMENT
5' WIDE UTILITY EASEMENT
4' WIDE UTILITY EASEMENT
3' WIDE UTILITY EASEMENT
2' WIDE UTILITY EASEMENT
1' WIDE UTILITY EASEMENT

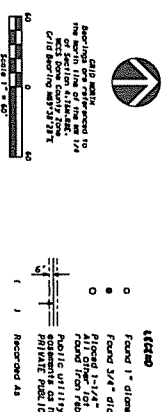
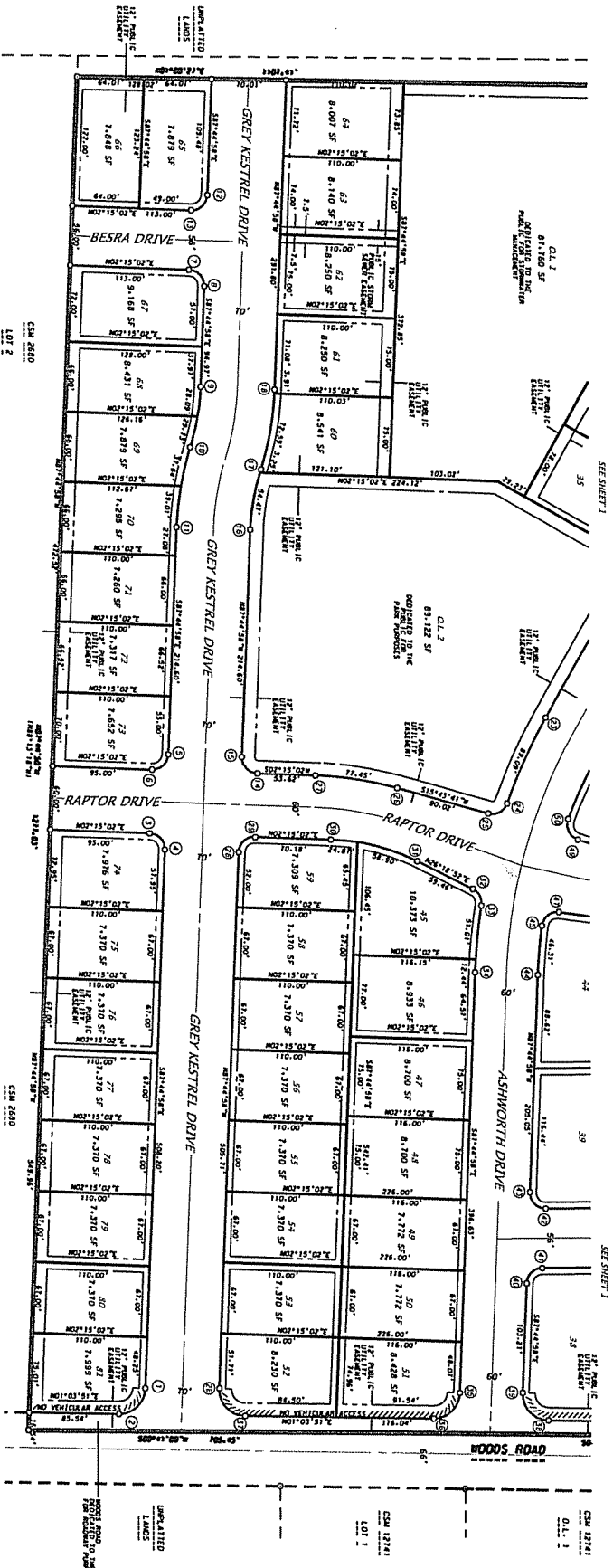
DORNING MOTIVE AND ASSOCIATES, INC.
7301 Watwood Way, Madison, WI 53711
Phone: 608.278.5577 Fax: 608.278.5578
WWW.DORNINGMOTIVE.COM

This instrument was created by DORNING, MOTIVE & ASSOCIATES, INC., P.O. BOX 110, MADISON, WI 53701

