

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

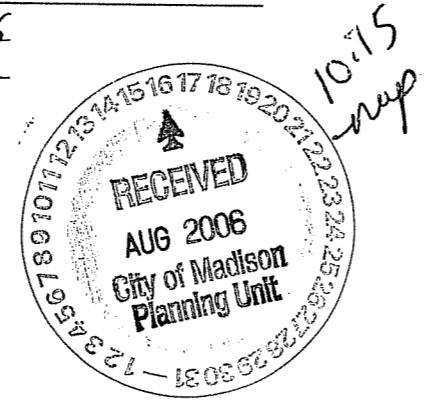
AGENDA ITEM # _____
Project # _____
03430

DATE SUBMITTED: 08-16-06	Action Requested
UDC MEETING DATE: 08-23-06	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 9401 MID TOWN RD
ALDERMANIC DISTRICT: #1 JEB SANDBORN

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
WILLY KEULER LOUTHER & ASSOCIATES DESIGN
8309 Hwy 19 2824 LANDMARK PLACE #36
CROSS PLAINS, WI 53528 MADISON, WI 53713

CONTACT PERSON: CASEY LOUTHER
Address: 2824 LANDMARK PLACE #36
MADISON WI 53713
Phone: 608-206-0185
Fax: 608-278-8331
E-mail address: DOOZERX@TDS.NET



- 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 50,000 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)

LETTER OF INTENT
TO THE URBAN DESIGN COMMISSION

PLANNED UNIT DEVELOPMENT – G.D.P
PUD (G.D.P.)
Initial/ Final 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: August 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 Louthier
Louthier & Associates Designs, LLC
7014 Wildberry Drive
Madison, Wisconsin 53719
(608) 206-0185

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

Landscape:

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

Project:

84 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. (10) Single family condominium units are also in this development with separate drives, (2) car garages, well landscaped and large street friendly porches. There will also be a 2 bedroom apartment for use by the condo owners under the Community Center building, which also is the pool building.

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.

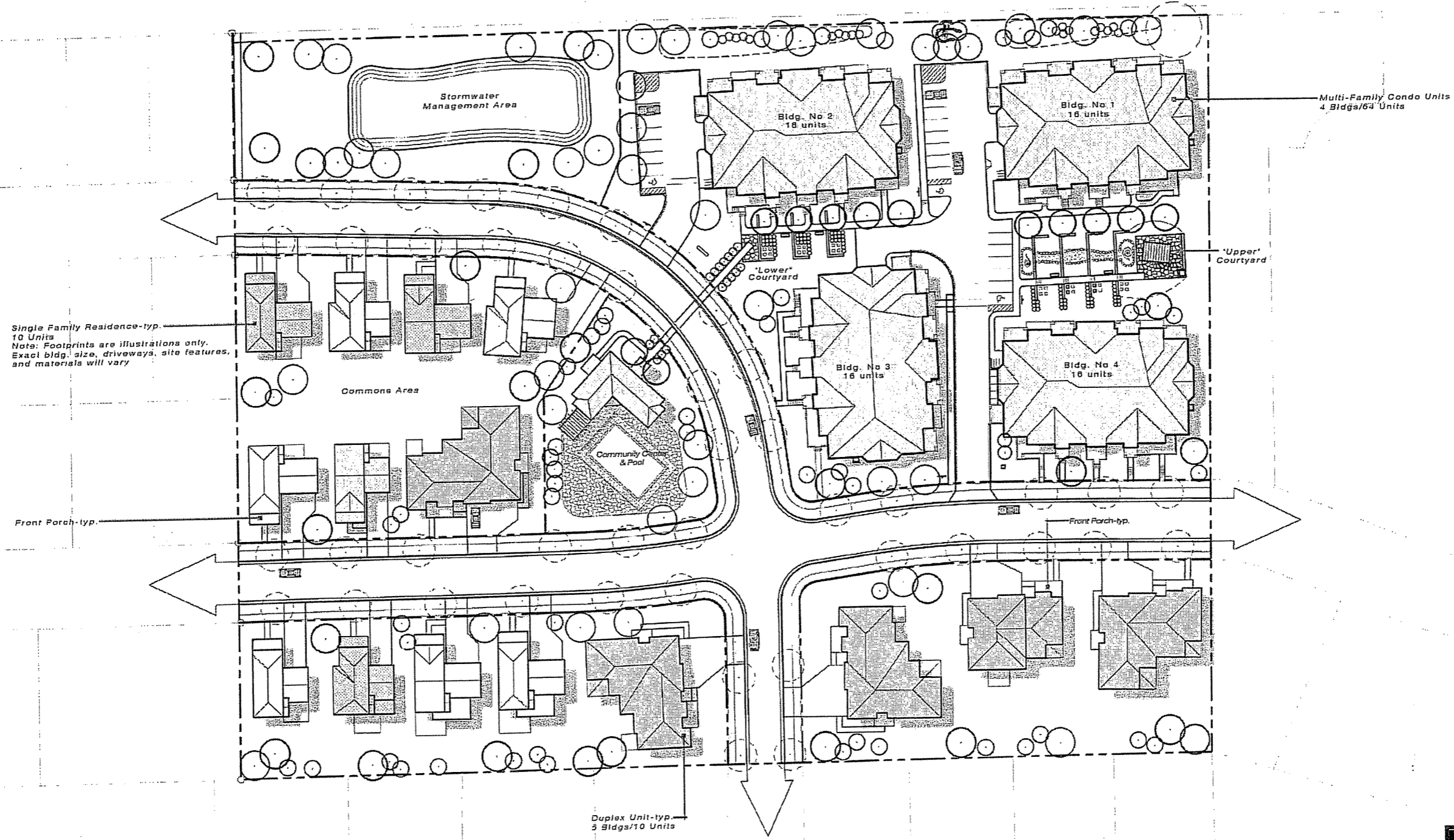
Uses/Family Definition: The uses of the 9.35 acre site are as follows:

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	10	32
Community Bld.			2
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

