



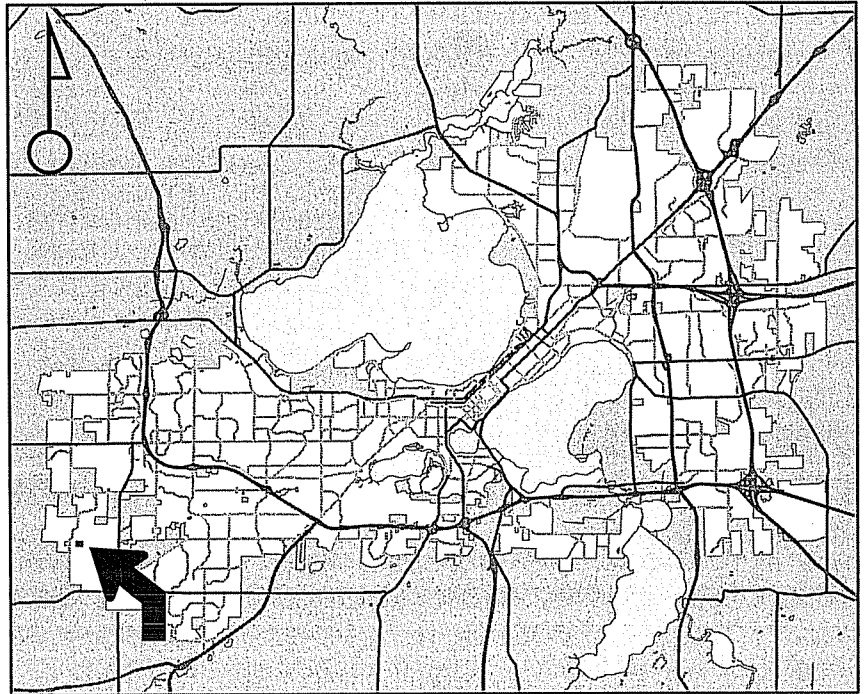
Plat Name
Hawks Ridge
 Location
9401 Mid Town Road
 Applicant
 Willy Keuler/Francis Thousand – Arnold &
 O'Sheridan & Jeff Delauca – Studio 801

Preliminary Final

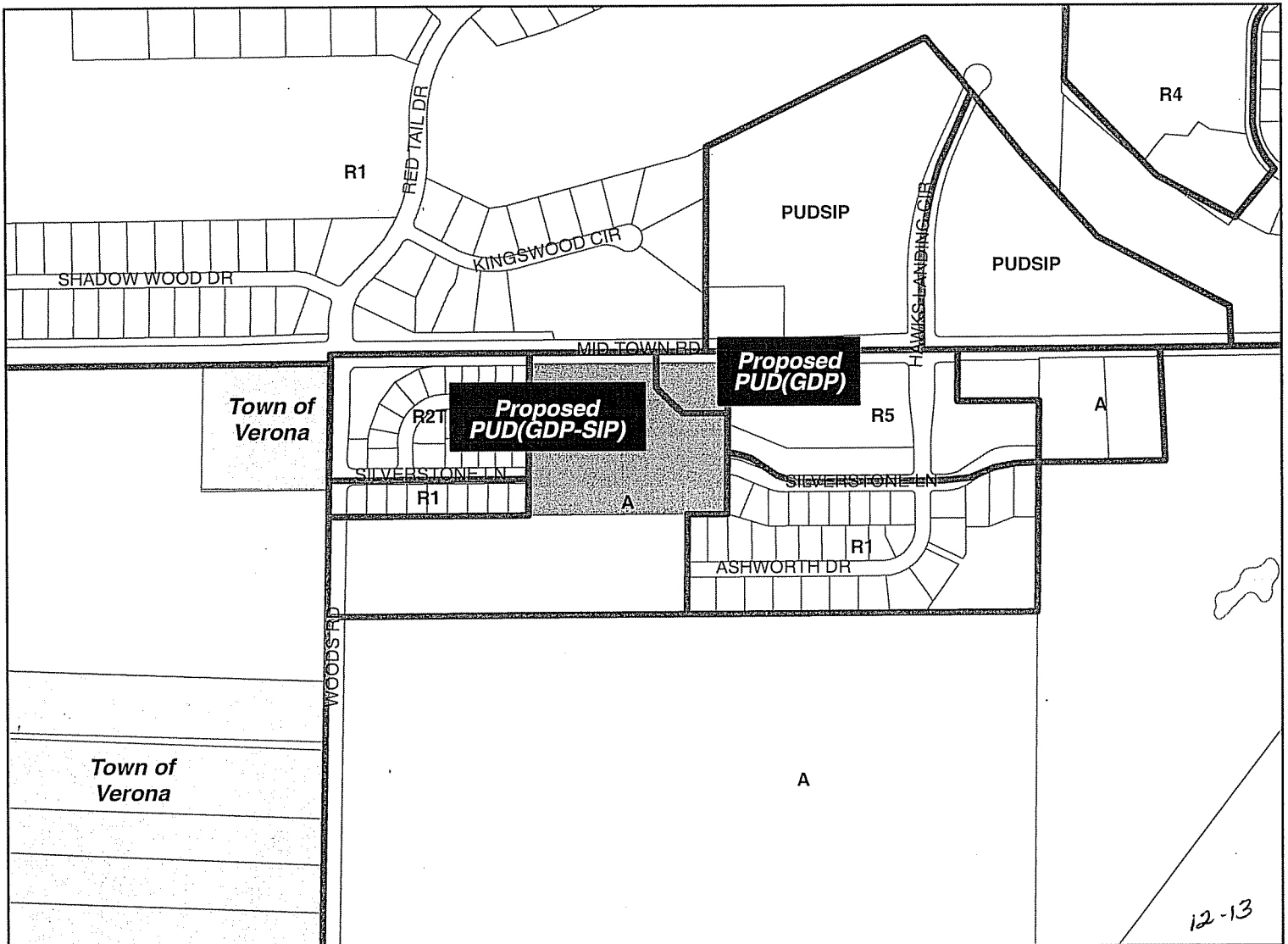
From: **Temp A** To: **PUD(GDP) & PUD(SIP)**

Proposed Use
 Plat 5 Residential Lots & 1 Outlot & Construct
 8 Single-Family Houses, 10 Duplexes (SIP) &
 Future Multi-Family Building (GDP)

Public Hearing Date
 Plan Commission
17 September 2007
 Common Council
18 September 2007



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



12-13



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
- 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 N/A Receipt No. N/A
 Date Received 6-20-07
 Received By KAW
 Parcel No. 0608-041-0104-0
 Aldermanic District 01-Jed Sanborn
 GO Comp, CU
 Zoning District A9
For Complete Submittal
 Application Letter of Intent
 IDUP Legal Descript.
 Plan Sets Zoning Text
 Alder Notification Waiver
 Nbrhd. Assn Not. Waiver
 Date Sign Issued _____

1. Project Address: 9401 MIDTOWN ROAD Project Area in Acres: 9.33 AC
 Project Title (if any): HAWK'S RIDGE APARTMENTS AND CONDOMINIUMS

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

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from _____ to _____ Rezoning from _____ to PUD/PCD-SIP

Rezoning from TEMP. AG to PUD/PCD-GDP AND PUD-SIP Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use Demolition Permit Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: WILLY KEULER Company: KEULER CONSTRUCTION, INC.
 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: JEFF DELAURA Company: STUDIO 801
 Street Address: 801 BEAR CLAW WAY City/State: MADISON, WI Zip: 53717
 Telephone: (608) 334-7449 Fax: (608) 833-0735 Email: delaura@chorus.net

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: THIS PROJECT IS A HOUSING DEVELOPMENT W/A MIX OF SINGLE FAMILY, DUPLEX HOMES, AND A MULTI-FAMILY BLDG. SITE.

