



# City of Madison

# Proposed Rezoning

Location

9401 Mid Town Road

Applicant

Willie Keuler/  
Dave Andruczyk - Arnold & O'Sheridan

From: A

To: PUD(GDP)

Existing Use

Vacant Land

Proposed Use

85 Condominium Units

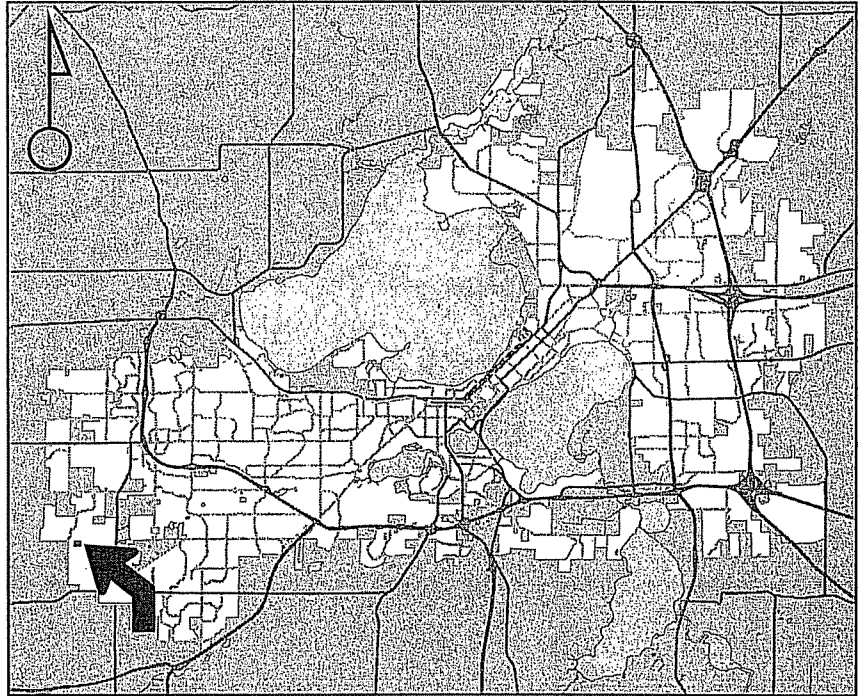
Public Hearing Date

Plan Commission

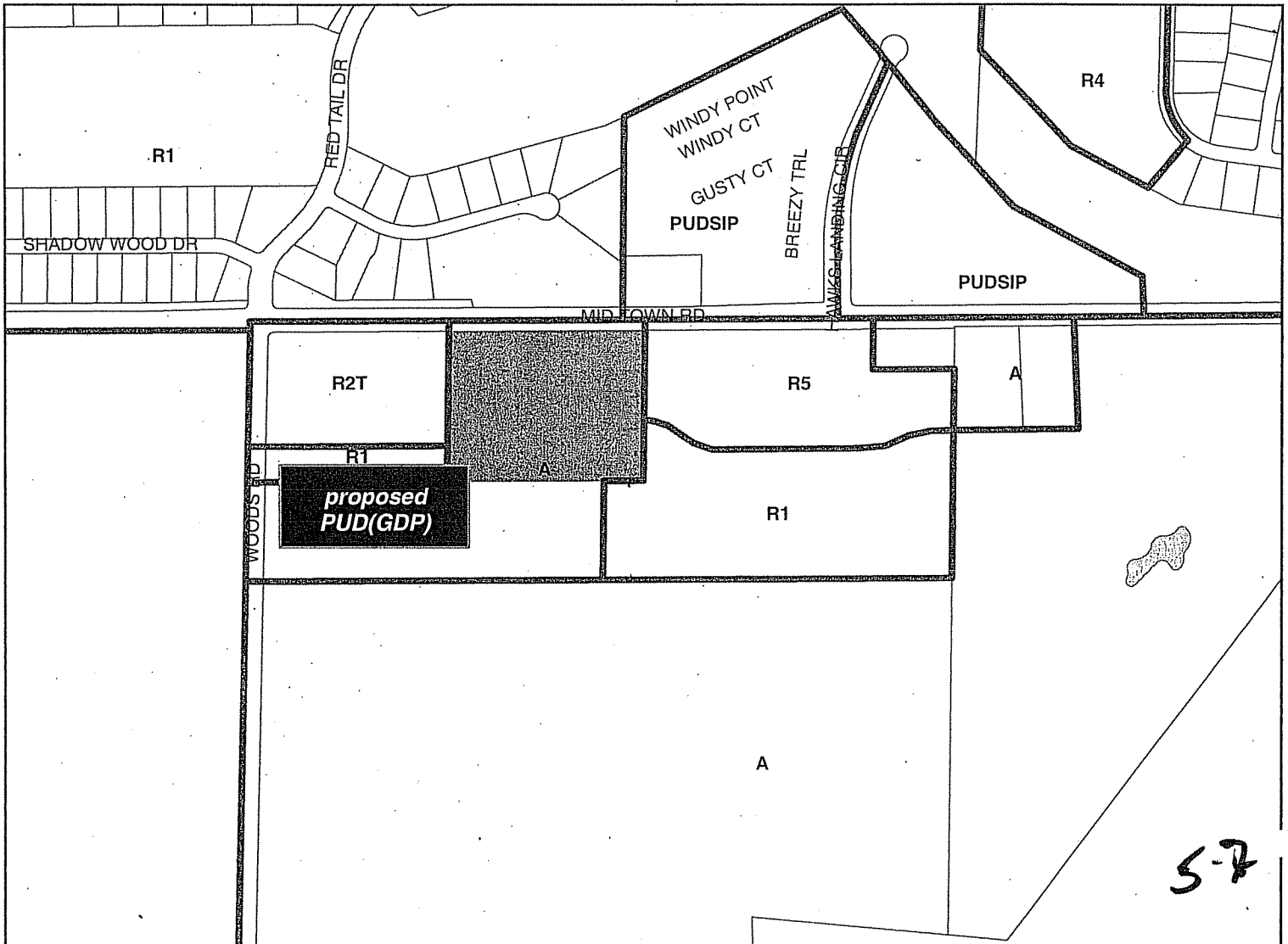
23 October 2006

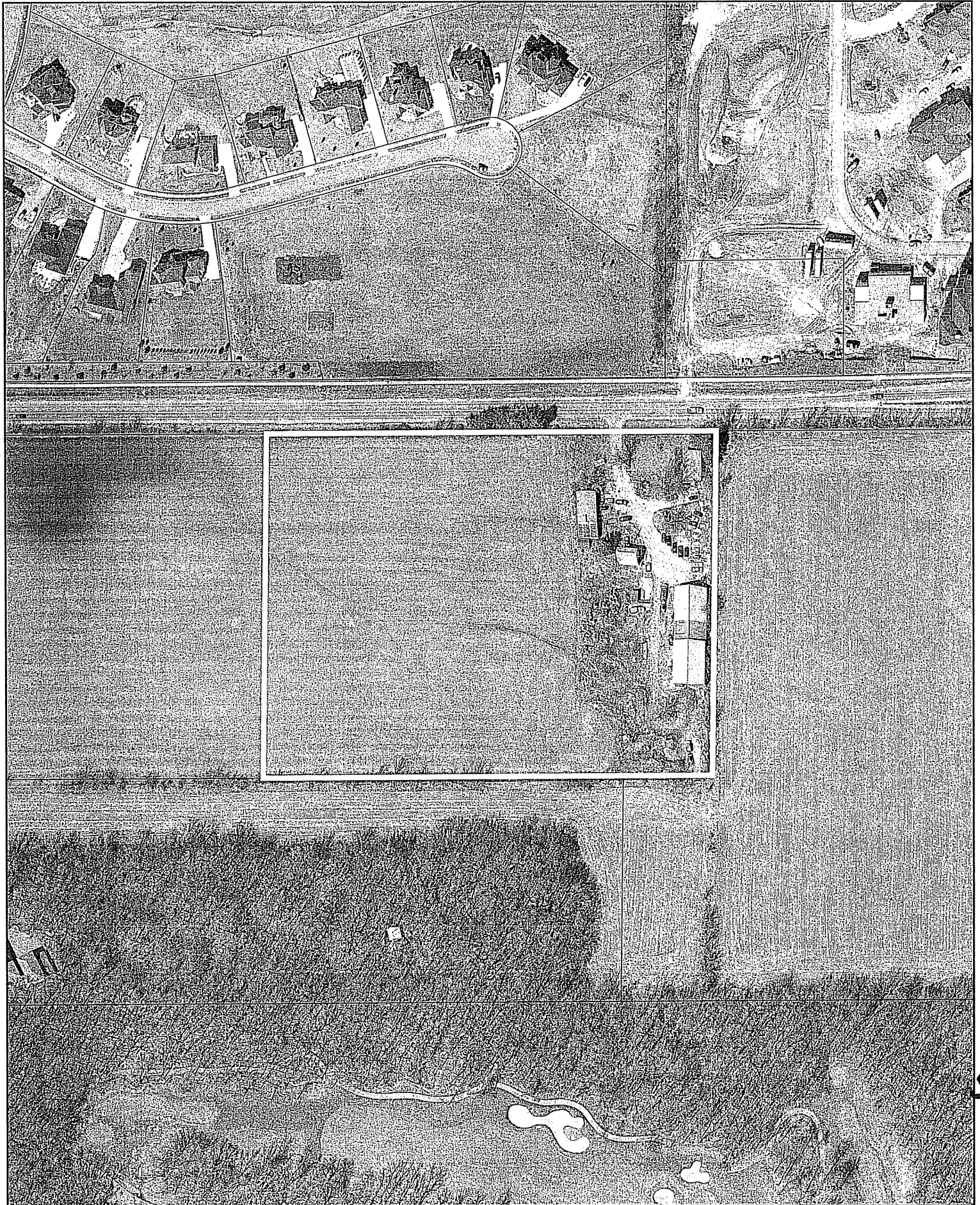
Common Council

07 November 2006



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





# LAND USE 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

- The following information is required for all applications for Plan Commission review.
- Please read all 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](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

**FOR OFFICE USE ONLY:**

Amt. Paid \$ 2,500 Receipt No. 71869  
 Date Received 6-21-06  
 Received By RT  
 Parcel No. 0608-041-0104-0  
 Aldermanic District 1, Jed Sanborn  
 GQ Eng hold  
 Zoning District A  
**For Complete Submittal**  
 Application  Letter of Intent   
 IDUP \_\_\_\_\_ Legal Descript.   
 Plan Sets  Zoning Text \_\_\_\_\_  
 Alder Notification  Waiver \_\_\_\_\_  
 Ngrbrhd. Assn Not. N/A Waiver \_\_\_\_\_  
 Date Sign Issued \_\_\_\_\_

1. **Project Address:** 9401 Midtown Rd **Project Area in Acres:** 9.33 AC  
**Project Title (if any):** Hawks Ridge Condominiums

2. **This is an application for:** (check at least one)

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input checked="" type="checkbox"/> Rezoning from <u>AG</u> to <u>PUD/PCD-GDP</u>	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Willie Keuler Company: Keuler  
 Street Address: 8308 State Road 19 City/State: Cross Plains, WI Zip: 53528  
 Telephone: (608) 798-1771 Fax: (608) 798-2207 Email: Keulerconstruction@hotmail.com

Project Contact Person: Dave Andruczyk Company: Arnold & O'sheridan  
 Street Address: 1111 Deming Way, Suite 200 City/State: Madison, WI Zip: 53717  
 Telephone: (608) 821-8482 Fax: (608) 821-8501 Email: dandruczyk@arnoldandosheridan.com

Property Owner (if not applicant): \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: The project is a 10 acre condominium development.

Development Schedule: Commencement 10/01/06 Completion 10/01/10

**5. Required Submittals:**

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
  - *Seven (7) copies* of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - *Seven (7) copies* of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - *One (1) copy* of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.
- Filing Fee:** \$ 2500 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 

→ The site is located within the limits of Midtown Road Neighborhood Development Plan, which recommends:

low-density and medium-density uses for this property.

- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:
 

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

Jed Sanborn 1/16/06, no other Associations  