Midtown Road



Proposed Condominium Project
 General Development Plan
 Madison Wisconsin

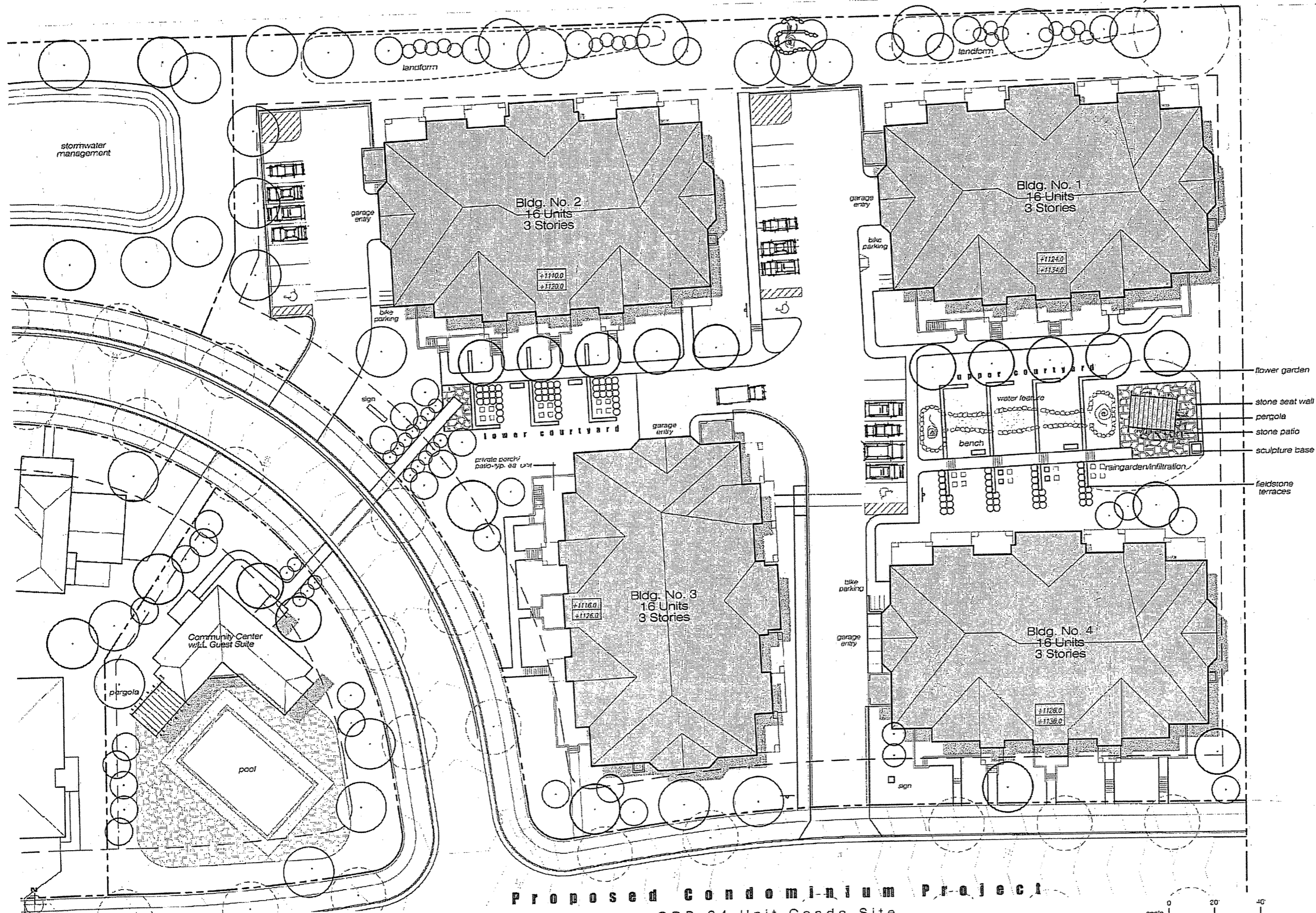
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N
 9401 Midtown Road

March 15, 2005 City Staff Review
 April 12, 2005 Common Council Review
 April 18, 2005 Public Comment Review
 August 8, 2005 Board Review
 August 16, 2005 Board Review

Midtown Road



- flower garden
- stone seat wall
- pergola
- stone patio
- sculpture base
- fieldstone terraces