Development Schedule: Commencement FALL 07 Completion SPRING 2011

CONTINUE →

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 1/2 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: \$ 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. (IN PROGRESS)

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. 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 THE MIDTOWN ROAD NEIGHBORHOOD DEVELOPMENT Plan, which recommends: BOTH SINGLE FAMILY AND MED. DENSITY RESIDENTIAL 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: ALBERT PETERSON JED SANBORN -- NOTIFIED JUNE 8 NEIGHBORHOOD ASSOC. -- NOTIFIED JUNE 12

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form. -- SEE ATTACHED

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 5.17.07 Zoning Staff COMPLETE TECH. REVIEW COMMITTEE Date

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

Printed Name JEFF DELAURA Date JUNE 18, 07

Signature [Signature] Relation to Property Owner AGENT

Authorizing Signature of Property Owner [Signature] Date 6/19/07

PART 1 - DEVELOPMENT INFORMATION:

Project or Plat: Hawk's Ridge Condominiums
Project Address: 9401 Midtown Rd. **Project Area (in acres):** 7.5
Developer: Madison, WI Keuler Constr. Inc **Representative:** Willy Keuler
Street Address: 8308 State Rd. 19 **City/State:** Cross Plains **Zip:** 53528
Telephone: 608 798-1771 **Fax:** 608 798-2207 **Email:** Keulerconstruction@hotmail.com
Agent, If Any: None **Company:** _____
Street Address: _____ **City/State:** _____ **Zip:** _____
Telephone: () _____ **Fax:** () _____ **Email:** _____

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						
Duplexes						
Multi-Family						
TOTAL						

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							
Anticipated Sale Price							
Rental Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI							
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/Entry	1 Bdrm	2 Bdrms	3 Bdrms	4+ More Bdrms	Studio/Entry	1 Bdrm	2 Bdrms	3 Bdrms	4+ More Bdrms
Owner-Occupied Units with:										
Minimum Floor Area:										
Rental Units With:										
Minimum Floor Area:										

CONTINUE →

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 type="checkbox"/> Density Bonus (varies by project)	3	<input type="checkbox"/> Cash subsidy from Inclusionary Zoning Special Reserve Fund up to \$5,000 per unit for units provided to families earning 60% AMI or less (for owner-occupied) or 40% AMI or less (for rental).	2
<input type="checkbox"/> Parkland Development Fee Reduction	1	<input type="checkbox"/> Cash subsidy from Inclusionary Zoning Special Reserve Fund of \$2,500 per onsite affordable unit 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. — *Please See Hickory Hill*

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.			
Proportion of attached and detached IDU units is similar to Market rate.			
Mix of IDUs by bedroom size is similar to market rate.			

CONTINUE →

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

- The applicant discussed this development proposal with representatives from the Planning Unit, Zoning Administrator and Community Development Block Grant Office on: → _____
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: → _____
- The applicant notified Alderperson _____ of District _____ of this development proposal in writing on: → _____
- The applicant also notified _____ of the _____ neighborhood in writing on: → _____
- 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 William J. Keuler Date 9/10/07
 Printed Name William J. Keuler Phone (608) 798-1771



Simply the Best.

June 20, 2007

Mr. Brad Murphy
Director of Planning
Department of Planning and Development
City of Madison
215 Martin Luther King Jr. Blvd.
Madison Wisconsin 53701

Re: Letter of Intent
Project Name: Hawk's Ridge Apartments & Condominiums
PUD-GDP & PUD-GDP-SIP
9401 Midtown Road
Madison, WI

Dear Mr. Murphy:

The following Letter of Intent is submitted together with the plans, project application, and zoning text for Staff, Plan Commission, and Common Council consideration of approval.

Project Team:

Owner: Mr. Willy Keuler
Keuler Construction, Inc.
8308 State Road 19
Cross Plains, WI 53528
Phone: 608-798-1771
Fax: 608-798-2207

Legal: Mr. Ron Trachtenberg
Murphy Desmond S.C.
2 East Mifflin Street, Suite 800
Madison, WI 53703
Phone: 608-268-5575

Engineer/Surveyor: Arnold & O'Sheridan, Inc.
1111 Deming Way
Suite 200
Madison, WI 53717
Phone: 608-821-8500

Land Planning: Studio 801
801 Bear Claw Way
Madison WI 53711
Phone: 608-334-0749

8308 State Road 19 ♦ Cross Plains, WI 53528
Phone: 608-798-1771 ♦ Fax: 608-798-2207
Email: keulerconstruction@hotmail.com

Letter of Intent
 PUD-GDP & PUD-GDP-SIP
 9401 Midtown Road
 June 20, 2007
 Page 2

Introduction:

The subject site is located along Midtown Road approximately .8 miles west of HWY M and directly across the street to the south from Hawk's Landing. The site is currently zoned Temporary Agriculture. Within the 9.79-acre site, there will be a five (5) lot and one (1) outlot subdivision as shown on the attached Plat plan. Lots 1-4 of the attached Plat plan will be reserved for the development of single family and duplex homes. Lots 1-4 will also be subject to a master condominium declaration to be known as Hawk's Ridge Condominium. Lot 5 will be reserved for a multi-family apartment homes as was envisioned in the Mid-town Road Neighborhood Development Plan. OutLot 1 will be reserved for the project detention basin and will be under public ownership.

This application requests PUD-GDP-SIP zoning for Lots 1,2,3 and 4 and Outlot 1 for the uses specified above and PUD-GDP for Lot 5 for the use specified above.

Site and Property Characteristics:

The subject site is presently a mix of an unoccupied single family structure and numerous outbuildings in various states of disrepair. A demolition permit from the City of Madison (dated October 24, 2006) has already been issued to raze the buildings and it is the owner's intention to commence demolition work in the month of June 2007. The site is virtually treeless and has over 45 feet of grade fall across the site.

Lots 1-4 Only;
Site Development Data

<u>Densities:</u>	Lot 1	Lot 2	Lot 3	Lot 4
Dwelling Units	10	5	5	8
Lot Area	74,183	43,157	44,274	68,001
Lot Area/D.U.	7,418 SF/DU	8,631 SF/DU	8,855 SF/DU	8,500 SF/DU
Density	5.88 DU/acre	5.05 DU/acre	4.90 DU/acre	5.12 DU/acre
<u>**Site Coverage:</u>	Lot 1	Lot 2	Lot 3	Lot 4
Building Coverage	34.5%	27.2%	29.2%	25.6%
Pavement Coverage	10.2%	9.2%	10.0%	8.9%
Open Space	55.3%	63.6%	60.8%	65.5%
Usable Open Space	40.6%	40.2%	40.5%	46.0%
Usable Open Space/Unit	2280.3 SF/DU	2120.6 SF/DU	2369.6 SF/DU	2533.1 SF/DU
<u>**Vehicular Parking</u>	Lot 1	Lot 2	Lot 3	Lot 4
Garage	21	11	11	17
Surface Parking	21	10	10	16
Total Parking	42	21	21	33
Parking Ratio	4.2	4.2	4.2	4.1

**Values subject to slight changes as final plans may vary from samples shown.

Letter of Intent
PUD-GDP & PUD-GDP-SIP
9401 Midtown Road
June 20, 2007
Page 3

Site Planning and Building Architecture

The buildings within the development will have a common architectural theme and will have common exterior materials and elements. Public streets will provide vehicular access to attached 2 and 3-car garages. Since few of the homes will be developed as a "speculative endeavor", it is envisioned that the majority of the buildings will be custom designed to reflect each homeowner's individuality. There will be a variety of building configurations, sizes, and materials all lending to a rich and interesting neighborhood. The majority of the home sites will have generous yards of usable openspace.