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

There are no objections to this plan with respect to
 Secs. 236.13, 236.16, 236.20 and 236.21(1) and (2),
 Wis. Stats. as provided by s. 236.12, Wis. Stats.
 Certified _____ 30 _____
 Department of Administration



1. All lots within this site are subject to public easements for drainage purposes which shall be a minimum of 5 feet in width from 1-10, 45-58, 65-81, 82-91, 92-100, 101-110, 111-120, 121-130, 131-140, 141-150, 151-160, 161-170, 171-180, 181-190, 191-200, 201-210, 211-220, 221-230, 231-240, 241-250, 251-260, 261-270, 271-280, 281-290, 291-300, 301-310, 311-320, 321-330, 331-340, 341-350, 351-360, 361-370, 371-380, 381-390, 391-400, 401-410, 411-420, 421-430, 431-440, 441-450, 451-460, 461-470, 471-480, 481-490, 491-500, 501-510, 511-520, 521-530, 531-540, 541-550, 551-560, 561-570, 571-580, 581-590, 591-600, 601-610, 611-620, 621-630, 631-640, 641-650, 651-660, 661-670, 671-680, 681-690, 691-700, 701-710, 711-720, 721-730, 731-740, 741-750, 751-760, 761-770, 771-780, 781-790, 791-800, 801-810, 811-820, 821-830, 831-840, 841-850, 851-860, 861-870, 871-880, 881-890, 891-900, 901-910, 911-920, 921-930, 931-940, 941-950, 951-960, 961-970, 971-980, 981-990, 991-1000.
2. The proposed drainage easements shall be graded with the construction of each principal structure in accordance with the approved zoning ordinance as shown in accordance with the Madison General Ordinances.
3. The 30-foot building setback line and 20-foot landscaped buffer strip is retained for the planting and maintenance of trees or shrubs by the owner of the lot. The owner shall be responsible for the maintenance of the 30-foot setback line and the 20-foot landscaped buffer strip. The owner shall be responsible for the maintenance of the 30-foot setback line and the 20-foot landscaped buffer strip.
4. No vehicular access to any lot from road 1013 1-10, and no vehicular access to Woods Road from lots 15-20, 51-55, and 81.
5. The Public Storm Sewer (estimated) dedicated to the City of Madison on the face of this plan are subject to the following conditions:
 - a.) The Public Storm Sewer (estimated) shall be installed in accordance with the Madison General Ordinances.
 - b.) The Public Storm Sewer (estimated) shall be installed in accordance with the Madison General Ordinances.
 - c.) The Public Storm Sewer (estimated) shall be installed in accordance with the Madison General Ordinances.
 - d.) The Public Storm Sewer (estimated) shall be installed in accordance with the Madison General Ordinances.
 - e.) The Public Storm Sewer (estimated) shall be installed in accordance with the Madison General Ordinances.
6. Lots within this subdivision are subject to impact fees that are due one month prior to the time of issuance of building permits.
7. Distances, lengths and widths are measured to the nearest hundredth of a foot.
8. Distances shown along curves are chord lengths.
9. D.L. 1 is dedicated to the public for stormwater management.
10. D.L. 2 is dedicated to the public for park purposes.

DOROTHY KOTICE AND ASSOCIATES, INC.
 3300 Woodland Ave., Madison, WI 53707
 TEL: 608/271-1111 FAX: 608/271-1112
 WWW: WWW.DOROTHYKOTICE.COM