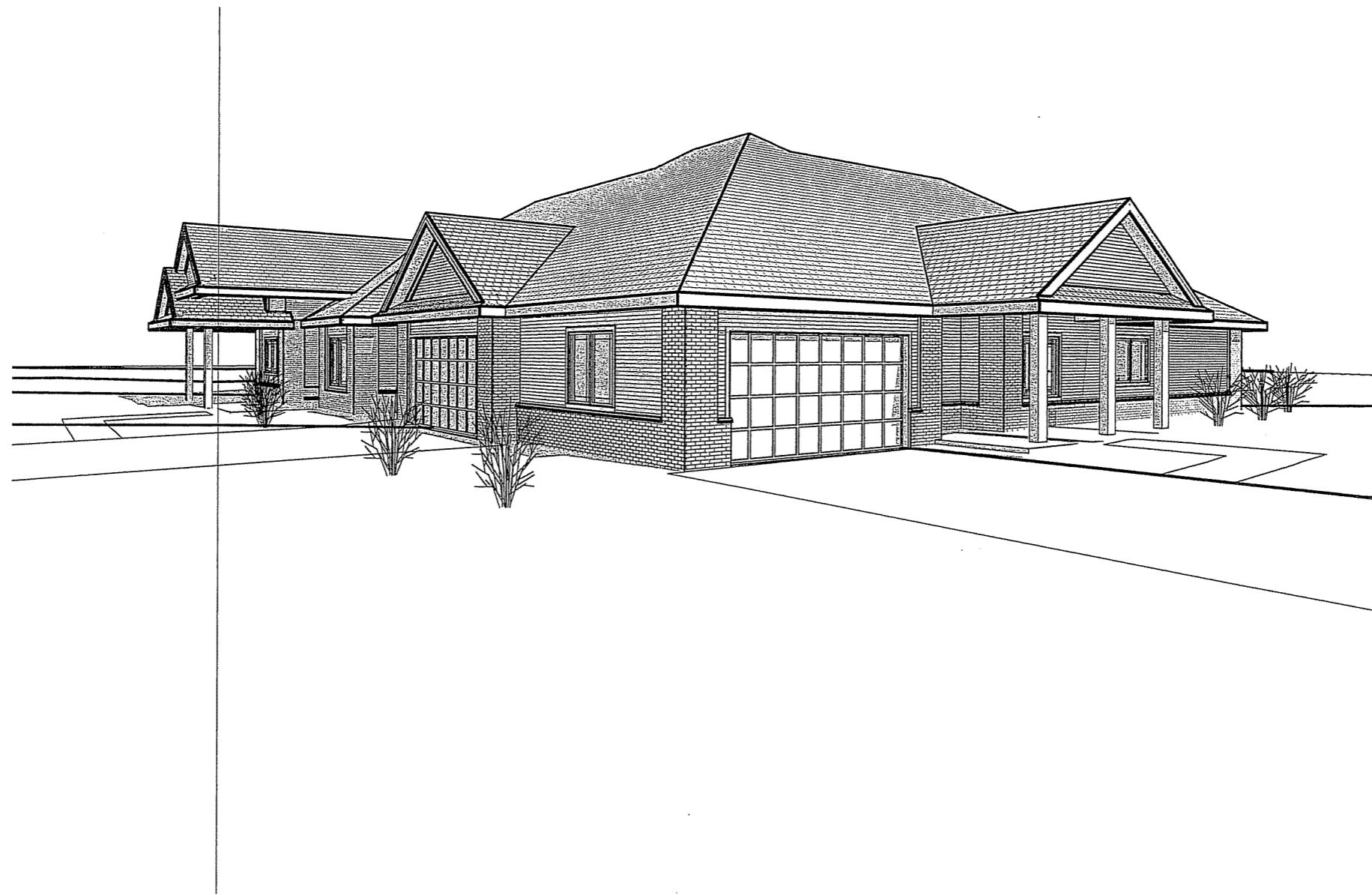
Proposed Condominium Project
 GDP-64 Unit Condo Site

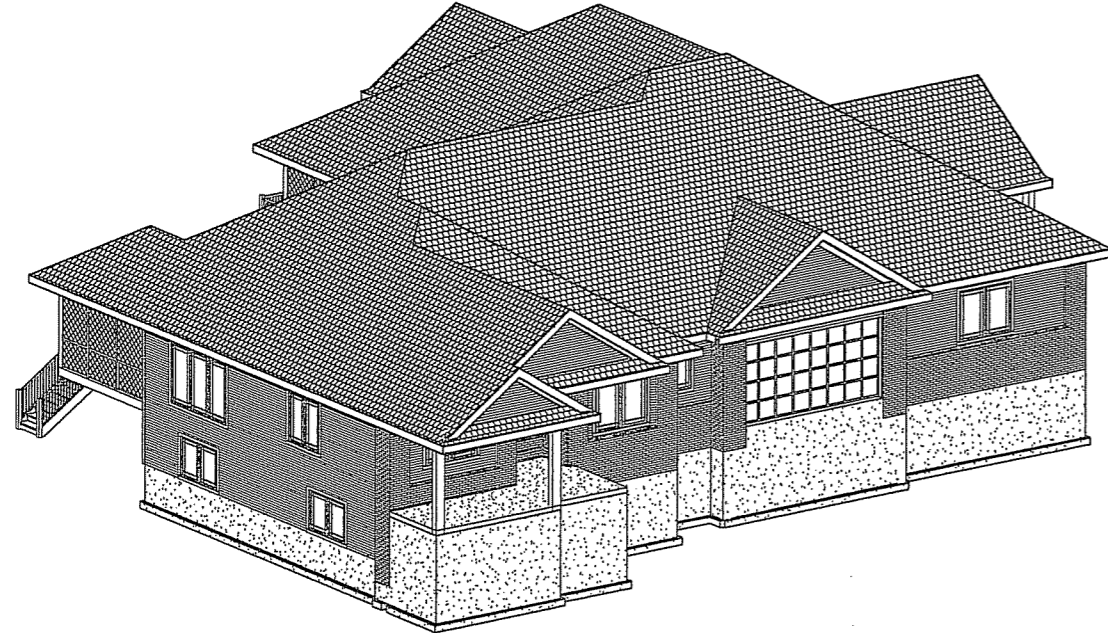
Madison Wisconsin



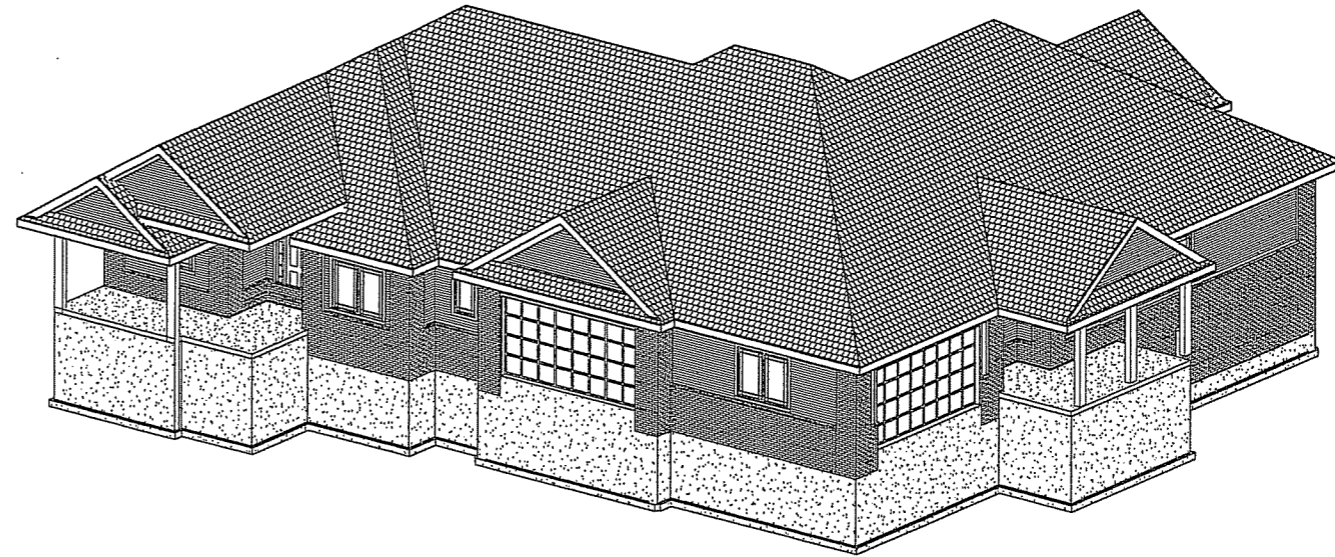
9401 Midtown Road

March 15, 2006 City Staff Review
 April 12, 2006 Consultant Review
 April 19, 2006 LDC Concept Review
 August 16, 2006 LDC GDP Review