Building Design Guidelines

Building Envelopes

The location of the homes has been predetermined and is indicated by a designated building envelope as shown on the attached Site Plan. The building envelope represents the absolute outside limits of the available building footprint area. Building elements (decks, additions, etc) will not be allowed to extend outside of the predetermined envelope, although patios and foundation and building landscaping may extend outside the envelope.

Building Massing and Height Requirements

The overall mass and size of each building is limited by the building footprint and the building height. The building height maximum for single family and duplex homes is 2 ½ stories at entries with a max. ht. of 34'-0" at the entries.

Exterior Materials & Details

The material choices for all buildings will be used consistently throughout the development. Materials will include masonry, natural stone, cement board horizontal siding, wood trim elements, EFIS, and a very limited use of vinyl siding predominately on the rear of buildings. Similar architectural details will be used throughout the development to provide cohesive architecture.

City Administrative Review Process

City staff will be granted administrative power to review the individual buildings under the following guidelines:

- A. Final architectural and landscaping details for individual buildings shall be approved by staff of the Urban Design Commission and Plan Commission prior to issuance of permits using the Building Design Guidelines included herein. Submittal for approval of individual buildings shall include a detailed site plan, contextual site information, building elevations with materials and colors, and the size and species of landscaping materials to be planted. Any appeal of a staff decision shall be made to the Urban Design Commission for consideration.

Letter of Intent
PUD-GDP & PUD-GDP-SIP
9401 Midtown Road
June 20, 2007
Page 4

B. Landscaping for individual buildings shall be determined at the time plans for the buildings are approved as set forth in the process in A. above

Project Landscaping

A conceptual amount of open space trees is shown on the attached plans as well as a depiction of the approximate amount of City Street Trees. It is envisioned that due the nature of the custom built homes, there will be not only a variety of landscaping, but also paver and stone patios, custom designed retaining walls, and specialty plantings like finely detailed perennial beds. Applicable areas for raingardens/infiltration are also shown on the attached plans and are required as part of the overall stormwater management design of the site.

Using a point system of Landscape Elements, the following minimum number of points are required to be provided with each individual building submittal:

Duplex Homes: 280 pts.
Single Family Homes: 140 pts.

Landscape Element Values are:

Canopy Tree	(2 1/2" cal. min.)	35 pts.
Deciduous Shrub	(18" ht. min.)	2 pts.
Evergreen Shrub	(18" ht. min.)	3 pts.
Evergreen Trees	(4' ht. min.)	15 pts.
Canopy Tree or Small Tree	1 1/2" cal. min.	15 pts.
Raingarden	100 s.f. min.	35 pts.

A tabulation of points achieved must be illustrated on Final Landscape Plans when submitted to UDC Staff. Final Landscape Plans must be stamped by a registered Landscape Architect.

Project Schedule and Management

Since all buildings will be served by public utilities, construction would start immediately following the completion of the public roads and utilities necessary to serve this project. An estimate for the completion of this road and infrastructure work would be Fall of 2007. Construction will proceed as market conditions warrant with the entire project currently schedule for completion by Spring of 2011.

Lot 5:

General Information

In keeping with the Neighborhood Plan, Lot 5 occupies the north-eastern portion of the subject property. Lot 5 offers a medium density transition to the east to the approved and presently being developed multi-family site located at 9201 Midtown Road. General Data on Lot 5 and the associated building includes:

1. The site is 1.32 acres and the project should be designed to provide an integrated, medium density housing environment.
2. Setbacks are as shown on attached plans
3. A conceptual vehicular parking arrangement is shown on the attached plans.
4. The unit range of the building is estimated at 18-24 units. A single, three-story building (45' above mean grade) is envisioned with underground parking

Letter of Intent
PUD-GDP & PUD-GDP-SIP
9401 Midtown Road
June 20, 2007
Page 5

5. Some stormwater will be handled on-site with a combination of infiltration and raingardens. A private stormwater easement will granted across Lot 4 for stormwater piping to connect to the project detention basin (Outlot 1) A private sanitary easement will also be granted across Lot 4 for san. feed to the public system in the street.
6. Landscaping should be a combination of open space plantings and generous foundation plantings.
7. Building materials and elements will need to be similar to those listed in the above Building Design Guidelines.
8. Ample open space is provided on the south side of the building site suggesting an outdoor gathering space would be appropriate here.

Outlot 1

Outlot 1 is to be dedicated to the public for stormwater detention and is to be developed as such consistent with the attached plans.

Economic/Socioeconomic Impact

The development is readily accessible to a variety of employment centers, retail services, daycare centers, and recreation areas. The creation of 28 new "units" on Lots 1-4 will add approx. \$18,200,000 of new tax base and will have a positive social impact by providing quality built custom homes.

Thank you for your consideration.

Willy Keuler
Keuler Construction, Inc.

June 13, 2007

Zoning Text Note: This is a PUD-GDP-SIP for Lots 1 through 4 and Outlot 1 and a PUD-GDP only for Lot 5

Project Name: Hawk's Ridge Apartments & Condominiums
PUD-GDP & PUD-GDP-SIP
9401 Midtown Road
Dane County Madison WI,

Legal Description: Replat of Lot 2 of Certified Survey Map No. 8625 to Lots 1, 2, 3, 4, 5, and Outlot 1 of Hawk's Ridge Subdivision.

A. Statement of Purpose: This zoning district is established to allow for the creation of five (5) separate lots of between 46 & 52 units of planned residential development and an outlot for stormwater management for this development.

B. Permitted Uses: Following are permitted uses within this PUD-GDP & PUD-GDP-SIP

1. Single and duplex-family uses as allowed in R-1 and R-3 Zoning districts shall be allowed on Lots 1 through 4. Multi-family residential uses as allowed in the R-5 Zoning district shall be allowed on Lot 5 of the attached plans.

Outlot 1 shall be used for stormwater detention as other public uses as authorized and permitted by the City of Madison.

As to Lots 1 through 4, City staff will be granted administrative power to review the individual buildings under the following guidelines:

A. Final architectural and landscaping details for individual buildings shall be approved by staff of the Urban Design Commission and Plan Commission prior to issuance of permits using the general design guidelines included in the letter of intent. Submittal for approval of individual buildings shall include a detailed site plan, contextual site information, building elevations with materials and colors, and the size and species of landscaping materials to be planted. Any appeal of a staff decision shall be made to the Urban Design Commission for consideration.

B. The landscaping shall note that the approval of landscaping for individual buildings shall be determined at the time plans for the buildings are approved as set forth in the process in A. above.