If the alder has granted a waiver to this requirement, please attach any such correspondence 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 Counter and Planning Unit staff; note staff persons and date.

Planner Tim Parks Date 4/11/06 | Zoning Staff Kathy Voeck Date \_\_\_\_\_

**The signer attests that this form has been completed accurately and all required materials have been submitted:**

Printed Name Dave Andruczyk Date 6/08/06

Signature Dave Andruczyk Relation to Property Owner NONE

Authorizing Signature of Property Owner [Signature] Date 6/13/06

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**LETTER OF INTENT**  
**TO THE PLAN COMMISSION AND**  
**CITY COUNCIL OF THE CITY OF MADISON**

PLANNED UNIT DEVELOPMENT – GENERAL DEVELOPMENT PLAN  
PUD (GDP)

Mixed Single Family, Duplex & Multi-Family Condominium Development  
Replat of Lot 2 of Certified Survey Map No. 8625,  
Lots 1, 2, 3, 4, and 5 and Outlot 1 of Hawks Ridge Subdivision  
9401 Mid Town Road  
in the City of Madison, Dane County, Wisconsin,  
to be known as Hawks Ridge I Condominium and Hawks Ridge II Condominium

***Project Name:*** Hawks Ridge  
Hawks Ridge I Condominium and Hawks Ridge II  
Condominium

***Owner:*** Keuler Construction, Inc.  
8308 STH 19  
Cross Plains, Wisconsin 53528  
Contact: William Keuler  
(608) 798-1771

***Project Manager:*** Mr. William Keuler  
Keuler Construction, Inc.  
8308 STH 19  
Cross Plains, Wisconsin 53528  
(608) 798-1771

***Engineer:*** Mr. Frank Thousand  
Arnold & O'Sheridan, Inc.  
1111 Deming Way  
Madison, Wisconsin 53717  
(608) 821-8500

***Designer:*** Mr. Casey Louthier  
Louthier & Associates Designs, LLC  
7014 Wildberry Drive  
Madison, Wisconsin 53719  
(608) 206-0185

***Landscape Architect:***

Mr. Casey Louther  
Louther & Associates Designs, LLC  
7014 Wildberry Drive  
Madison, Wisconsin 53719  
(608) 206-0185

***Legal:***

Mr. Ronald M. Trachtenberg  
Murphy Desmond S.C.  
2 East Mifflin Street, Suite 800  
Madison, Wisconsin 53703  
(608) 268-5575

***Statement of Purpose:***

The Plat of Hawks Ridge Subdivision divides Lot 2, Certified Survey Map No. 8625, in the City of Madison, Dane County, Wisconsin, into five (5) lots and one (1) outlot. This Planned Unit Development-General Development Plan (PUD-GDP) provides for a mix of single family, duplex and larger multi-family residential housing, together with a private community center consisting of a clubhouse and pool, and a public water detention basin. Lot 1 will contain four (4) 16 unit multi-family buildings, providing for a mix of 1, 2 and 3 bedroom units. Lot 3 will contain of six (6) single family structures and one (1) duplex structure. Lot 4 will contain four (4) single family structures and one (1) duplex structure. Lot 5 will contain three (3) duplex structures. Lot 2 will contain a privately owned community center consisting of a clubhouse with short term guest apartment and pool. Outlot 1 will be dedicated to the public for storm water detention.