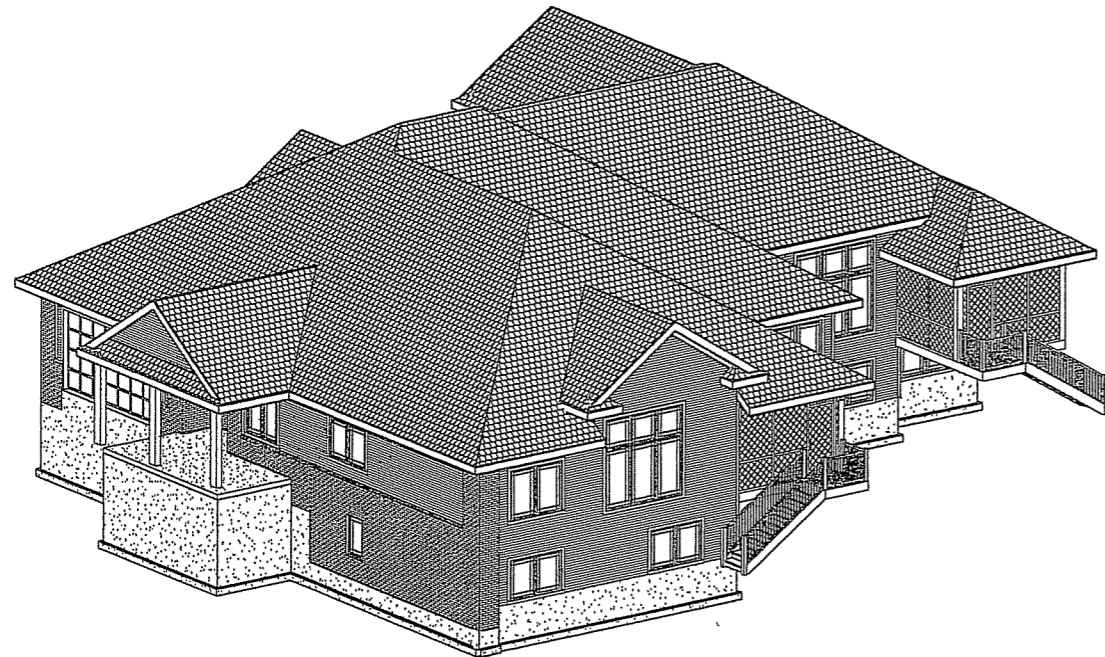




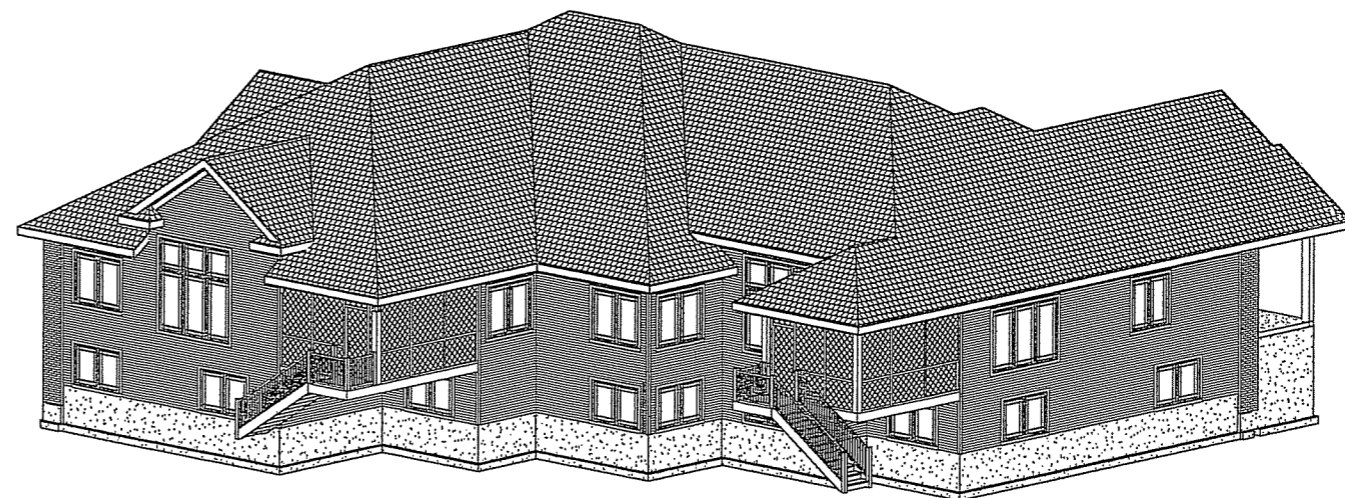
FRONT-LEFT



FRONT-RIGHT



REAR-LEFT



REAR-RIGHT



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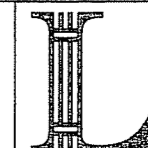
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Author