No development of Lot 5 shall be permitted until a separate PUD-GDP-SIP is approved and recorded for Lot 5.

C. Lot Area: Lot areas shall be provided as shown on attached PUD-GDP & PUD-GDP-SIP plans.

D. Height Regulations: Building height is limited to no more than 2 1/2 stories for Lots 1 through 4 and no more than three stories for Lot 5.

E. Yard Requirements: Buildings shall be located along streets in building envelopes as shown on attached plans. For Lot 5 (Multi-family lot), setbacks will be as shown on the approved SIP plans.

June 13, 2007

Zoning Text (cont'd.)

Project Name: Hawk's Ridge Apartments & Condominiums
PUD-GDP & PUD-GDP-SIP
9401 Midtown Road
Dane County Madison WI,

Landscaping: For Lots 1 through 4, site landscaping will be provided as shown on the approved SIP plans and per **B. Permitted Uses:** 1.B. In addition, Lots 1 through 4 will be subject to a point system of Landscape Elements, the following minimum number of points shall be required to be provided with each individual building submittal:

Duplex Homes: 280 pts.

Single Family Homes: 140 pts.

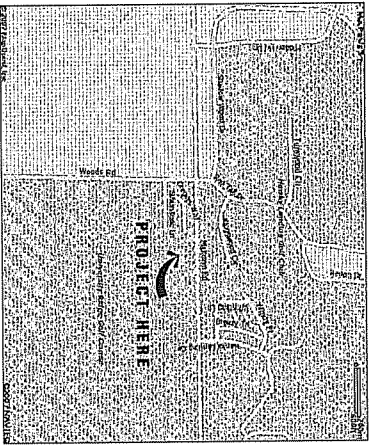
Landscape Element Values are:

Canopy Tree	(2 1/2" cal. min.)	35 pts.
Deciduous Shrub	(18" ht. min.)	2 pts.
Evergreen Shrub	(18" ht. min.)	3 pts.
Evergreen Trees	(4' ht. min.)	15 pts.
Canopy Tree or Small Tree	1 1/2" cal. min.	15 pts.

A tabulation of points achieved must be illustrated on Final Landscape Plans when submitted to UDC Staff. Final Landscape Plans must be stamped by a registered Landscape Architect.

For Lot 5, site landscaping shall be approved per the PUD-GDP-SIP for that Lot.

- F. Useable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- G. Parking and Loading:** Off-street parking for Lots 1 through 4 will be provided as shown. Lot 5 will be required to provide parking per R-5 Zoning district requirements and as per the PUD-GDP-SIP for that Lot.
- H. Family Definition:** Based on land-use (R-1 and R-3, or R-5), the family definition shall coincide with the definition given in M.G.O. 28.03.
- I. Signage:** Signage will be allowed as per Chapter 31 of the M.G.O.
- J. Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director of Planning and Development and the Alderperson of the district and are compatible with the concept approved by the City Planning Commission.



LOCATOR MAP

LAND USE APPLICATION SUBMITTAL

CITY OF MADISON ZONING SUBMITTAL

JUNE 20, 2007

APPLICANT:
KEULER CONSTRUCTION, INC.
8308 STATE ROAD 19
CROSS PLAINS, WI 53528
PHONE: 608-798-1771
FAX 608-798-2207

9401 MIDTOWN ROAD

PUD-GDP & PUD-GDP-SIP

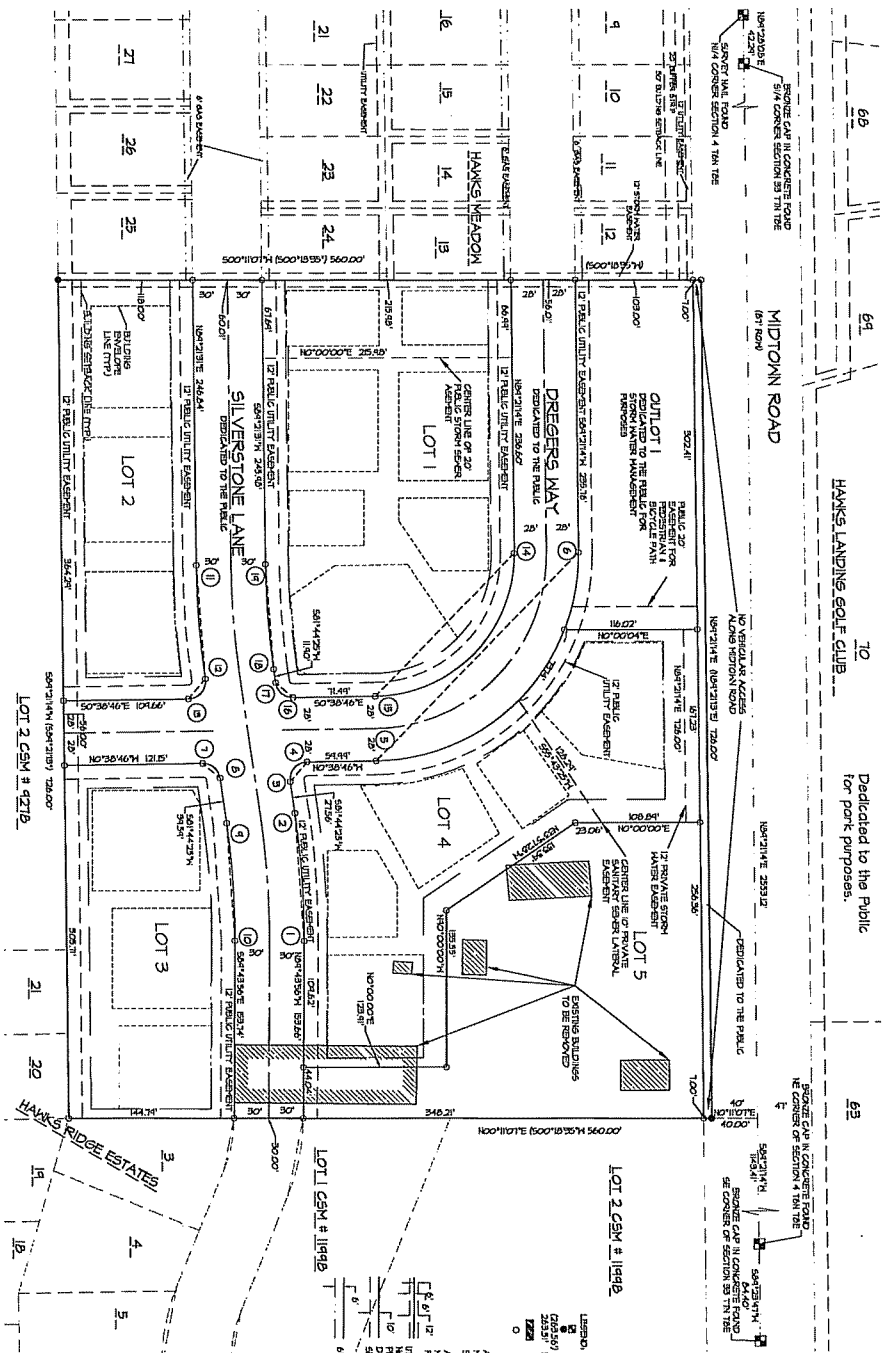
HAWKS RIDGE APARTMENTS AND CONDOMINIUMS

SHEET INDEX:

COVER SHEET	CV1
HAWKS RIDGE SUBDIVISION PLAT	CV2
GRADING PLAN	L-1
UTILITIES PLAN	L-1
COMPOSITE SITE PLAN	L-2
BUILDING ENVELOPES AND SETBACK DIAGRAM	L-3
CONCEPTUAL LANDSCAPE PLAN	L-3
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HAWKS RIDGE SUBDIVISION

LOT 2 CERTIFIED SURVEY MAP 8625, IN THE NE 1/4 AND NW 1/4 OF THE NE 1/4 SECTION 4 T6N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN



There are no objections to this plat being recorded in the office of the Register of Deeds for the State of Wisconsin, and the same is hereby certified.