Lot 1 (the larger multi-family structures) will be subject to a condominium declaration and plat to be known as Hawks Ridge Condominium I. Lots 3, 4 and 5 (the single family and duplex structures) will be subject to a condominium declaration and plat to be known as Hawks Ridge Condominium II. Lot 2 (the community center consisting of the clubhouse with short-term guest apartment and pool) will be under joint ownership of the Hawks Ridge Condominium I and Hawks Ridge Condominium II Unit Owners Associations and governed by a master condominium association. Outlot 1, as previously stated, will be under public ownership.

Hawks Ridge, which is located south of Hawks Landing and Midtown Road and east of Hawks Meadow, is being developed in conformity with the City of Madison Comprehensive Plan. The plat area is subject to significant grade changes and will be graded to provide a maximum amount of functional and usable open space, with fieldstone retaining walls being utilized to accommodate the grade changes and to provide flat open space areas adjacent to all portions of the residential buildings and the clubhouse. Asphalt paving has been minimized and landscaping placement has been designed to maximize usable lawn area through the development. (The development will connect to the Hawks Meadow plat to the west and to the unplatted lands to the east and south. There will be no direct connection to Midtown Road.)

Large front porches will be provided for the single family and duplex structures and for all ground units of all multi-family structures for a street friendly feel. A variety of landscaping will be used to act as screening or for general separation. Some units will share a joint driveway to allow for improved site planning and more greenspace for all areas of the development.

***Building Descriptions:***

Each of the four (4) multi-family buildings will be three (3) stories, elevator serviced, and will contain 16 units with underground car and bike parking.

Each of the single family structures will be one (1) or two (2) stories with attached two (2) car garages.

Each of the duplex structures will be a single story structure and will contain two (2) dwelling units, each unit with a two (2) car attached garage. These units will be a mix of two (2) and three (3) bedroom units.

The community center building will include a community area with meeting room, kitchen, dining areas, bath rooms, changing rooms, massage room, lower level two bedroom apartment for short term guests, and swimming pool. These facilities will be restricted to the

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condominium unit owners and their guests and invitees only.

***Uses/Family Definition:***

The uses of Lots 1, 2, 3, 4 and 5 and Outlot 1 are as follows:

Lot No.	Permitted Use	Permitted		
		Dwelling Units	Bedrooms	
Lot 1	Multi-Family	134,310 s.f.	64	136
Lot 2	Community Bldg/Pool	19,256 s.f.	1 (temporary guest)	2
Lot 3	Six SF and One Duplex	67,738 s.f.	8	*
Lot 4	Four SF and One Duplex	45,241 s.f.	6	*
Lot 5	Three Duplex	44,256 s.f.	6	*
Outlot 1	Stormwater Mgnt.	31,615 s.f.	0	0
		<u>342,416 s.f.</u>	<u>85</u>	<u>191</u>

\* total number of bedrooms over lots 3, 4, and 5 to be 53 bedrooms.

The units and related common elements of the condominium shall be used for single family residential purposes only as that term is defined in the R1 zoning code, except that until a unit within Lot 1 has been initially owner occupied, single family definition as to that unit and related common elements shall be as defined in the R4 zoning code. To facilitate that the condominium units will be owner occupied, the condominium declarant shall commence marketing of the units no later than the issuance of a building permit by the City of Madison. The declarant shall list the units with real estate brokers participating in a multiple listing service and shall maintain such listing until the initial sale of all units. In compliance with requirements imposed by the City of Madison, to the extent those requirements are not in violation of the Wis. Statutes. Section 703.27, the declarant shall state that all units shall initially be marketed and sold by the declarant as "owner occupied" condominiums. It is not the intent of the declarant to develop the condominiums as rental property. If for any reason it becomes economically necessary for the declarant to rent any of the units, the declarant shall, nonetheless, continue to list the rented units for sale until they are sold to owners that intend to

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owner occupy those units. No lease entered into by declarant shall have a term exceeding one (1) year.

Accessory uses shall include but not be limited to: (i) accessory uses directly associated with those permitted uses including parking for residents and guests, and (ii) temporary building for storage of building materials and equipment for construction purposes when on same lot as a principal use for a period not to exceed the duration of such construction.

***Yard Requirements:***

**Minimum Yard Requirements:**

- (i) Multi-family structures: per approved SIP
- (ii) Single family and duplex structures
  - Front Yard: 20 ft.
  - Front Porch: 10 ft.
  - Side Yard: Varies per Building type.
  - Rear Yard: Varies per Building type.

***Total area of each and all Lots:***

<u>Lot No.</u>	<u>Lot Area</u>
Lot 1	134,310 s.f.
Lot 2	19,256 s.f.
Lot 3	67,738 s.f.
Lot 4	45,241 s.f.
Lot 5	44,256 s.f.
Outlot 1	<u>31,615 s.f.</u>
Subtotal (all lots and outlot)	342,416 s.f.
Roadway	<u>64,099 s.f.</u>
Total Site size	406,515 s.f.

***Lot Area Requirements:***

Per PUD (GDP) total area for each lot is as stated above.

***Dwelling Units:***

Dwelling units proposed:  
Lot 1- 64 units; Lot 2 – 1 unit (temporary guest); Lot 3 -8 units; Lot 4 – 6 units; Lot 5 - 6 units; total 85 units

***Lot Area Per Dwelling Unit:***

Lot 1- 2,099 s.f./u; Lot 2 - 19,256 s.f./u; Lot 3 – 8467 s.f./u; Lot 4 – 7,540 s.f./u; Lot 5 – 7376 s.f./u (average for Lots 3, 4 and 5 – 7861 s.f./u)

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**Usable Open Space/Requirements** Lot 1 and Lot 2 - 500 s.f./u; Lot, 3, 4, and 5 - 1000 s.f./u.  
Lot 1- 32,000 s.f total.; Lot 2 – 500 s.f total Lot 3 -  
8,000 s.f. total; Lot 4 - 6,000 sq. ft total; Lot 5- 6,000 sq.  
ft. total; grand total 52,500 sq. ft.

**Useable Open Space Provided:** Lot 1 - 58,129 sq. ft; Lot 2 – 16,756 sq. ft.; Lot 3 –  
46,266 sq. ft.; Lot 4 – 28,769 sq. ft.; Lot 5 – 26,997 sq.  
ft.; total 176,917 sq. ft.

**Height Requirements:** Lot 1 (multi-family structures): maximum building  
height is 3 stories or 45 ft. above mean grade. Lots 2, 3,  
4, and 5 (single family, duplexes and community center)  
are a maximum of 2 stories with maximum height of 28'-  
3 ½" at entries.

**Landscaping:** Landscaped areas will be provided as shown on  
approved plans.

**Accessory Off-Street Parking:** Min. Parking Stalls Required:

Lot 1 - underground 96 large car spaces and 4 handicap  
spaces for a total of 100 total underground; surface 18  
large car spaces and 3 handicap spaces for a total of 21  
total above ground.

Lot 2 – None

Lot 3, 4 and 5: Each unit will have a two car attached  
garage (total 40 parking spaces) plus driveway parking.