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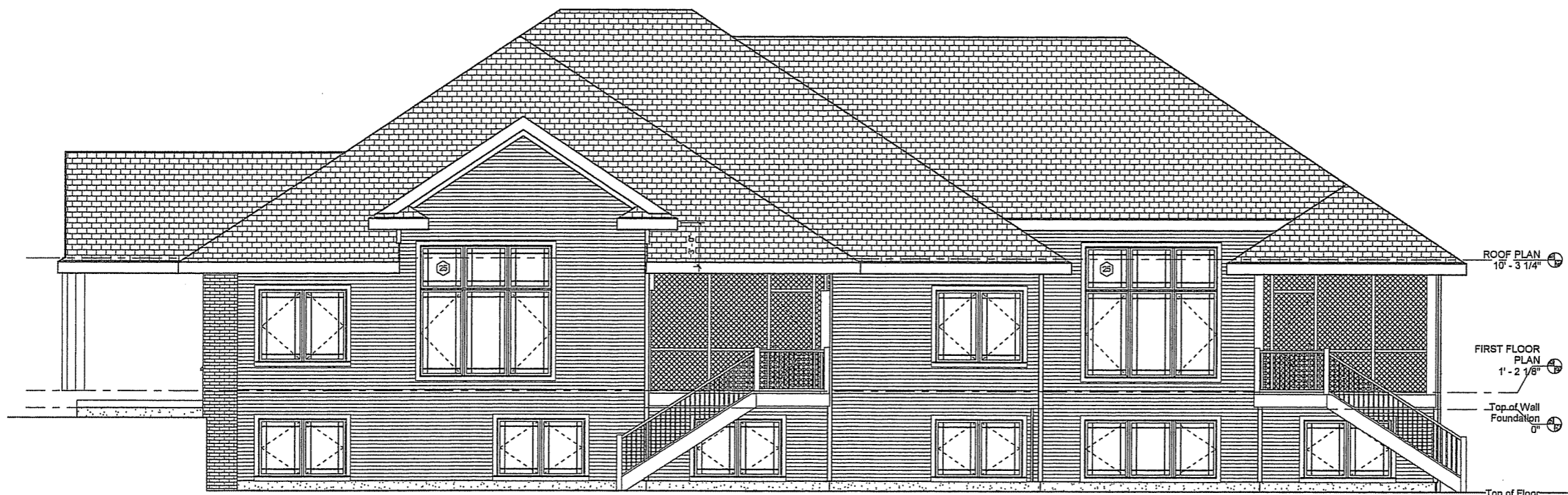
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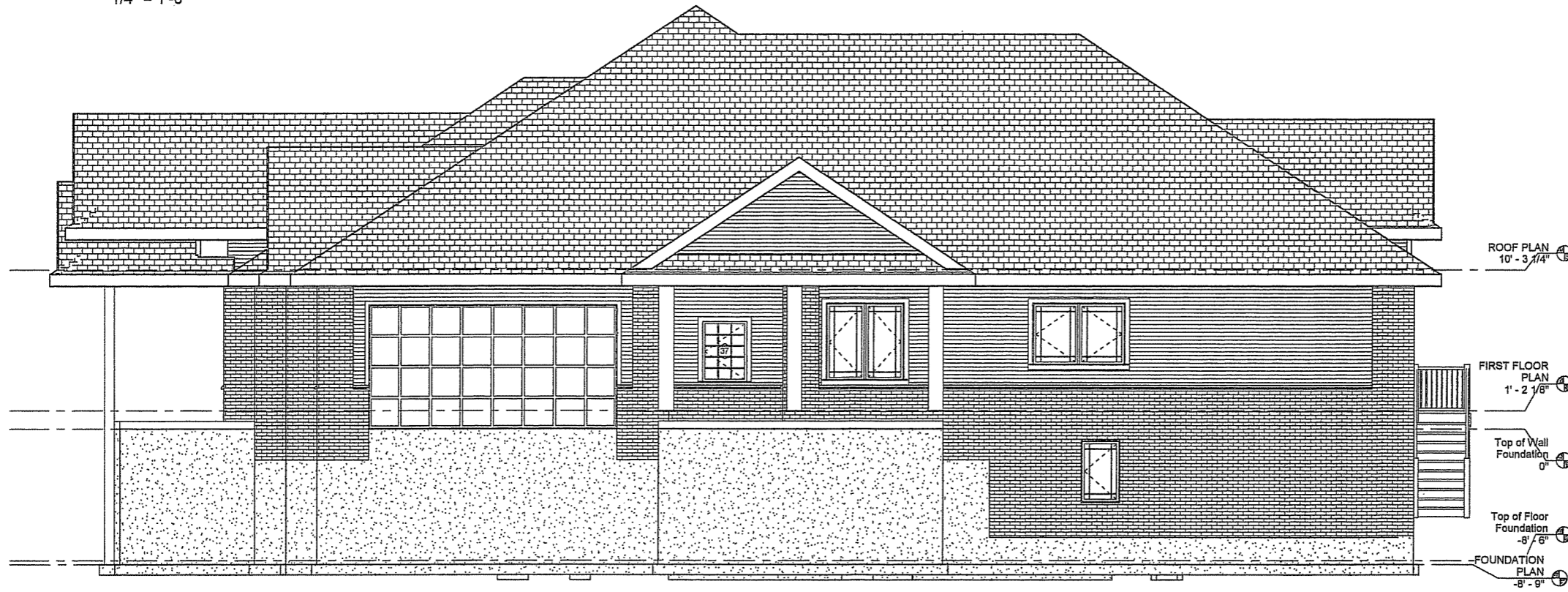
FRONT ELEVATION
1/4" = 1'-0"



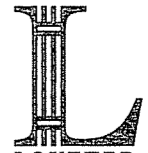
REAR ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