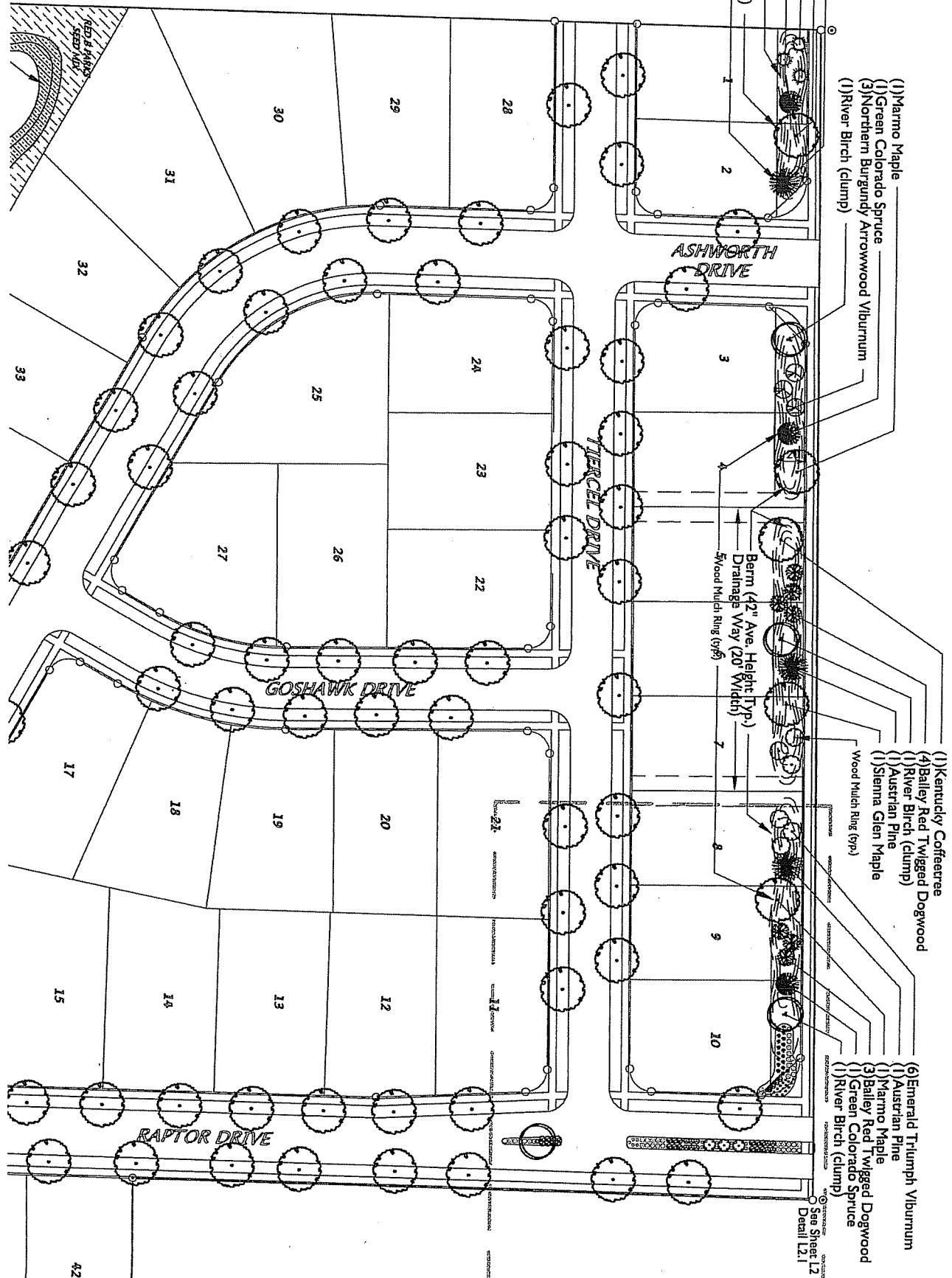
This instrument was drafted by Dorothy Kotice & Associates, Inc. PN: 10-07-116 REV. 12-08-10

- (1) Austrian Pine
- (1) Sienna Glen Maple
- (3) Fairview Lumber
- (1) Green Colorado Spruce
- Bern (42" Ave. Height Typ.)
- 20' Landscaping Easement (Typ)
- Wood Mulch Ring (typ)

- (1) Marmo Maple
- (1) Green Colorado Spruce
- (3) Northern Burgundy Arrowwood Viburnum
- (1) River Birch (clump)

