



Department of Planning & Community & Economic Development

Planning Division

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TO: Plan Commission

FROM: Timothy M. Parks, Planner

DATE: August 24, 2015

SUBJECT: ID 39455 – Re-approving the preliminary and final plat of Hawks Valley located at 9603 Mid Town Road and 2052 Woods Road; 1st Ald. Dist.

On June 17, 2014, the Common Council conditionally approved an application by Tony Heinrichs of Watermark JT, LLC to rezone approximately 33.9 acres of land located at southwestern corner of Mid Town and Woods roads to TR-C2 (Traditional Residential–Consistent 2 District) and approved the preliminary plat and final plat of “Hawks Valley,” creating 99 single-family lots, 1 outlot for public stormwater management, and 1 outlot for public parkland subject to conditions. The Plan Commission recommended approval of the zoning request and subdivision plat and approved a demolition permit to demolish a single-family residence at its June 9, 2014 hearing. The June 20, 2014 approval letter for the development, preliminary plat, and final plat are attached for reference. Since the June 2014 approval, the residence and an accessory building on the property have been razed.

Wis. Stats. Chapter 236.25(2)(b) provides 12 months for recording of a final plat following its last approval, which this project did not meet. The applicant is requesting re-approval of the subdivision to allow the project to proceed beyond the period of its 2014 approval. The conditions of approval in 2014 approval letter (attached) would be carried forward with the requested re-approval. No substantive changes to the development are proposed, though the developer has been working with the Parks Division to reconfigure some of the 99 proposed lots to address its condition (#49 of the approval letter) that size of the public park outlot be increased to meet the 107,800 square feet of open space needed to serve the subdivision.

In closing, the Planning Division recommends that the Plan Commission forward the resolution re-approving the preliminary plat and final plat of Hawks Valley to the Common Council with a recommendation of approval, subject to input at the public hearing and the conditions contained in the attached June 20, 2014 approval letter. The project team anticipates recording of the final plat shortly following approval of the re-approval request.

cc: Ron Klaas, D’Onofrio Kottke & Associates (by e-mail only)