**Bicycle Requirements:** Lot 1- 64 underground and 12 surface spaces.  
Lot 2 – 6 surface spaces.  
Lots 3, 4 and 5 – storage in each attached garage.

**Site Lighting:** Lighting will be provided as shown on approved plans.

**Signage:** Signage will be limited to condominium identification  
signage and directional (including address) signage.  
Signage will be allowed as per Chapter 31 of the  
Madison General Ordinances as compared to the R4  
District and per the approved PUD (SIP).

***Snow and Trash Storage and Removal, Maintenance:***

Lot 1: Snow and trash storage and removal will be done by private contractor. All on site maintenance equipment will be stored within the underground parking garages.

Lots 2: Snow and trash storage and removal will be done by private contractor. All on site maintenance equipment will be stored within Lot 1 or Lot 2.

Lots 3, 4, and 5: Snow removal will be done by private contractor. Trash shall be placed at the public right of way and picked up by the City of Madison.

***Alterations and Revisions:***

No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission, However, the Zoning Administrator may issue permits for minor alterations or additions that are approved by the Director of Planning and Development and the Alderperson of the district and are compatible with the concept approved by the City Plan Commission.

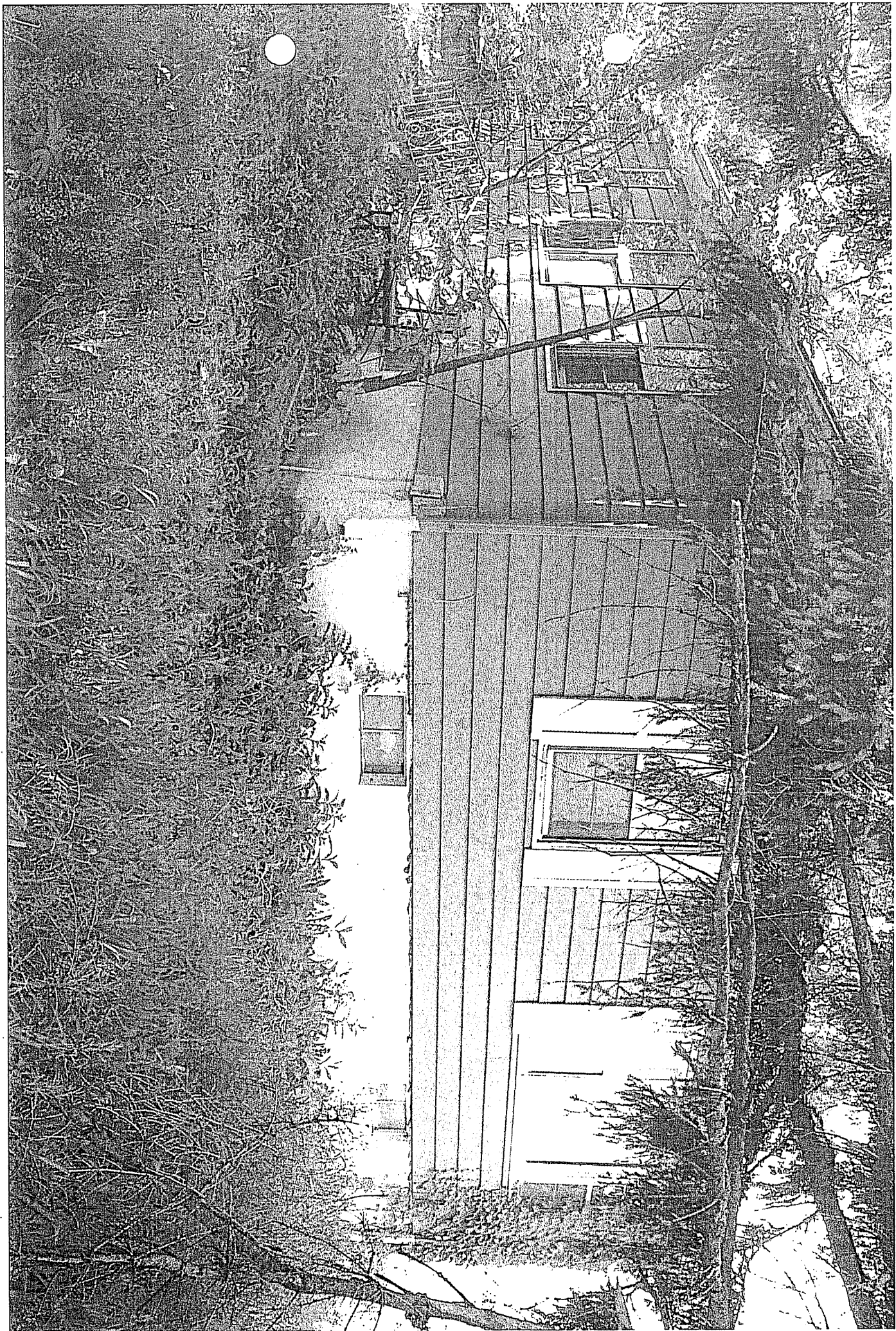
***Economic/Socioeconomic Impact:*** The development is readily accessible to a variety of employment centers, retail services, daycare centers, and recreation areas and is in the vicinity of entirely new multi-family and single family development which dominates the area. The creation of 84 new condominium units with club house and pool will add approximately \$29,400,000.00 of tax base.

Sincerely,  
Keuler Construction, Inc.

