

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_  
Project # \_\_\_\_\_

03130

DATE SUBMITTED: _____	<input type="checkbox"/> Action Requested
	<input type="checkbox"/> Informational Presentation
UDC MEETING DATE: _____	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 9401 MID TOWN RD

ALDERMANIC DISTRICT: District 1

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:  
WILLY Keuler Dave Andruczyk

8308 State Rd 19 Arnold + O'Sheridan

Cross Plains, WI 53528 608-444-8333

CONTACT PERSON: Dave Andruczyk - Arnold + O'Sheridan

Address: 1111 Deming Way Suite 200  
Madison, WI 53715

Phone: 608-444-8333

Fax: 608-821-8501

E-mail address: dandruczyk@arnold and osheridan.com

TYPE OF PROJECT:  
(See Section A for:)

- Planned Unit Development (PUD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee required)
- Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



Y!HOO!



200 m  
1000 ft  
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**LETTER OF INTENT**  
**TO THE URBAN DESIGN COMMISSION**

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

*Application Submittal Date:* April 12, 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 Louthier  
Louthier & Associates Designs, LLC  
7014 Wildberry Drive  
Madison, Wisconsin 53719  
(608) 206-0185

*Civil Engineer:* Mr. David Andruszyk  
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. 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	Lot Area	Permitted	
		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		
	<hr/> 9.35 acres	<hr/> 85	<hr/> 196

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 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 Removal, Maintenance***

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

***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 85 new condominium units will add approximately \$22,000.00 of tax base.

Sincerely,

Willy Keuler

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

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

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

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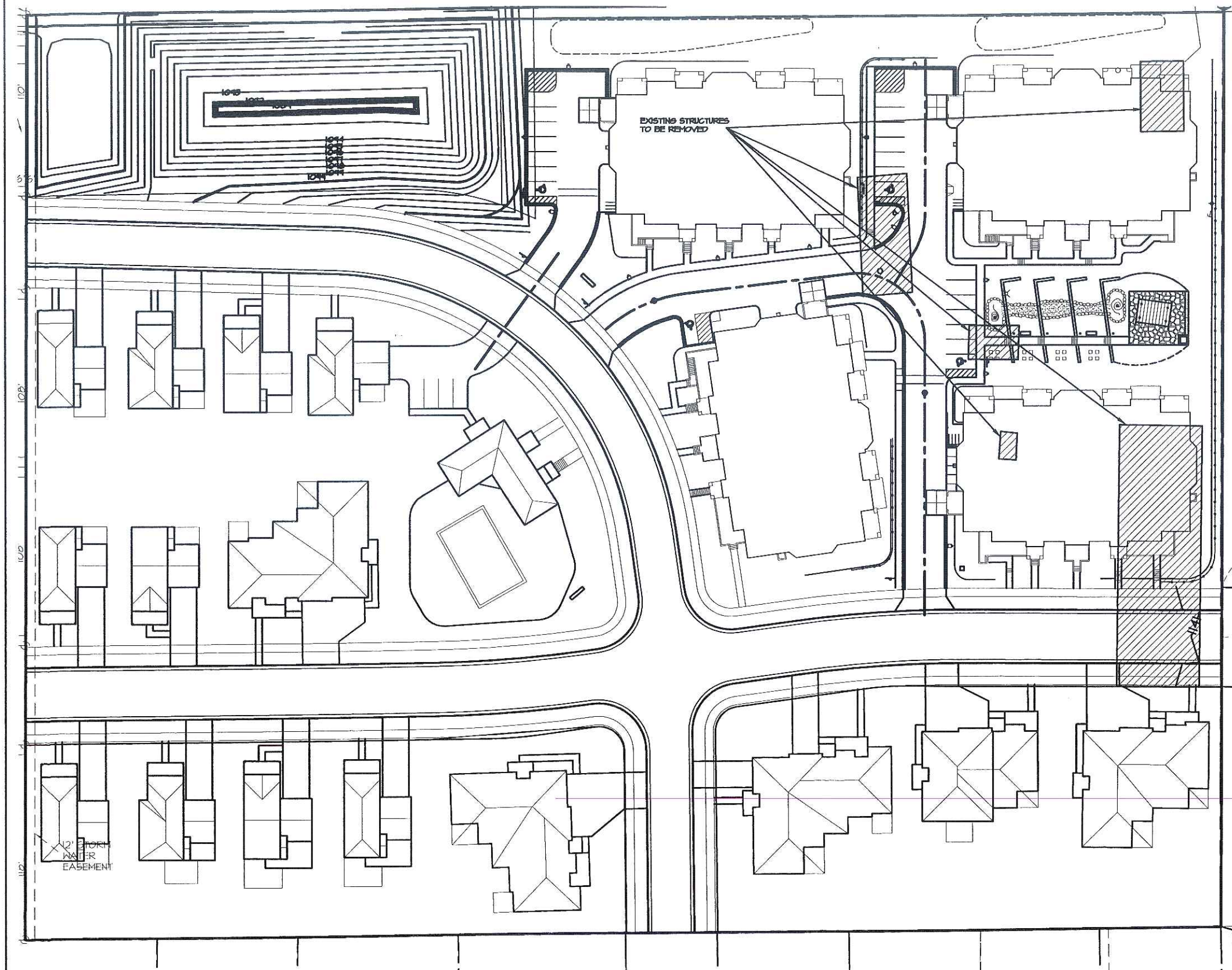
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Sincerely,

