

CITY OF MADISON

Proposed Rezoning

Location: 9201 Mid Town Road

Applicant: Tim P McKenzie/
J Randy Bruce - Knothe & Bruce Architects

From R5 District(s)

To PUD (GDP-SIP) District(s)

Existing Use: Vacant Lands

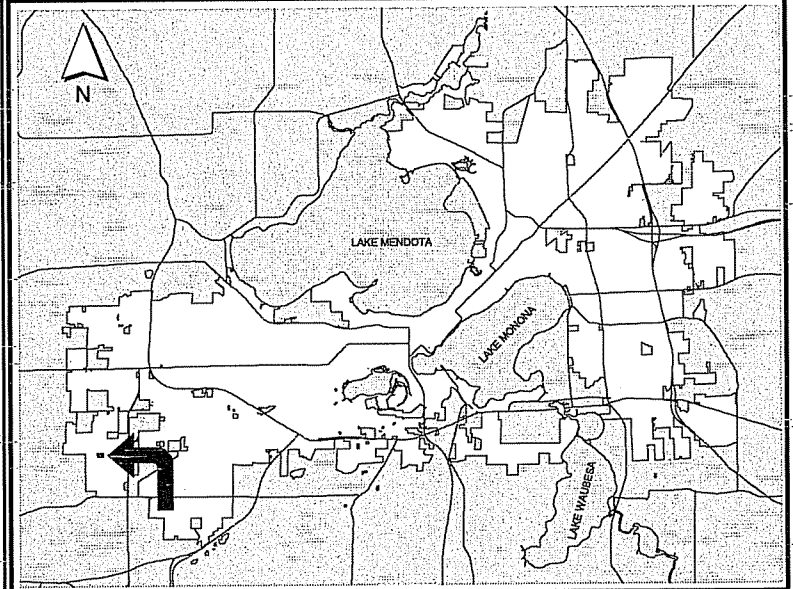
Proposed Use: 156 Apartment Units w/Clubhouse
and 20 Condominium Units

File No. _____

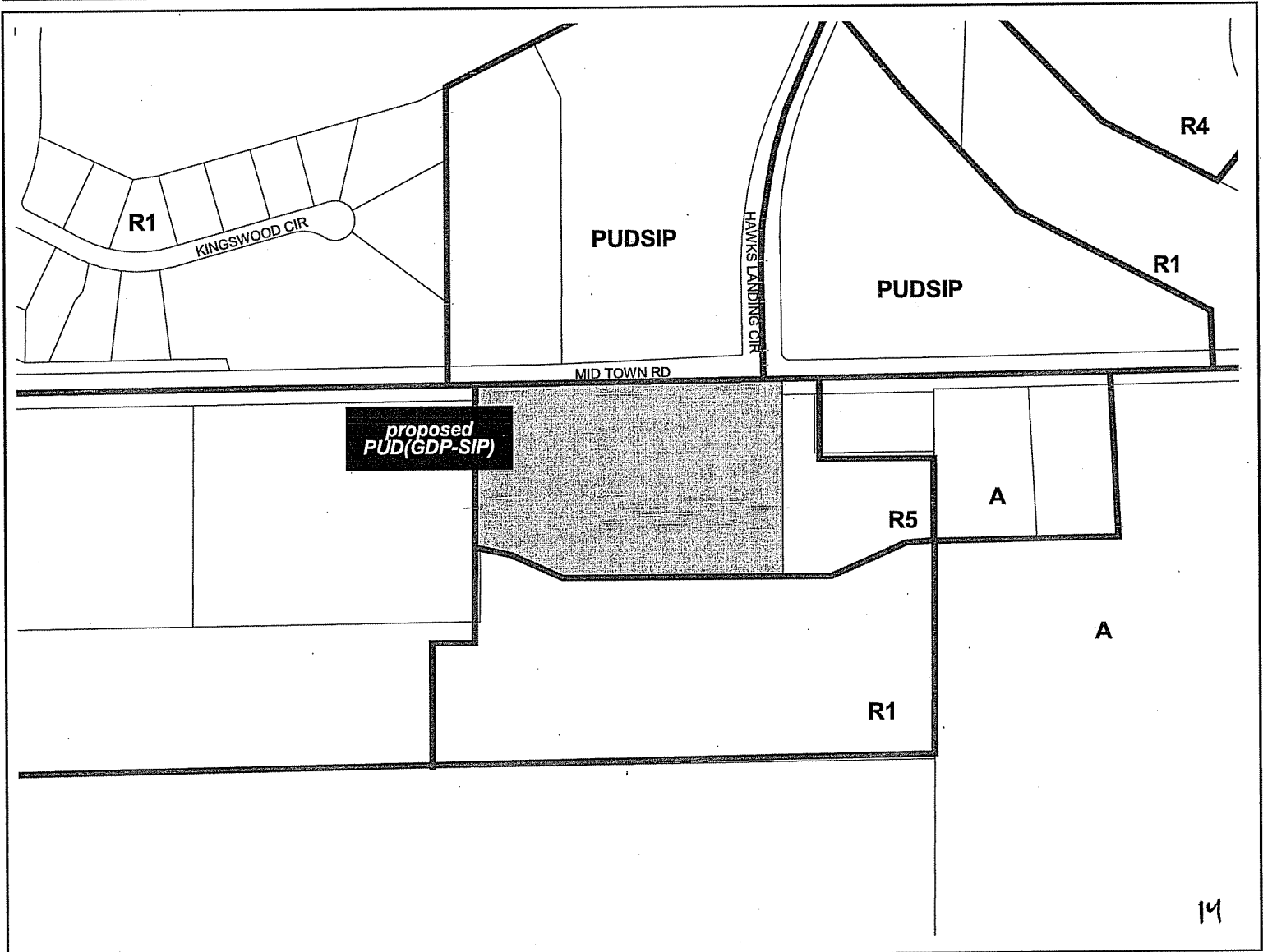
Public Hearing Dates:

Plan Commission 24 July 2006

Common Council 01 August 2006



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

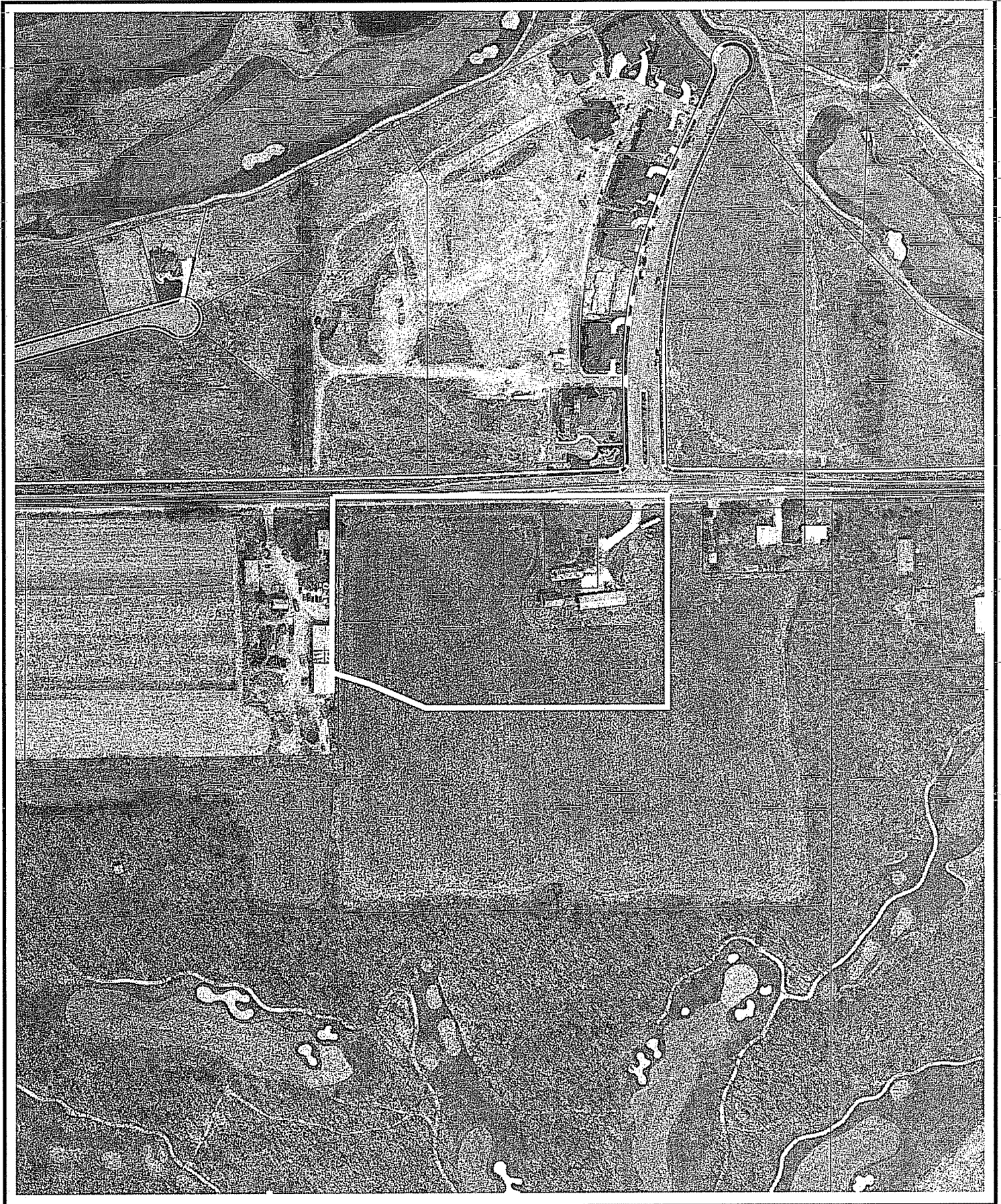


9201 Mid Town Road

100 0 100 Feet



Date of Aerial Photography - April 2003



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 \$2450 Receipt No. 71052
 Date Received 5-24-06
 Received By KAW
 Parcel No. 0608-041-0105-8
 Aldermanic District 01-Jed Sanborn
 GQ Cong hotel
 Zoning District R-5
For Complete Submittal
 Application Letter of Intent
 IDUP Legal Descript.
 Plan Sets Zoning Text
 Alder Notification Waiver _____
 Nbrhd. Assn Not. N/A Waiver _____
 Date Sign Issued _____

1. **Project Address:** 9201 Mid-Town Road **Project Area in Acres:** 6.4

Project Title (if any): Hawks Ridge

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)

<input type="checkbox"/> Rezoning from _____ to _____	<input checked="" type="checkbox"/> Rezoning from <u>R-5</u> to <u>PUD/PCD-SIP</u> ^{GDP}
<input type="checkbox"/> Rezoning from _____ to <u>PUD/PCD-GDP</u>	<input type="checkbox"/> Rezoning from <u>PUD/PCD-GDP</u> to <u>PUD/PCD-SIP</u>

Conditional Use **Demolition Permit** **Other Requests** (Specify): _____

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

Applicant's Name: Tim R. McKenzie Company: T.R. McKenzie

Street Address: 7704 Terrace Ave. City/State: Middleton, WI Zip: 53562

Telephone: (608) 836-0900 Fax: (608) 836-0504 Email: timmck@trmckenzie.com

Project Contact Person: J. Randy Bruce Company: Knothe & Bruce Architects, LLC

Street Address: 7601 University Ave., Suite 201 City/State: Middleton, WI Zip: 53562

Telephone: (608) 836-3690 Fax: (608) 836-6934 Email: rbruce@knothebruce.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 lot will be divided into two lots. The northern lot will consist of 156 apartments with a clubhouse. The southern lot will consist of 20 condominiums.

Development Schedule: Commencement Summer, 2006 Completion 2009