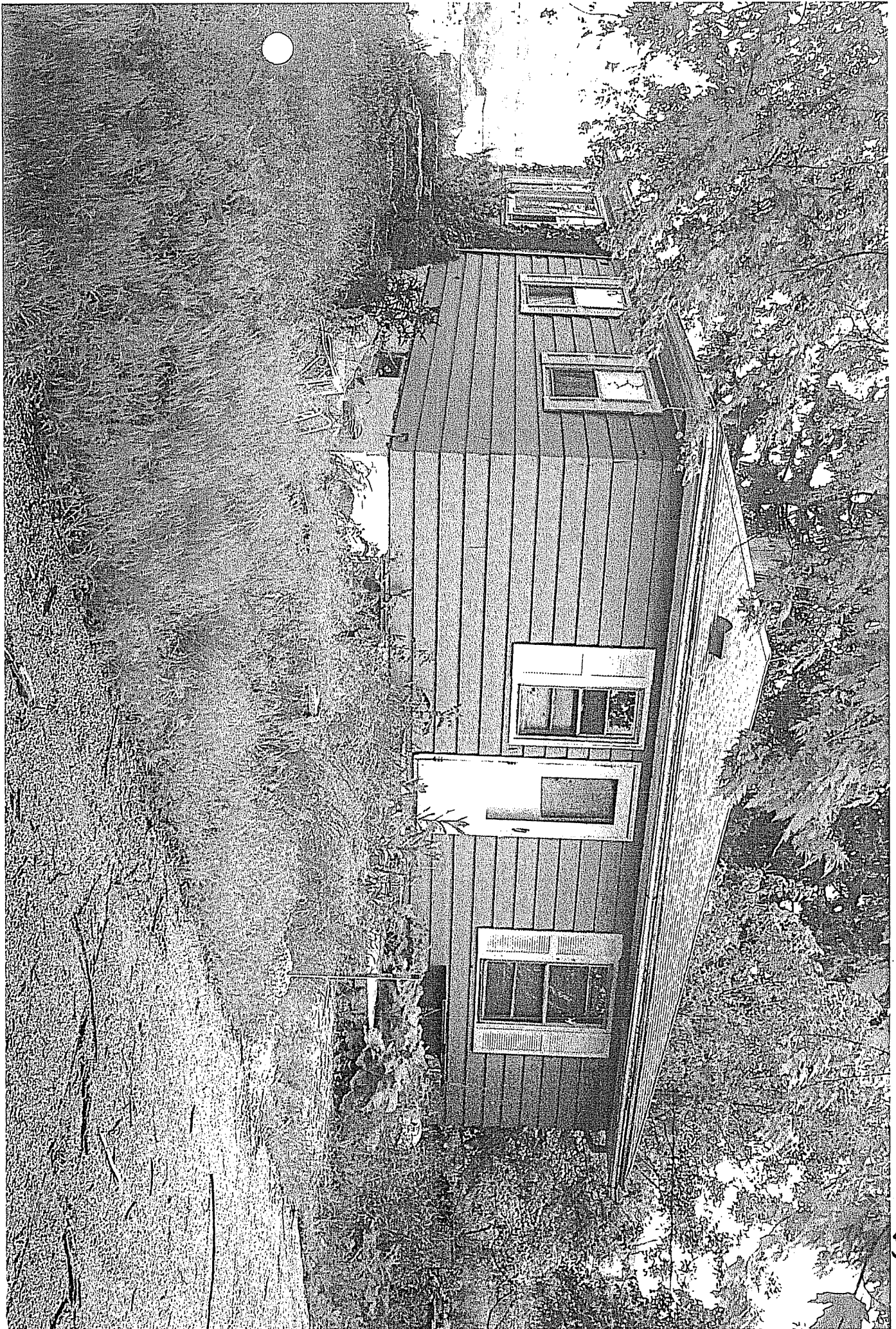
By: William Keuler



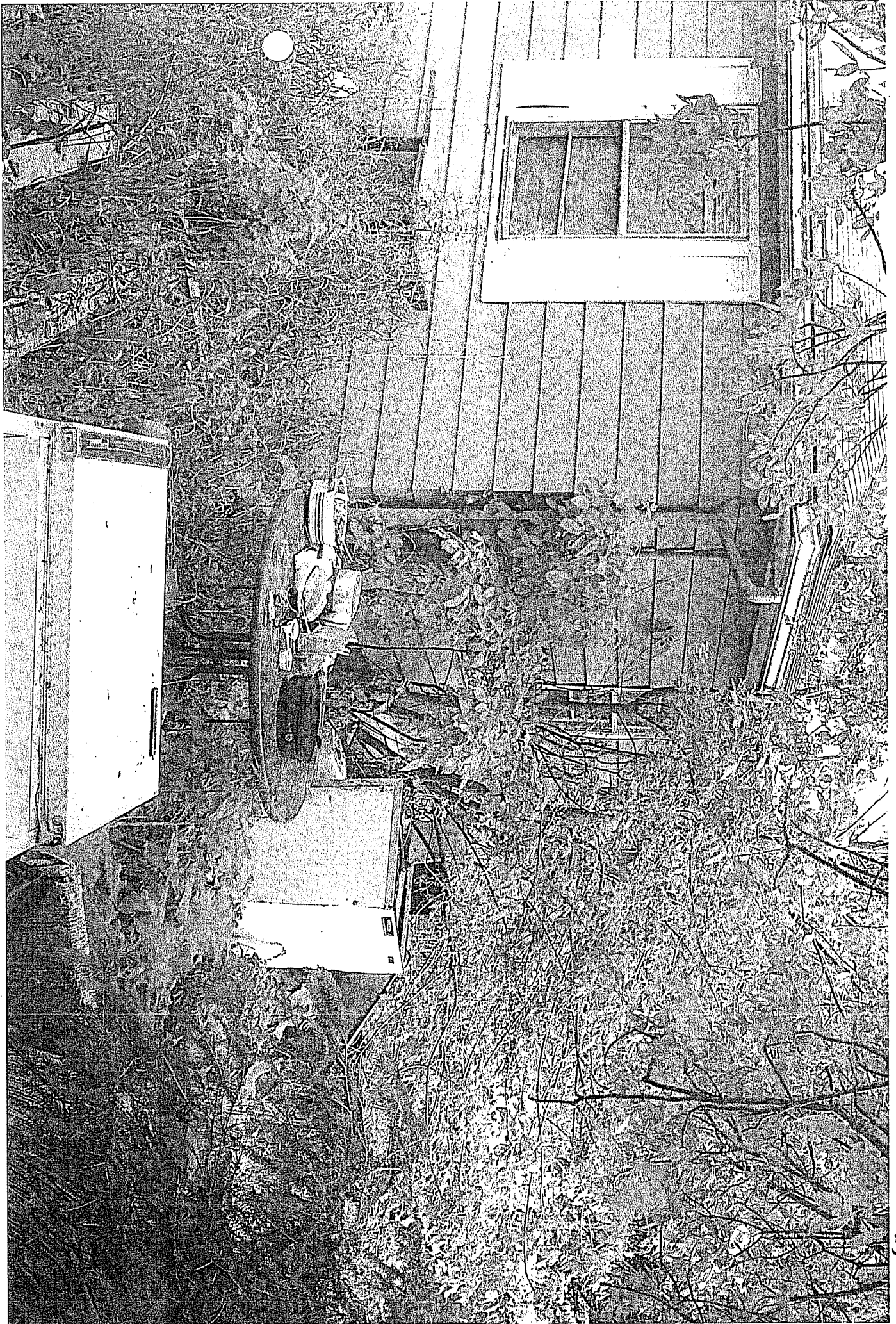
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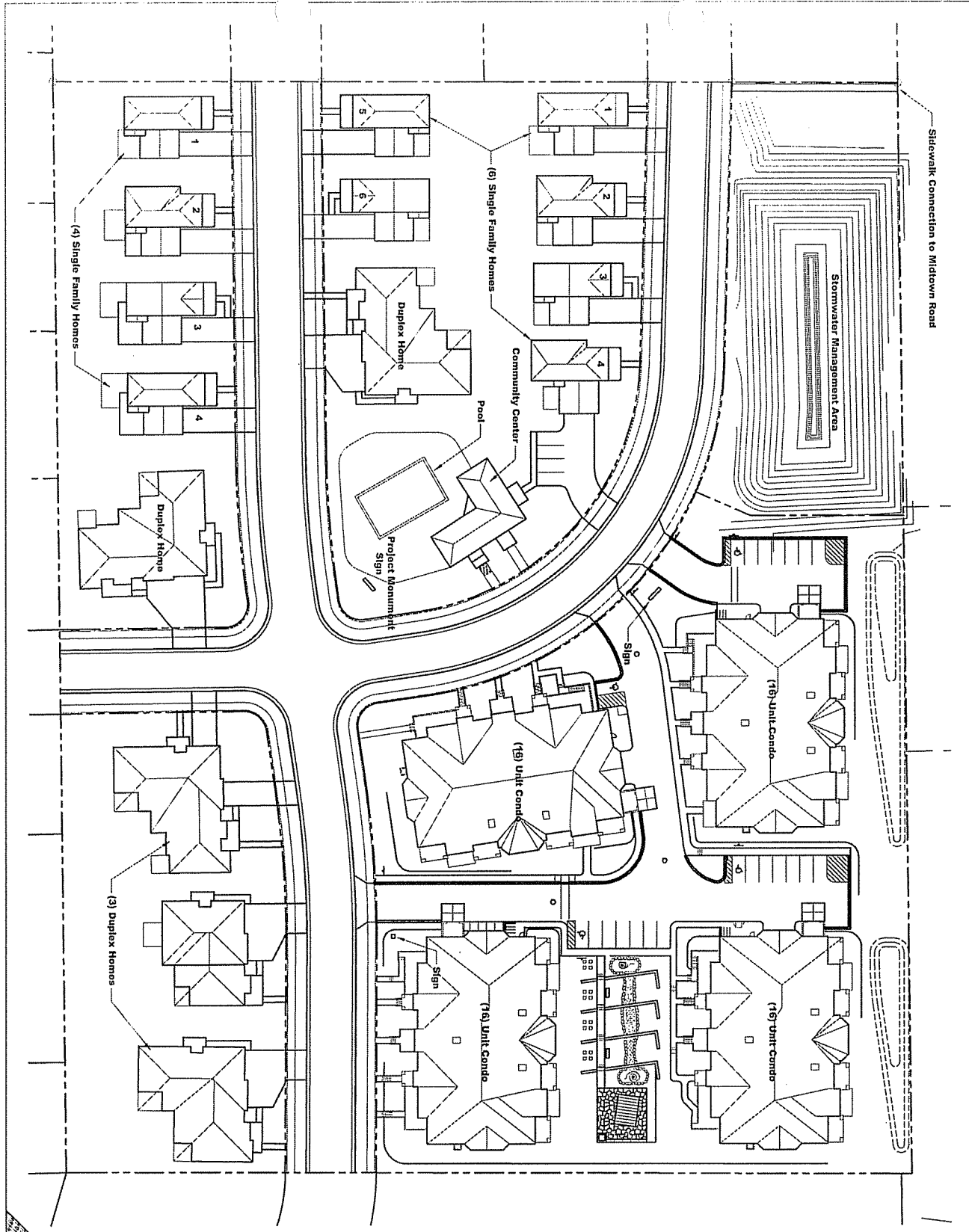