Department of Administration

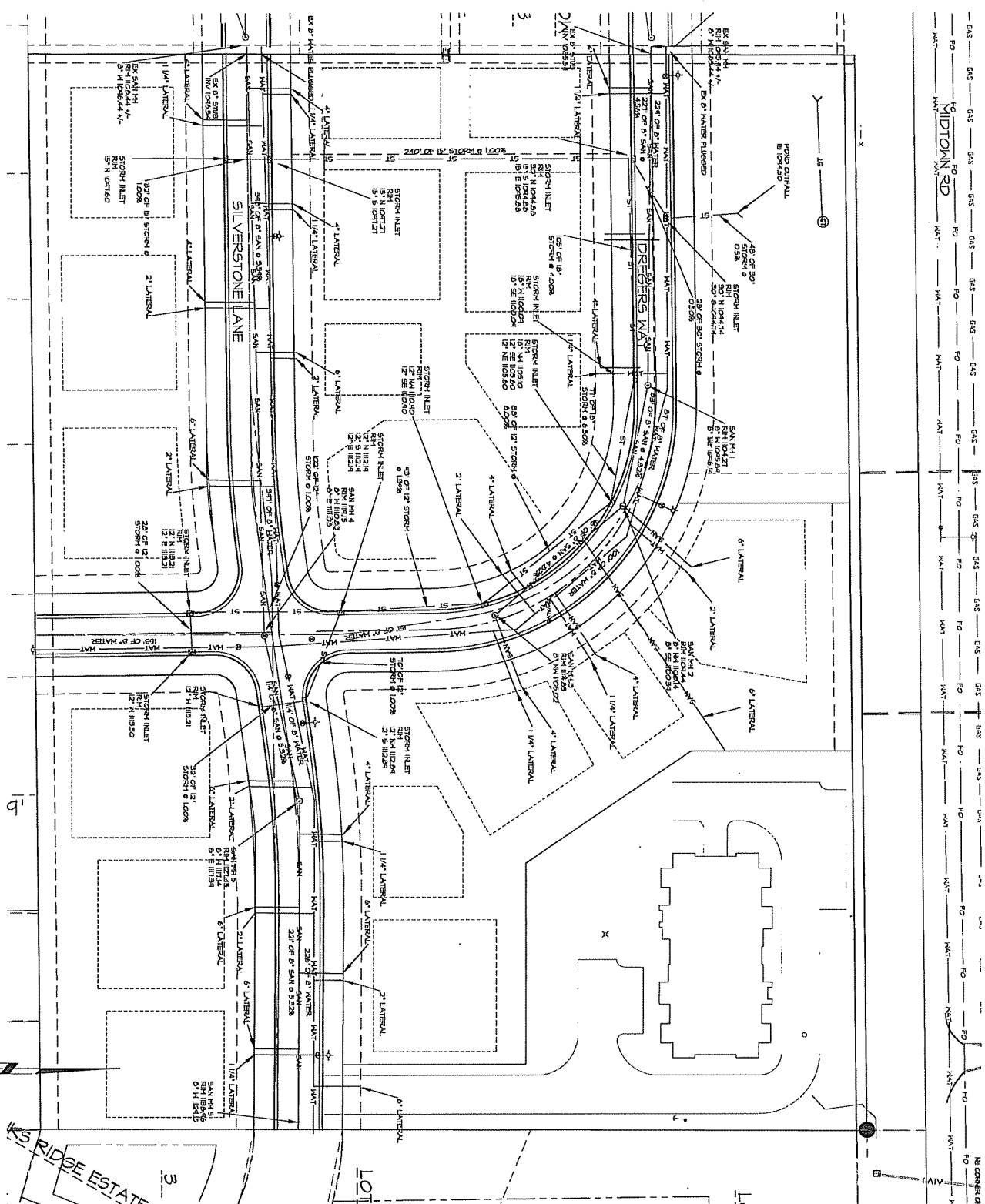
LOT	ACRES	AREA
1	14.09	1129
2	4.97	401
3	44.74	1016
4	4.02	184
5	33.20	137
6-10	51.44	672

Recorded for recording this day of _____, 20____.

Notarized by Notary Public _____.

Notary Public, State of Wisconsin.

THE INSTRUMENT WAS DRAWN BY ADAM D. SCHLICHER



- LEGEND**
- 2' SECTION CENTER ROAD
 - 4' SECTION CENTER ROAD
 - 8' SECTION CENTER ROAD
 - 12' SECTION CENTER ROAD
 - 16' SECTION CENTER ROAD
 - 20' SECTION CENTER ROAD
 - 24' SECTION CENTER ROAD
 - 28' SECTION CENTER ROAD
 - 32' SECTION CENTER ROAD
 - 36' SECTION CENTER ROAD
 - 40' SECTION CENTER ROAD
 - 44' SECTION CENTER ROAD
 - 48' SECTION CENTER ROAD
 - 52' SECTION CENTER ROAD
 - 56' SECTION CENTER ROAD
 - 60' SECTION CENTER ROAD
 - 64' SECTION CENTER ROAD
 - 68' SECTION CENTER ROAD
 - 72' SECTION CENTER ROAD
 - 76' SECTION CENTER ROAD
 - 80' SECTION CENTER ROAD
 - 84' SECTION CENTER ROAD
 - 88' SECTION CENTER ROAD
 - 92' SECTION CENTER ROAD
 - 96' SECTION CENTER ROAD
 - 100' SECTION CENTER ROAD
 - 104' SECTION CENTER ROAD
 - 108' SECTION CENTER ROAD
 - 112' SECTION CENTER ROAD
 - 116' SECTION CENTER ROAD
 - 120' SECTION CENTER ROAD
 - 124' SECTION CENTER ROAD
 - 128' SECTION CENTER ROAD
 - 132' SECTION CENTER ROAD
 - 136' SECTION CENTER ROAD
 - 140' SECTION CENTER ROAD
 - 144' SECTION CENTER ROAD
 - 148' SECTION CENTER ROAD
 - 152' SECTION CENTER ROAD
 - 156' SECTION CENTER ROAD
 - 160' SECTION CENTER ROAD
 - 164' SECTION CENTER ROAD
 - 168' SECTION CENTER ROAD
 - 172' SECTION CENTER ROAD
 - 176' SECTION CENTER ROAD
 - 180' SECTION CENTER ROAD
 - 184' SECTION CENTER ROAD
 - 188' SECTION CENTER ROAD
 - 192' SECTION CENTER ROAD
 - 196' SECTION CENTER ROAD
 - 200' SECTION CENTER ROAD

TO GENERAL LOCATIONS

TO GENERAL LOCATIONS
AS SHOWN ON THE PLAN
AND TO BE IDENTIFIED BY
THE GENERAL LOCATIONS
ON THE PLAN.

