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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