- (1) Kentucky Coffeetree
- (4) Bailey Red Twigged Dogwood
- (1) River Birch (clump)
- (1) Austrian Pine
- (1) Sienna Glen Maple
- Wood Mulch Ring (typ)

- (6) Emerald Triumph Viburnum
- (1) Austrian Pine
- (1) Marmo Maple
- (3) Bailey Red Twigged Dogwood
- (1) Green Colorado Spruce
- (1) River Birch (clump)



See Sheet L2
Detail L2.1

VISION TRIANGLE (Typ)

- (1) Little Bluestem
- (4) Prairie Dropseed
- (6) Ruby Sails Daylily
- Conceptual Sign Location
- Brown Wood Mulch/Myri Edging
- (4) Gold Mound Spirea

Concrete sidewalk ramp, curbing and
concrete terrace areas (by others typ.)

(10) Prairie Dropseed

Wood Mulch

(4) Pink Beauty Potentilla

(6) Dakota Goldcharm Spirea

(20) Walker's Low Camille
(3) Pailin Liliac (standard)

(6) Pink Beauty Potentilla

(6) Dakota Goldcharm Spirea

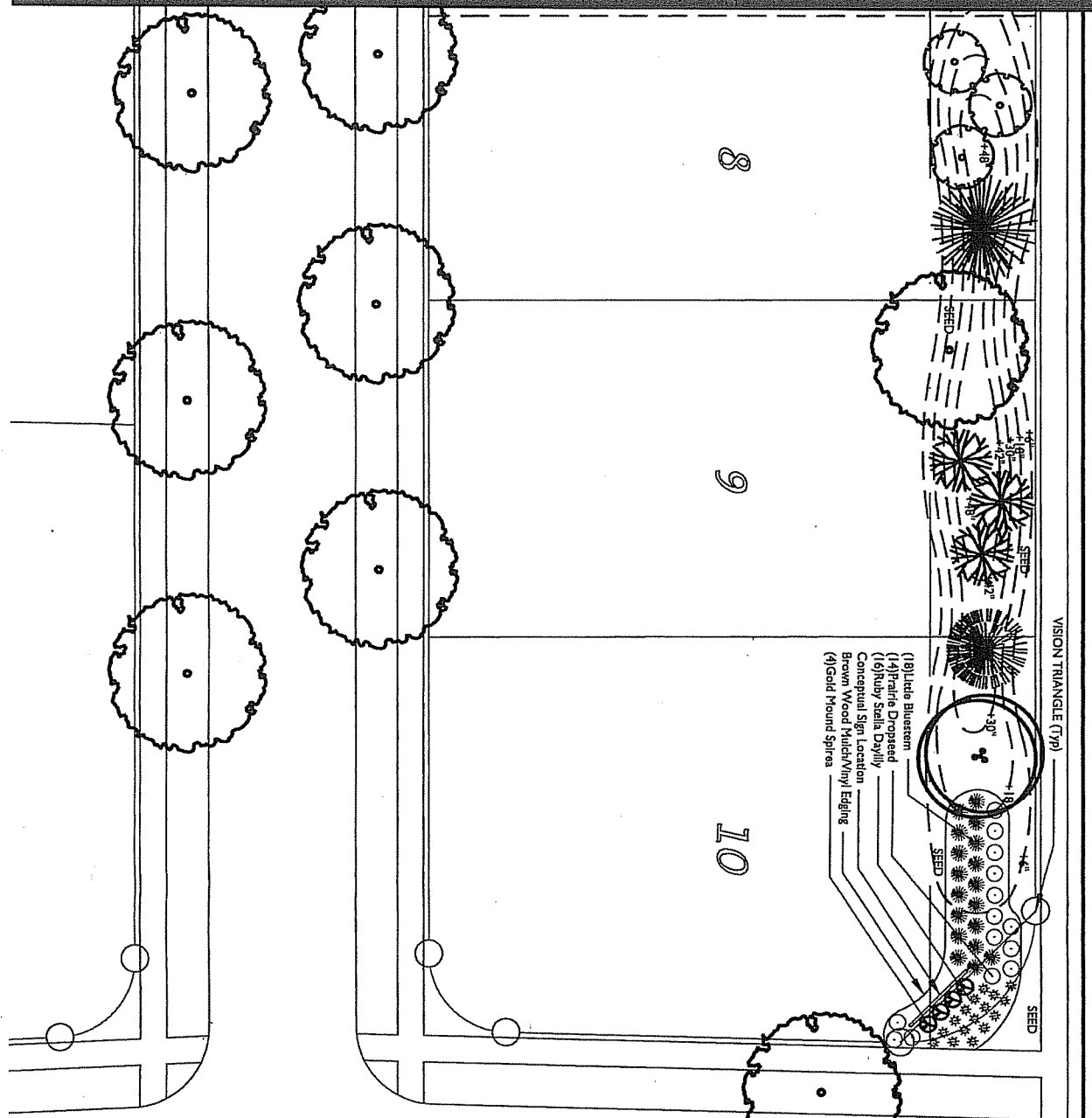
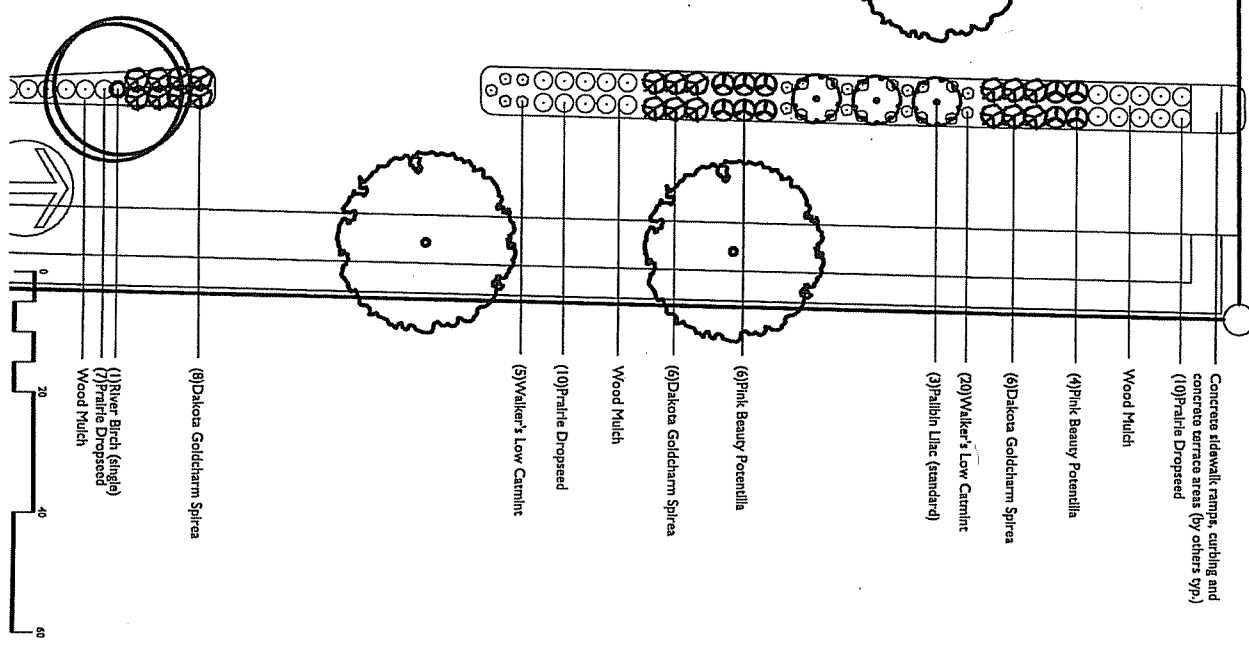
Wood Mulch

(10) Prairie Dropseed

(5) Walker's Low Camille

(6) Dakota Goldcharm Spirea

(1) River Birch (single)
(7) Prairie Dropseed
Wood Mulch



8

9

10