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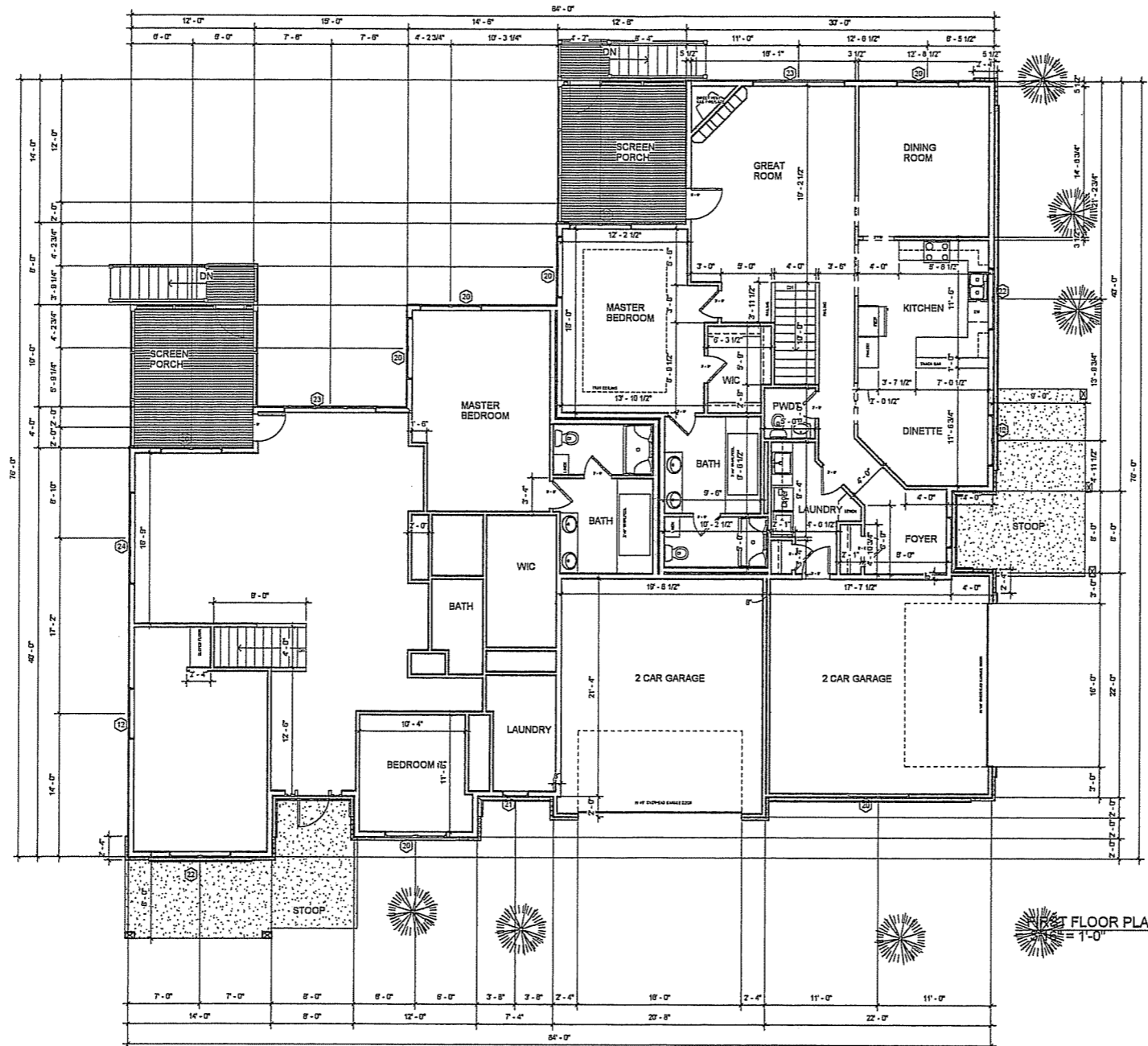
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FLOOR PLAN
= 1/4"

Area Schedule	
Name	Area
UNIT A FIRST FLOOR	1883 SF
UNIT A LOWER LEVEL	1028 SF
UNIT B FIRST FLOOR	1894 SF
UNIT B LOWER LEVEL	1153 SF
	5839 SF

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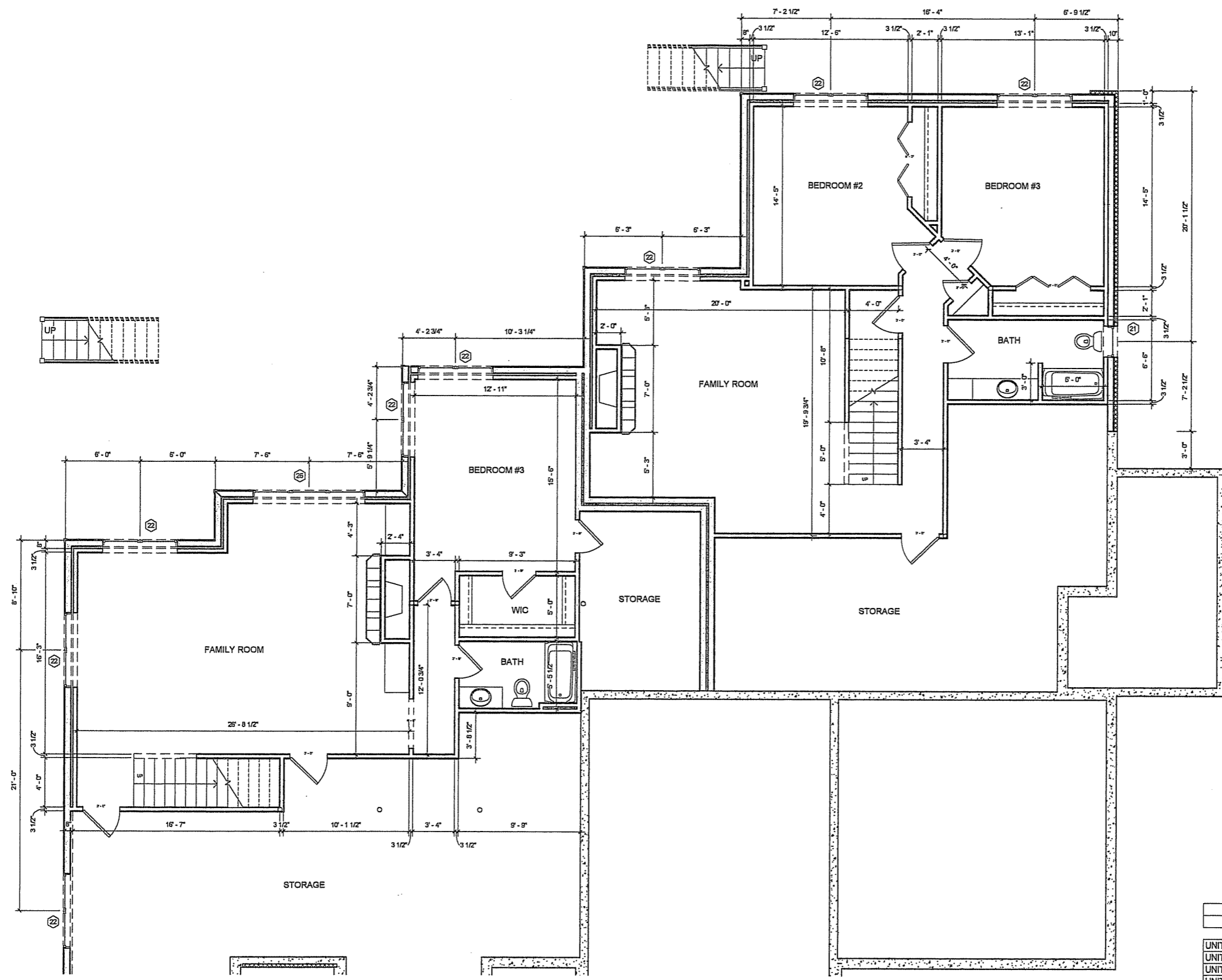
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LOWER LEVEL
1/4" = 1'-0"