TO GENERAL LOCATIONS
AS SHOWN ON THE PLAN
AND TO BE IDENTIFIED BY
THE GENERAL LOCATIONS
ON THE PLAN.

HAWKS RIDGE CONDOS

MADISON, WISCONSIN

WILLY KEULER

AROLD AND SHERIDAN INC

REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL CIVIL ENGINEER

REGISTERED PROFESSIONAL ELECTRICAL ENGINEER

REGISTERED PROFESSIONAL MECHANICAL ENGINEER

REGISTERED PROFESSIONAL CHEMICAL ENGINEER

REGISTERED PROFESSIONAL METALLURGICAL ENGINEER

REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER

REGISTERED PROFESSIONAL NUCLEAR ENGINEER

REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER

REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER

REGISTERED PROFESSIONAL MARINE ENGINEER

REGISTERED PROFESSIONAL AEROSPACE ENGINEER

REGISTERED PROFESSIONAL CHEMICAL ENGINEER

REGISTERED PROFESSIONAL METALLURGICAL ENGINEER

REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER

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REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER

REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER

REGISTERED PROFESSIONAL MARINE ENGINEER

REGISTERED PROFESSIONAL AEROSPACE ENGINEER

UTILITY PLAN

Sheet No. **CV2**

Project No. **08-21-06**

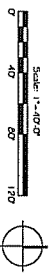
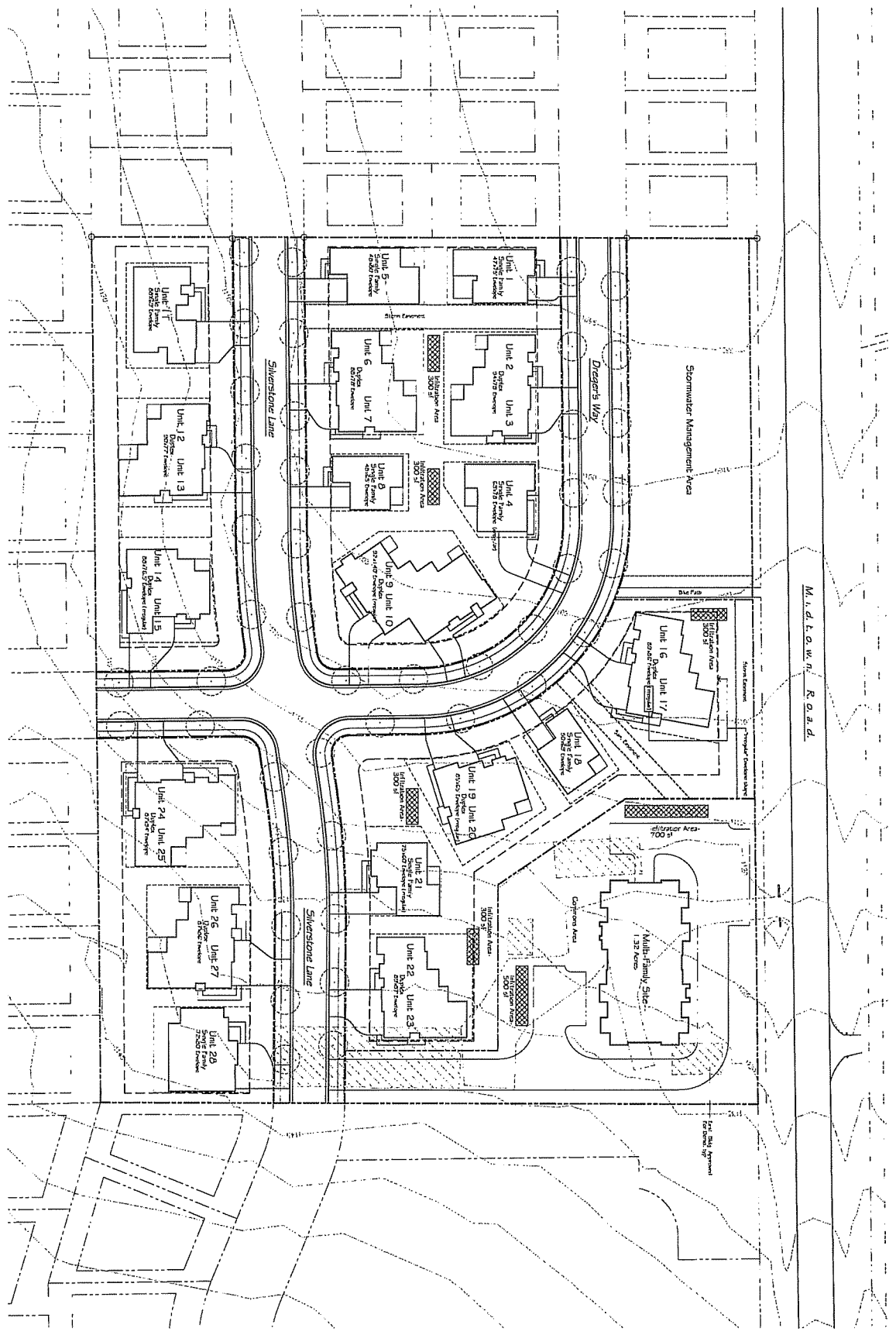
Date Issued: **08-21-06**

Drawn By: **AMS**

Checked By: **DDA**

Scale: **AS SHOWN**

1 COMPOSITE SITE PLAN
1"=40'-0"



Project Title
9401 Midtown Road
Hawks Ridge Condos

Drawing Title
Composite Site
Plan

Drawing No.
L-1

Revisions
May 17, 2007, Technical Review Complete
June 13, 2007, IDC Permit
June 20, 2007, 1153.mxd

Notes

Willy Keuler
Keuler Construction, Inc.
6306 Hwy 19
Grand Haven, MI 49558
PH: 616-932-1771