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Sidewalk Connection to Midtown Road

**LOUTHER & ASSOCIATES DESIGNING LLC**  
 10000 W. 10th Street, Suite 100, Overland Park, KS 66211  
 Phone: 913.241.1000  
 Fax: 913.241.1001  
 www.louthers.com

**HAWKS RIDGE DEVELOPMENT**  
 10000 W. 10th Street, Suite 100, Overland Park, KS 66211  
 Phone: 913.241.1000  
 Fax: 913.241.1001  
 www.hawksridge.com

**MASTER PLAN**  
 SCALE: 1" = 40'-0"

**SITE MASTER PLAN**  
 MW1

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**ZONING TEXT**

**PLANNED UNIT DEVELOPMENT – GENERAL DEVELOPMENT PLAN  
PUD (GDP)**

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Lot 1- 32,000 s.f total.; Lot 2 – 500 s.f total Lot 3 -  
8,000 s.f. total; Lot 4 - 6,000 sq. ft total; Lot 5- 6,000 sq.  
ft. total; grand total 52,500 sq. ft.

**Useable Open Space Provided:** Lot 1 - 58,129 sq. ft; Lot 2 – 16,756 sq. ft.; Lot 3 –  
46,266 sq. ft.; Lot 4 – 28,769 sq. ft.; Lot 5 – 26,997 sq.  
ft.; total 176,917 sq. ft.

**Height Requirements:** Lot 1 (multi-family structures): maximum building  
height is 3 stories or 45 ft. above mean grade. Lots 2, 3,  
4, and 5 (single family, duplexes and community center)  
are a maximum of 2 stories with a maximum height of  
28'-3 1/2" at entries.

**Landscaping:** Landscaped areas will be provided as shown on  
approved plans.

**Accessory Off-Street Parking:** Min. Parking Stalls Required:  
  
Lot 1 - underground 96 large car spaces and 4 handicap  
spaces for a total of 100 total underground; surface 18  
large car spaces and 3 handicap spaces for a total of 21  
total above ground.  
  
Lot 2 – None  
  
Lot 3, 4 and 5: Each unit will have a two car attached  
garage (total 40 parking spaces) plus driveway parking.

**Bicycle Requirements:** Lot 1- 64 underground and 12 surface spaces.  
Lot 2 – 6 surface spaces.  
Lots 3, 4 and 5 – storage in each attached garage.

**Site Lighting:** Lighting will be provided as shown on approved plans.

**Signage:** Signage will be limited to condominium identification  
signage and directional (including address) signage.  
Signage will be allowed as per Chapter 31 of the  
Madison General Ordinances as compared to the R4  
District and per the approved PUD (SIP).

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**PART 1 - DEVELOPMENT INFORMATION:**

Project or Plat: HAWKS RIDGE CONDOMINIUM  
 Project Address: 9401 MIDTOWN RD Project Area (in acres): 9.35<sup>±</sup>  
 Developer: WILLY KEULER Representative: CASEY LOUTHER  
 Street Address: 8309 Hwy. 19 City/State: CROSS PLAINS Zip: 53528  
 Telephone: (608) 798-1711 Fax: ( ) Email: WKEULER@HOTMAIL.COM  
 Agent, if Any: CASEY LOUTHER Company: LOUTHER & ASSOCIATES DESIGN  
 Street Address: 7014 WILDBERRY DR City/State: MADISON Zip: 53719  
 Telephone: (608) 206-0135 Fax: (608) 848-5771 Email: DOOLEY@TDS.NET

**PART 2 - PROJECT CONTENTS:**

Complete the following table as it pertains to this project:

Residential Use	MARKET-RATE UNITS		INCLUSIONARY UNITS		Total Units	Acres
	Owner-Occupied Units	Renter-Occupied Units	Owner-Occupied Units	Renter-Occupied Units		
Single-Family	sjfkvSJD 9		1		10	1.62
Duplexes	KJWEBF 8		2		10	1.61
Multi-Family	54		10		64	3.07
<b>TOTAL</b>	<b>71</b>		<b>13</b>		<b>84</b>	<b>9.35</b>

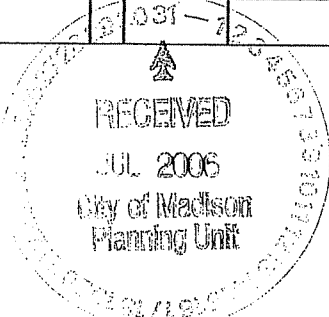
**PART 3 - AFFORDABLE HOUSING DATA:**

Number of Inclusionary Dwelling Units Proposed by Area Median Income (AMI) Level and Minimum Sale/Rent Price							
Owner-Occupied Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI					4	3	
Anticipated Sale Price				132K 138K 130K	168,212 130,614 150,429	124,220 149,216 177,424	
Rental Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI		NONE					
Maximum Monthly Rent Price							

**PART 4 - DWELLING UNIT COMPARISON:**

Complete the following table as it pertains to this project:

	MARKET-RATE UNITS					INCLUSIONARY UNITS				
	Studio /Effcy	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms	Studio /Effcy	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms
Owner-Occupied Units with:		16	24	24			4	5	4	
Minimum Floor Area:		1,800	2400	2,700			840	980	1100	
Rental Units With:										
Minimum Floor Area:										



CONTINUE →

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**PART 5 - INCENTIVES:** Section 28.04 (25) of the Zoning Ordinance provides the opportunity for applicants in projects where affordable dwelling units are required or where the developer has agreed to pay money in lieu of inclusionary dwelling units, to receive one or more incentives as compensation for complying with the Inclusionary Zoning requirements. Each of the eleven incentives listed below are affixed a point value. The incentive points available to an applicant is dependent upon the number of affordable dwelling units proposed at the various area median income (AMI) levels. The program rewards projects both for having a higher number of affordable dwelling units provided at lower AMI levels, and for having a higher percentage of affordable dwelling units incorporated into the development. The incentive and the corresponding number of points available are listed below. (MAP=Maximum Available Points) Please mark the box next to the incentives requested.