Area Schedule	
Name	Area
UNIT A FIRST FLOOR	1983 SF
UNIT A LOWER LEVEL	1028 SF
UNIT B FIRST FLOOR	1894 SF
UNIT B LOWER LEVEL	1153 SF
	5839 SF

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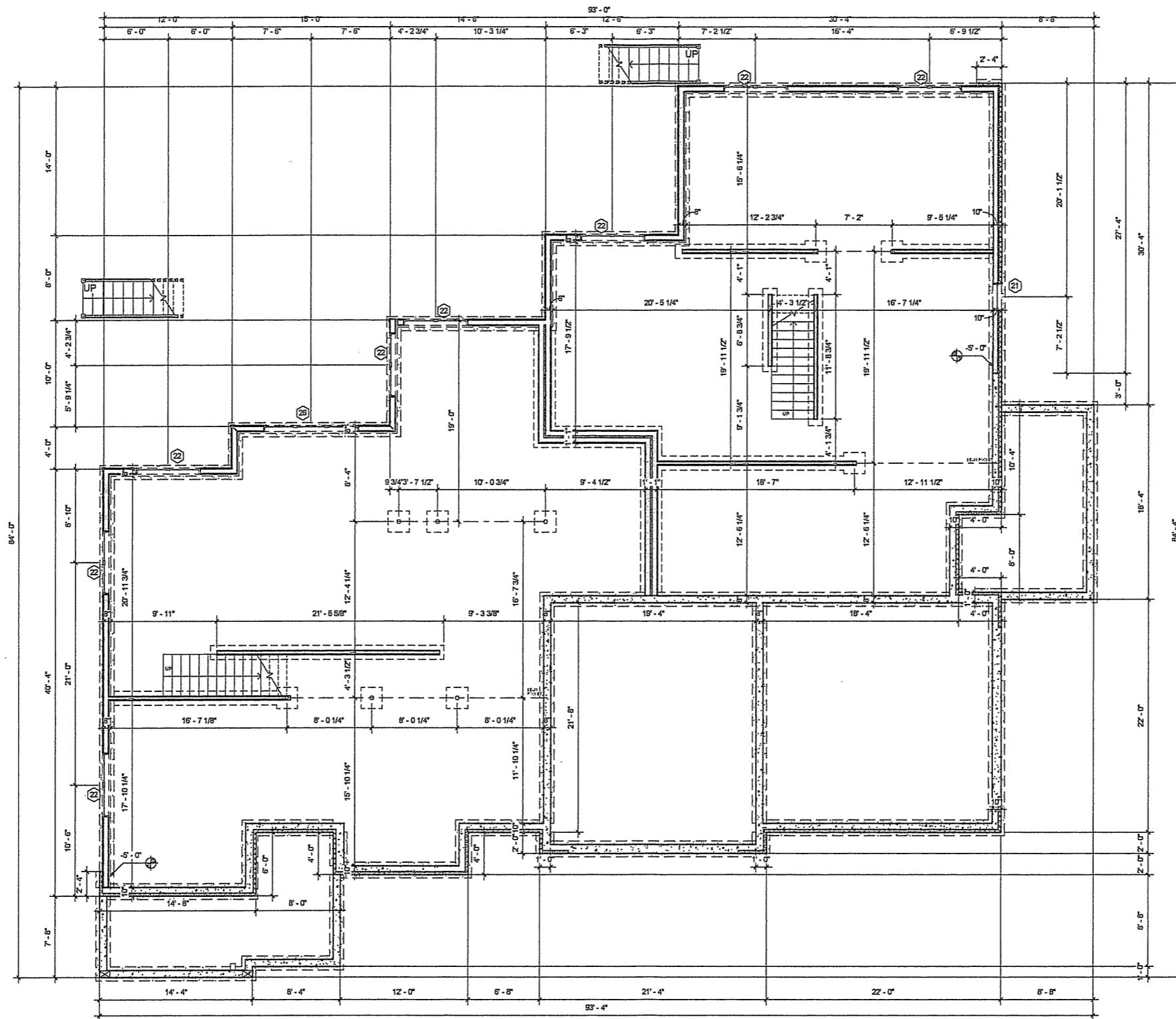
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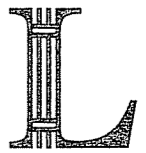
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FOUNDATION PLAN
 3/16" = 1'-0"