Owner/Developer

Owner/Developer



Willy Keuler
Keuler Construction, Inc.
Cross Pointe, WI 53599
Ph. 608-798-1771

Notes

Revisions
May 17, 2007 - Initial Review Comments
June 20, 2007 - TC Submitted

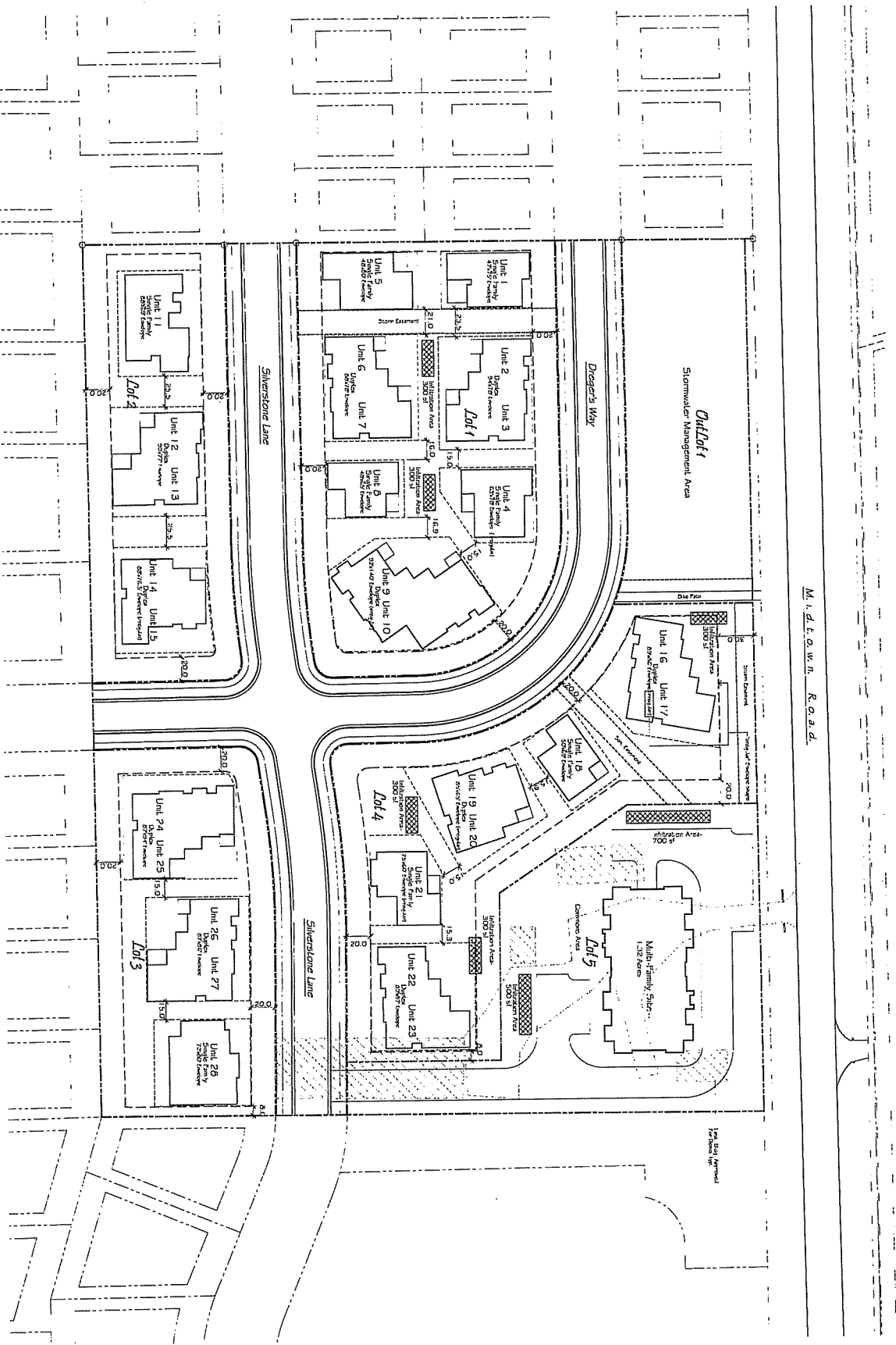
Project Title
9401 Midtown Road
Hawks Ridge Condos

Drawing Title
Building Envelopes
& Setbacks Diagram

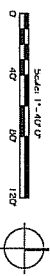
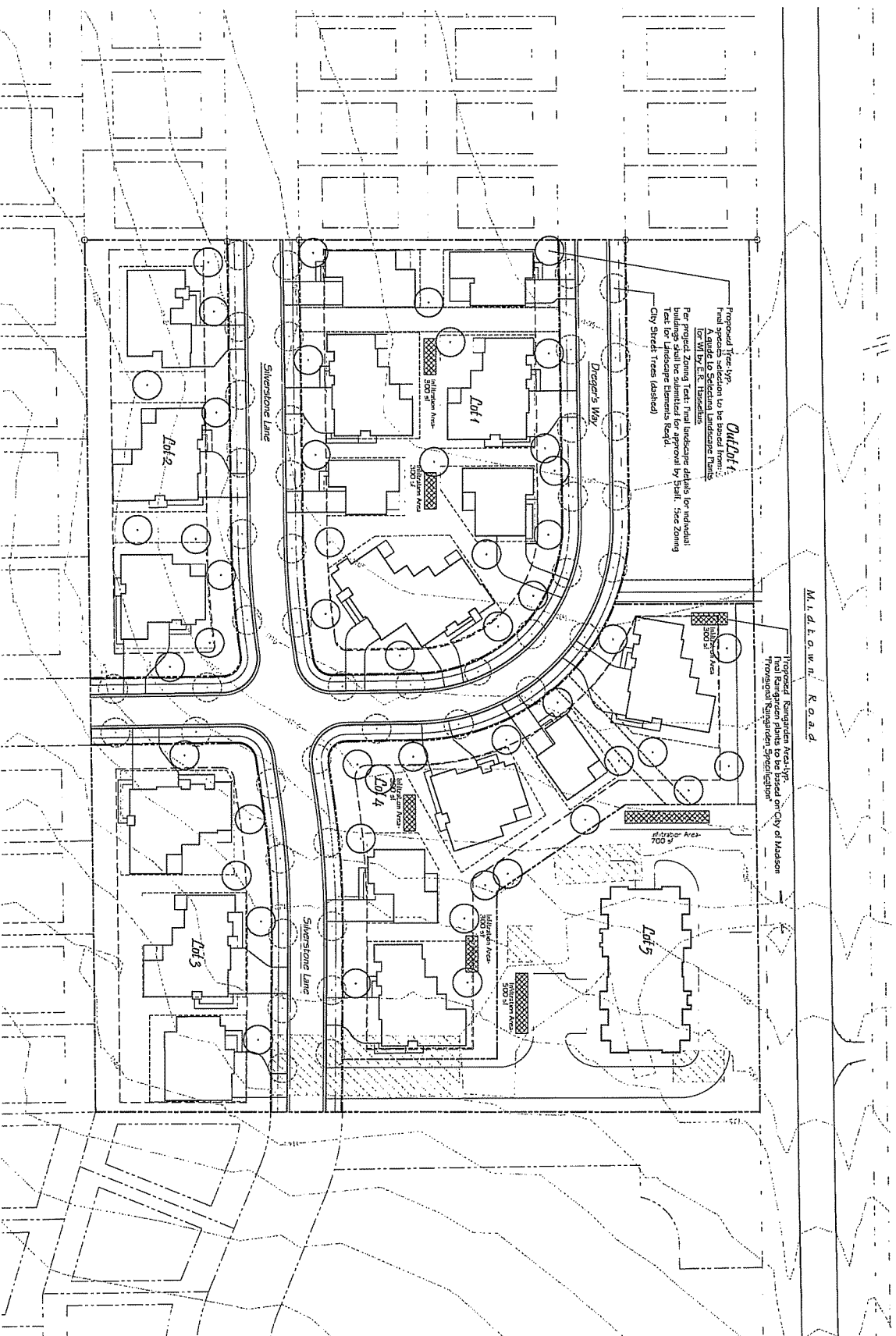
Drawing No.
L-2



1 BUILDING ENVELOPES AND SETBACKS DIAGRAM
1'-10" = 1"



1 CONCEPTUAL LANDSCAPE PLAN
1"=40'-0"



Owner/Developer
Keuler
CONSTRUCTION INC
Simplify the Best.