Willy Keuler





TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE  
 WIS STATUTE 102.015(1174) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE  
 MILW. AREA 254-1101



- LEGEND**
- SECTION CORNER FOUND
  - IRON STAKE FOUND
  - REBAR PLACED
  - × CHISELED CROSS
  - DRILL HOLE
  - △ SURVEY NAIL
  - WOOD STAKE
  - (263.56') RECORDED AS DATA
  - (263.51' MEASURED DATA
  - SOIL BORING
  - SANITARY MANHOLE
  - YARD CLEANOUT
  - STORM MANHOLE
  - STORM INLET
  - STORM CATCH BASIN
  - STORM CATCH BASIN
  - STORM CLEAN OUT
  - APRON ENDHALL
  - WATER MANHOLE
  - HYDRANT
  - WATER VALVE
  - Y CONNECTION
  - POST INDICATOR VALVE
  - GAS METER
  - GAS VALVE
  - TRAFFIC SIGNAL
  - TRAFFIC CONTROL BOX
  - LIGHT POLE
  - ELECTRICAL OUTLET
  - UTILITY POLE
  - GUY WIRE / DEAD MAN
  - ELECTRIC FEDESTAL
  - ELECTRIC METER
  - ELECTRIC MANHOLE
  - TELEPHONE FEDESTAL
  - TELEPHONE MANHOLE
  - CABLE FEDESTAL
  - SPRINKLER HEAD
  - BOLLARD
  - SIGN
  - MONITORING WELL
  - HANDICAP RAMP
  - HANDICAP STALL
  - DOOR STONE HALL
  - K-FENCE LINE
  - EDGE OF TREES
  - PROPERTY LINE
  - CENTER LINE
  - EXISTING BUILDING
  - EXISTING CONCRETE
  - EXISTING GRAVEL
  - EXISTING ASPHALT
  - PROPOSED CONCRETE PAVEMENT
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT
  - PROPOSED SAND OR REMOVE AND REPLACE PAVEMENT
  - NEW ASPHALT
  - EX ASPHALT TO BE MILLED & OVERLAD
  - EROSION MATTING
  - STABILIZED CONSTRUCTION ENTRANCE
  - SAH CUT LINE
  - CATCH CURB
  - REFLECT CURB
  - PERIMETER SILT FENCE
  - STRAIN BALES
  - INLET PROTECTION
  - STRAIN BALESILT FENCE
  - INLET PROTECTION
  - CANOPY / SHADE TREE
  - SARLUS
  - CONIFEROUS TREE
  - BURIED WATER MAIN
  - SAN SANITARY SEWER
  - ST STORM SEWER
  - RD ROOF DRAIN
  - OH OVERHEAD WIRES
  - CATV BURIED CABLE TV LINES
  - E BURIED ELECTRIC
  - T BURIED TELEPHONE
  - FO FIBER OPTIC
  - BURIED GAS MAIN
  - CONTOUR
  - X 82.25 SPOT ELEVATION
  - CAUTION
  - PROPERTY LINE
  - UTILITY EASEMENT
  - SETBACK LINE
  - EDGE OF WATER
  - NETLAND BOUNDARY
  - 100 YEAR FLOOD BOUNDARY
  - TH 900.00 TOP OF WALL ELEVATION
  - BH 841.00 BOTTOM OF WALL ELEVATION

**ARNOLD AND O'SHERIDAN INC.**  
 QUALITY SERVICE  
 STRUCTURAL ■ CIVIL ■ HVAC ■ PLUMBING  
 ELECTRICAL ■ TECHNOLOGY  
 MADISON, WISCONSIN 53703-8500  
 BROOKFIELD, WISCONSIN 53005-7130  
 WWW.ARNOLDANDOSHERIDAN.COM