Incentive	MAP	Incentive	MAP
<input checked="" type="checkbox"/> Density Bonus (varies by project)	3	<input type="checkbox"/> Cash subsidy from Inclusionary Unit Reserve Fund up to \$10,000 per unit for up to 50% of the affordable units provided.	2
<input checked="" type="checkbox"/> Parkland Development Fee Reduction	1	<input type="checkbox"/> Cash subsidy from Inclusionary Unit Reserve Fund of \$5000 for up to 50% of on-site affordable units in projects with 49 or fewer detached units or projects with four or more stories and 75% of parking provided underground.	2
<input type="checkbox"/> Parkland Dedication Reduction	1	<input type="checkbox"/> Neighborhood Plan preparation assistance	1
<input type="checkbox"/> Off-street Parking Reduction up to 25%	1	<input type="checkbox"/> Assistance obtaining housing funding information	1
<input type="checkbox"/> Non-City provision of street tree planting	1		
<input type="checkbox"/> One addl. story in Downtown Design Zones	1		
<input type="checkbox"/> Residential parking permits in a PUD/PCD	1		
<input type="checkbox"/> Incentives Not Assigned a Point Value by Ordinance (Explain): _____			

**PART 6 - WAIVER:** The Plan Commission may waive the requirement to provide inclusionary dwelling units in the development if the applicant can present clear and convincing financial evidence that providing the required number of inclusionary dwelling units on-site renders providing the required number of inclusionary units financially infeasible. In such a case, a developer may request a waiver to provide the units off-site, assign the obligation to provide the units to another party, or pay cash in lieu of the units, or any combination of the above. If the waiver is granted, the required units may be provided as new construction off-site in another development within one mile of the subject development; off-site units shall be provided at least 1.25 times the number of units if provided within the subject development. Off-site units must be constructed within one year of the time that they would have been constructed within the subject development. The applicant may opt to pay money into the Inclusionary Unit Reserve Fund based on contribution rates established in Section 28.04 (25) of the Zoning Ordinance. If provision of the inclusionary dwelling units through the waiver is still financially infeasible, the developer may seek a reduction in the percent of units to the point where the project becomes financially feasible. If such a waiver is requested, a detailed explanation shall be provided in the required project narrative demonstrating the financial infeasibility of complying with the ordinance requirements and the rationale for the alternative proposed.

- If a waiver is requested, please mark this box  and include all of the necessary information required by the Zoning Ordinance and IZ Program Policy & Protocols to support your request.

**PART 7 - APPLICANT'S DECLARATION:**

The signer shall attest that this application has been completed accurately and includes all requests for incentives or waivers; that they have attended both required pre-application staff meetings and given the required notice to the district alderperson and neighborhood association(s) prior to filing this application; and that all required information will be submitted on the corresponding application for zoning and/or subdivision approval by the Plan Commission. The applicant shall begin the declaration by stating below whether or not the project complies with the various requirements of the inclusionary zoning ordinance. Check the applicable box and provide any supporting

Standards for Inclusionary Dwelling Units (IDUs)	Will Comply	Will not comply	Additional comments
Exterior Appearance of IDUs are similar to Market rate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Proportion of attached and detached IDU units is similar to Market rate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Mix of IDUs by bedroom size is similar to market rate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

CONTINUE →

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Standards for Inclusionary Dwelling Units (IDUs) (continued)	Will Comply	Will not comply	Additional comments
IDUs are dispersed throughout the project.	X		
IDUs are to be built in phasing similar to market rate.	X		
Pricing fits within Ordinance standards	X		
Developer offers security during construction phase in form of deed restriction.	X		
Developer offers enforcement for for-sale IDUs in form of option to purchase or for rental in form of deed restriction.	X		
Developer describes marketing plan for IDUs.	X		
Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification.	X		
Terms of sale or rent.	X		
	Yes	No	Additional comments
Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations.		X	
Developer has requested waiver for off-site or cash payment.		X	
Developer has requested waiver for reduction of number of units.		X	
Other:			

- The applicant discussed this development proposal with representatives from the Planning Unit, Zoning Administrator and Community Development Block Grant Office on: → APRIL 19 2006
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: → APRIL 19 2006
- The applicant notified Alderperson JEB SANDERSON of District 1 of this development proposal in writing on: → FEB. 16. 2006
- The applicant also notified NO CURRENT ASSN. of the \_\_\_\_\_ neighborhood in writing on: D. N. A.
- The Inclusionary Dwelling Unit Plan Application package contains ALL of the materials required as noted on this form. I, as the undersigned, acknowledge that incomplete or incorrect submittals may cause delays in the review of this project. I am also familiar with the ongoing developer responsibilities summarized on page #2 of this application and outlined in the Inclusionary Zoning Ordinance and Program Policy and Protocols.

Applicant Signature

*[Handwritten Signature]*

Date 06-20-06

Printed Name

CASEY LOUHER

Phone

(608) 206-0185

Effective September 1, 2004

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**PUD NARRATIVE**  
**INCLUSIONARY ZONING**

PLANNED UNIT DEVELOPMENT – G.D.P  
PUD (S.I.P.)  
Informational  
Condominium Development  
9401 Mid Town Road,  
In the City of Madison, Dane County, Wisconsin,  
To be known as Hawks Ridge Condominiums  
June 16, 2006

***Project Name:*** Hawks Ridge Condominiums

***Owner:*** Willy Keuler  
8309 Hwy. 19  
Cross Plains, Wisconsin 53528  
Contact: Willy Keuler  
(608) 798-1771

***Project Manager:*** Willy Keuler  
Keuler Construction Inc  
8309 Hwy. 19  
Cross Plains, Wisconsin 53528  
(608) 798-1771

***Designer:*** Mr. Casey Louther  
Louther & Associates Designs, LLC  
7014 Wildberry Drive  
Madison, Wisconsin 53719  
(608) 206-0185

***Civil Engineer:*** Mr. Dave Andruczyk  
Arnold & O'Sheridan Engineering  
1111 Deming Way  
Madison, Wisconsin 53717  
(608) 821-8500

***Landscape:***

Mr. Casey Louther  
Louther & Associates Designs, LLC  
7014 Wildberry Drive  
Madison, Wisconsin 53719  
(608) 206-0185

***Project:***

85 units of single family, duplexes, and mixed unit condominium development located a 9.35 acre site on Mid Town Road in the City of Madison, Dane County, Wisconsin

The proposed development, part of Madison's very exclusive Hawks Landing area, directly across from Hawks Landing and adjacent to Hawks Meadow. The project will consist of (4) 16 unit condominium style buildings with a total of 64 condominium units. These units will consist of 1, 2 & 3 bedroom units with elevators, large decks, underground parking and much more. (5) Duplex condominiums with a total of 10 units of 2 & 3 bedroom units' floor plans will be across from the multi-family area. Extensive landscaping is proposed for the duplexes, with extended front porches for a street friendly feel. (11) Single family condominium units are also in this development with separate drives, (2) car garages, well landscaped and large street friendly porches.

This development has been designed to provide a maximum amount of functional and usable open space proximate to all units. Field stone walls will be used to accommodate grade changes and flat open lawn areas will be adjacent to all areas of the building. Asphalt paving has been minimized and proposed landscaping does not hinder the use of the lawn areas.

Front porches will be provided for all ground units of the multi-family condominiums and a variety of landscaping will be used to act as screening or for general separation.

A common private community clubhouse and pool will be available to all condominium owners.

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Extensive landscaping around the clubhouse and pool will provide privacy.