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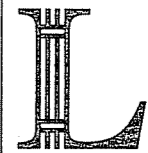
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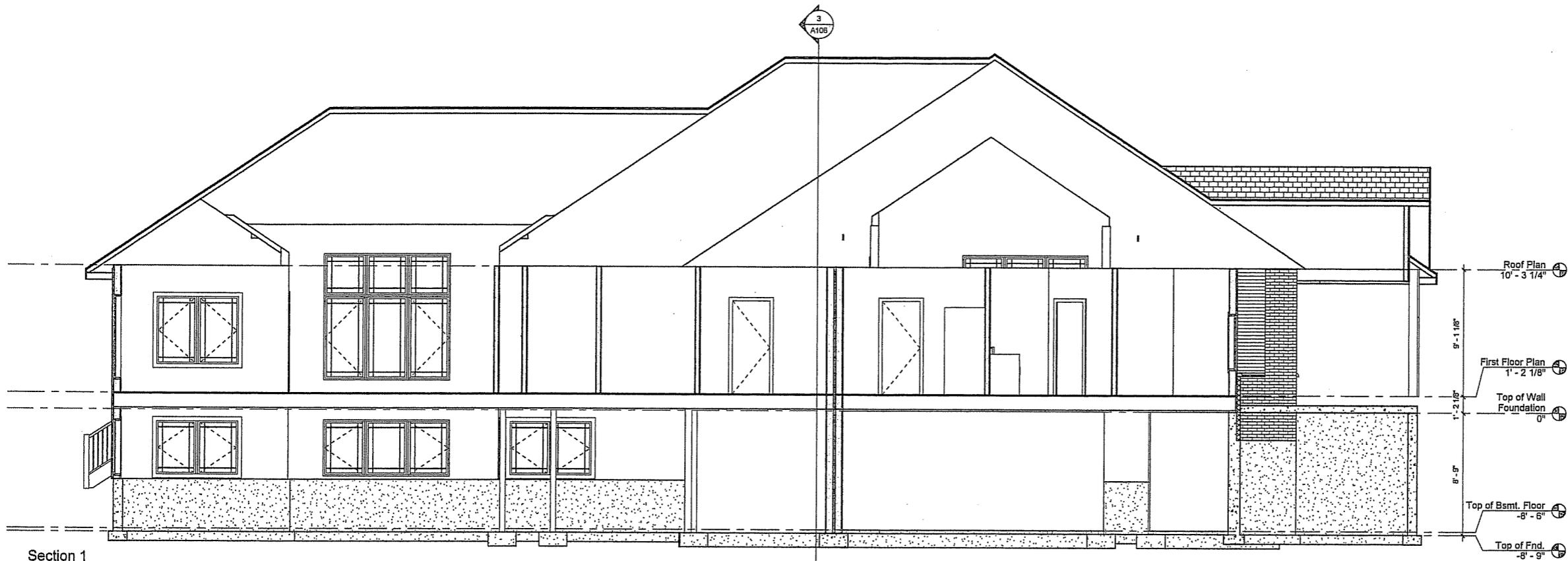
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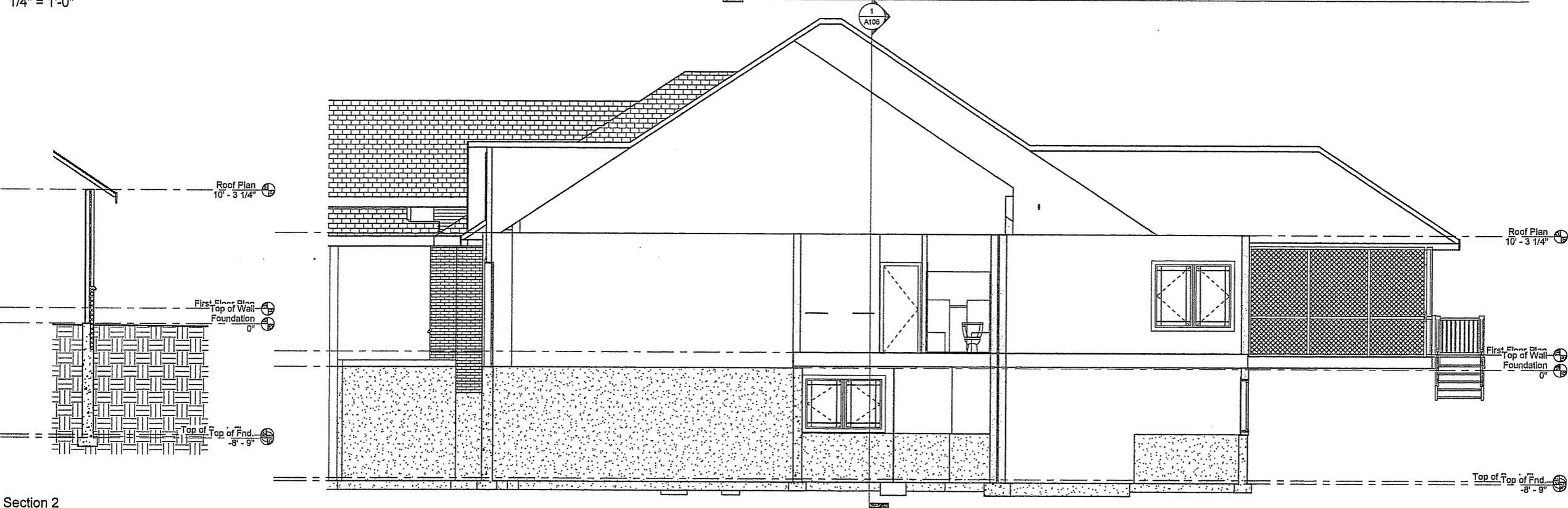
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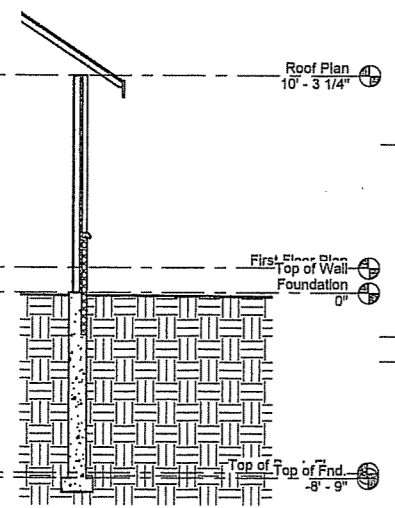


Section 1
1/4" = 1'-0"



Section 2
1/4" = 1'-0"

Section 3
1/4" = 1'-0"



Section 2
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