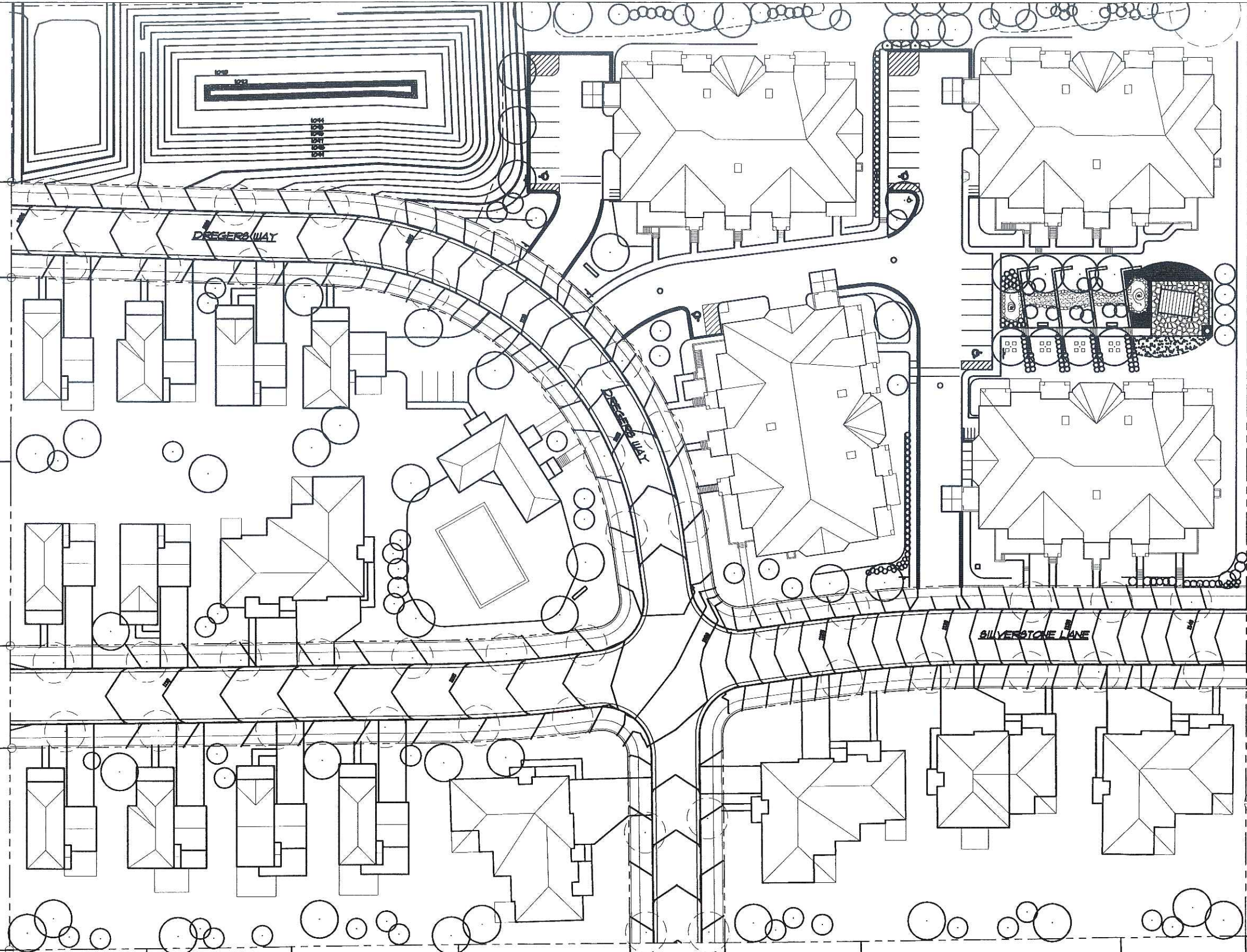
**HAWKS RIDGE CONDOS**  
 MADISON, WISCONSIN  
 WILLY KEULER

Sheet Title:  
**SITE PLAN W/  
 BUILDINGS TO BE  
 REMOVED**

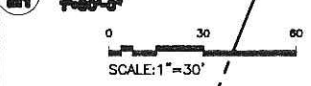
Revisions:		
No.	Date	Description
1	08-08-08	---

Project Number:	Designed By:
<b>050320</b>	<b>ADS</b>
Date Issued:	Reviewed By:
<b>08-21-08</b>	<b>DDA</b>

Sheet Number:  
**CV1**



**1 SITE LANDSCAPE PLAN**



**LOUTHER & ASSOCIATES DESIGNS . LLC**  
 7014 WILDEBERT DRIVE • WILSON, MISSOURI • 65719 • 658.848.5771

**HAWKS RIDGE DEVELOPMENT**

PROJECT NO. 15-001  
 SHEET NO. M1  
 DATE: 10-20-15  
 CHECKED BY: JELLY KRULER  
 DRAWN BY: JELLY KRULER  
 PROJECT MANAGER: JELLY KRULER

**SITE MASTER PLAN**

**M1**