Vally Keuler
Keuler Construction, Inc.
8308 Hwy 19
Cross Falls, WI 53528
PH: 608-758-1771

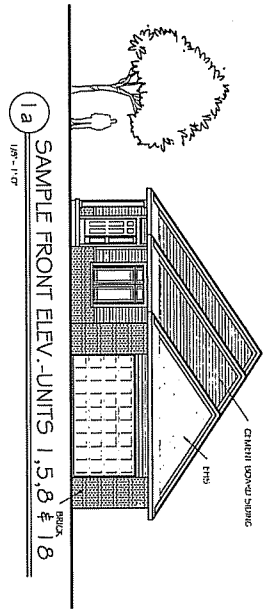
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Revisions
1. 10/27/07 - JDC Submitted
June 02, 2007 - JTC Submitted

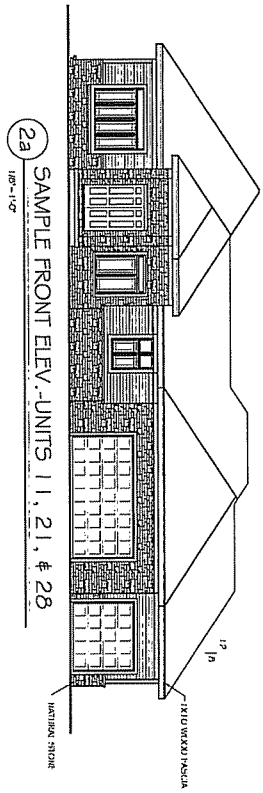
Project Title
9401 Midtown Road
Hawks Ridge Condos

Drawing Title
Conceptual
Landscape Plan

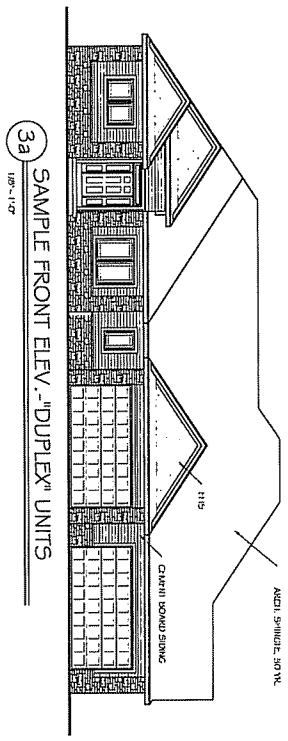
Drawing No.
L-3



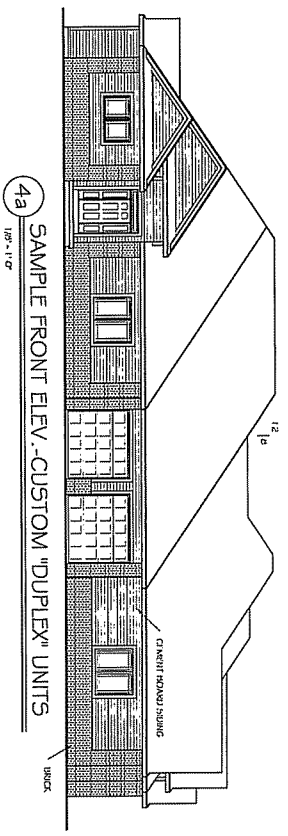
1a SAMPLE FRONT ELEV. - UNITS 1, 5, 8 & 18
1/8" = 1'-0"



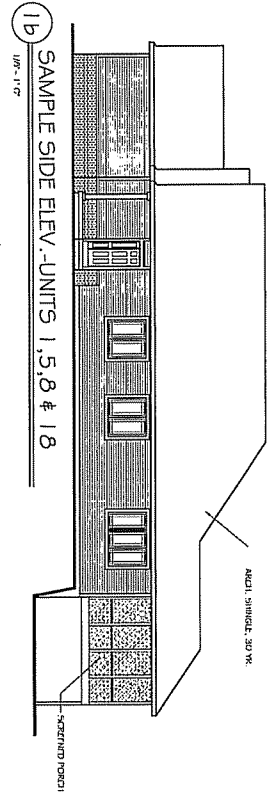
2a SAMPLE FRONT ELEV. - UNITS 11, 21, & 28
1/8" = 1'-0"



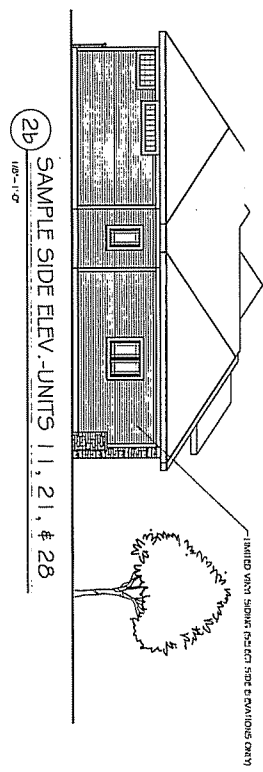
3a SAMPLE FRONT ELEV. - "DUPLICATE" UNITS
1/8" = 1'-0"



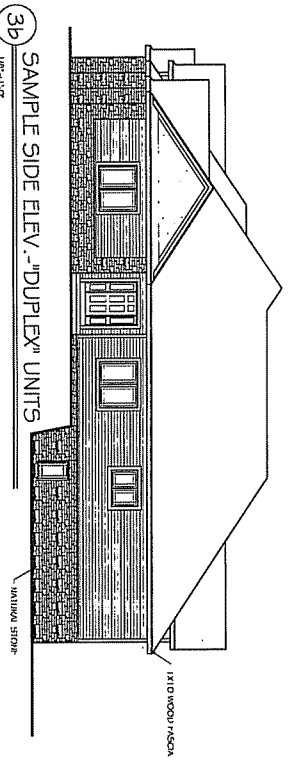
4a SAMPLE FRONT ELEV. - CUSTOM "DUPLICATE" UNITS
1/8" = 1'-0"



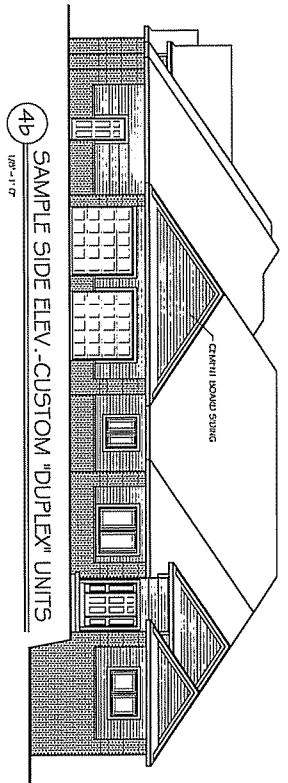
1b SAMPLE SIDE ELEV. - UNITS 1, 5, 8 & 18
1/8" = 1'-0"



2b SAMPLE SIDE ELEV. - UNITS 11, 21, & 28
1/8" = 1'-0"



3b SAMPLE SIDE ELEV. - "DUPLICATE" UNITS
1/8" = 1'-0"



4b SAMPLE SIDE ELEV. - CUSTOM "DUPLICATE" UNITS
1/8" = 1'-0"



Willy Keuler
Keuler Construction, Inc.
8308 Hwy 19
Raleigh, NC 27613
PH: 608-795-1771

Notes

Revisions
June 13, 2007 DMC S. Smith
June 20, 2007 RC Sprenkle

Project Title
9401 Midtown Road
Hawks Ridge Condos

Drawing Title
Building Images

Drawing No.
A-1