IZ units are provided for this project, per recommendations by IZ Review Committee.

*Uses/Family Definition:*

The uses of the 9.35 acre site are as follows:

Permitted Use	Permitted		
	Lot Area	Dwelling Units	Bedrooms
Multi-family Condo Units	3.07 acres	64	136
Duplex Condo Units	1.61 acres	10	28
Single Condo Units	1.62 acres	11	32
Storm Water Mgmt.	0.78 acres		
Public Roads	2.27 acres		
	<u>9.35 acres</u>	<u>85</u>	<u>196</u>

The improvements to 9401 Midtown Road shall retain the right to initially constructed or to thereafter Occupancy/family definition in the multi-family units shall be limited per the R4 zoning code. Occupancy for the duplexes and single family residential purposes only as defined in the R1, & R2 zoning code. (The owner may lease all units until sold.)

The units, limited common elements, and the common elements of the condominium shall be used for single family residential purposes only as that term is defined in the R1 zoning code. To further assure that the condominium units will be owner occupied, the condominium declarant shall commence marketing of the units following issuance of a building permit by the City of Madison. The declarant shall list the units with real estate brokers participating in a multiple listing service and shall maintain such listing until the initial sale of all units. In compliance with requirements imposed by the City of Madison to the extent those requirements are not in violation of the Wis. Statutes. Section 703.27, the declarant shall state that all units shall initially be marketed and sold by the declarant as "owner occupied" condominiums. It is not the intent of the declarant to develop the condominiums as rental

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property. If for any reason it becomes economically necessary for the declarant to rent any of the units, the declarant shall, nonetheless, continue to list the rented units for sale until they are sold to owners that intend to owner occupy those units. No lease entered into by declarant shall have a term exceeding one (1) year and no renewals or extension of any lease beyond one (1) year by the declarant shall be permitted.

Accessory uses shall include but not be limited to:  
a. accessory uses directly associated with those permitted uses including parking for residents and guests, and b. temporary building for storage of building materials and equipment for construction purposes when on same lot as a principle use for a period not to exceed the duration of such construction.

***Timetable for Construction:***

Building construction is anticipated to begin immediately following plan approval and construction will occur in multiple phases. Ultimate completion is expected in 2-3 years.

***Total area of Site:***

9.35 Acres

***Snow and Trash Storage and by Removal, Maintenance***

equipment will be stored within the

underground parking garages. Snow and trash storage and removal will be done private contractor for the entire site. Maintenance

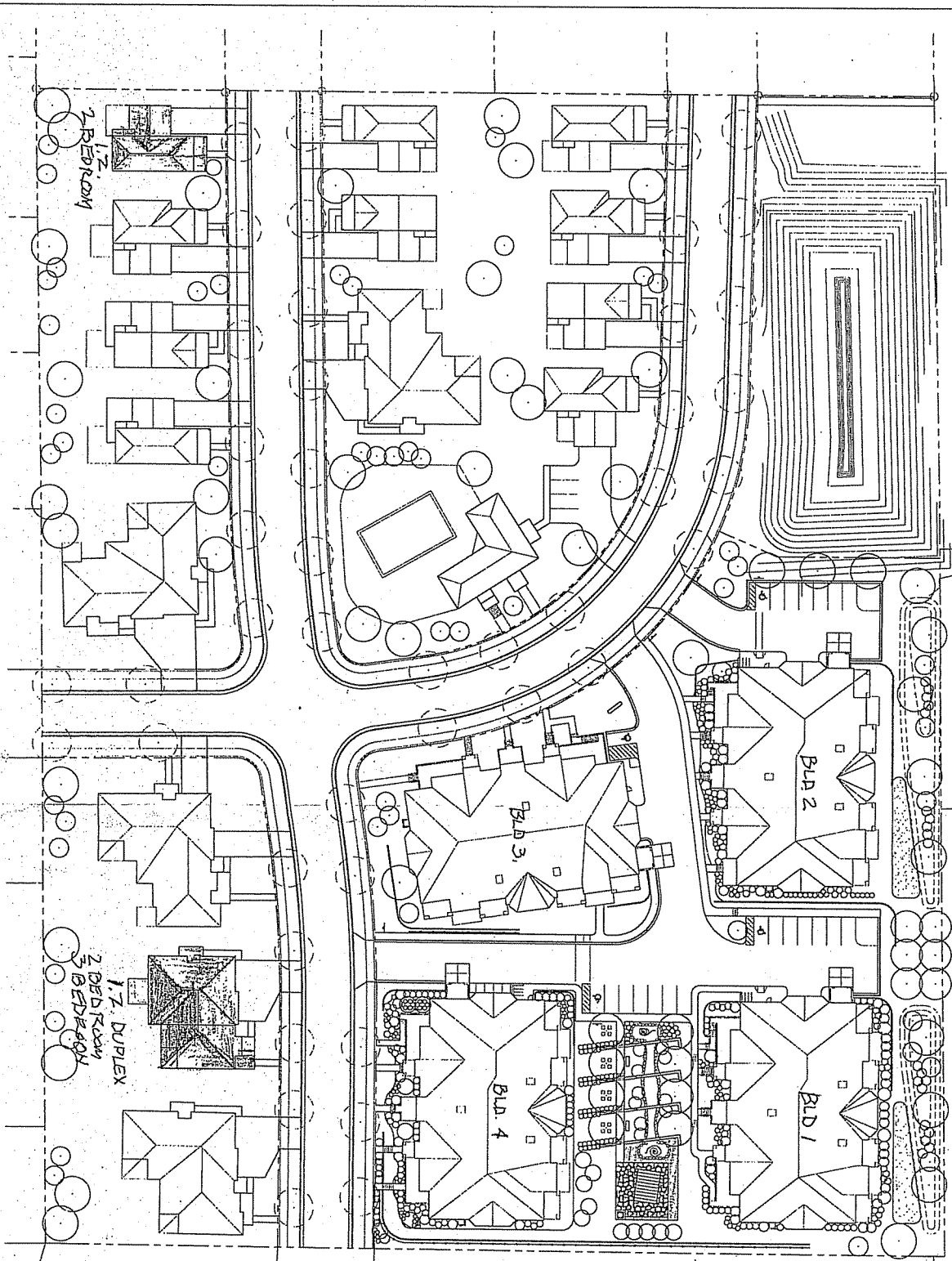
***Economic/Socioeconomic Impact:***

The development is readably accessible to a variety of employment centers, retail services, daycare centers, and recreation areas and is in the vicinity of entirely new multi-family and single family development which dominates the area. The creation of 85 new condominium units will add approximately \$22,000.00 of tax base.

Sincerely,

Willy Keuler

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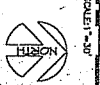


I.Z. UNITS

SINGLE FAMILY DUPLEX	(A) 2 BED (1) 2 BED (1) 3 BED
BLD 1	2ND FL. (1) 1 BED 1ST FL. (1) 3 BED
BLD 2	1ST FL. (1) 1 BED 2ND FL. (1) 2 BED
BLD 3	2ND FL. (1) 1 BED 1ST FL. (1) 2 BED
BLD 4	1ST FL. (1) 3 BED 1ST FL. (1) 1 BED 2ND FL. (1) 2 BED 2ND FL. (1) 3 BED
TOTAL	(13) UNITS

I.Z. CONCEPT REVIEW

MASTER PLAN



LOUTHER ASSOCIATES ASSOCIATES DESIGN'S LLC  
 HAWKS RIDGE DEVELOPMENT  
 SITE MASTER PLAN  
 1/2" = 1'-0"

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