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 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:** \$ 2,450 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. 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 _____ Plan, which recommends:*

Medium Density Multi-Family 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 - district #1 / April 4, 2006

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 IDUP meeting attendees Date 5/04/06 | Zoning Staff IDUP Mtg Attendees Date 5/04/06

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

Printed Name J. Randy Bruce. Date 5/24/06

Signature J. Randy Bruce - DS. Relation to Property Owner architect

Authorizing Signature of Property Owner [Signature] Date 5/24/06 19

Legal Description: Lot #2 of Hawks Ridge Estates

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of an 176-unit multifamily development.
- B. **Permitted Uses:** Following are permitted uses:
 - 1. Multifamily residential buildings.
 - 2. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses including recreational facilities and parking for residents and guests.
 - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. **Lot Area:** As shown on the approved plans.
- D. **Height Regulations:** As shown on the approved plans.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** Site Landscaping will be provided as shown on the approved plans.
- G. **Usable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- H. **Parking & Loading:** Off-street and surface parking shall be provided as shown on the approved plans.
- I. **Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R- 5 zoning district.
- J. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R-5 district or signage will be provided as approved on the S.I.P. plans or as a minor alteration to the approved SIP.
- K. **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.

May 24, 2006

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent
R-5 to PUD-GDP-SIP
9201 Mid Town Road
Madison, WI

Dear Mr. Murphy:

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

Organizational structure:

Owner: T.R. McKenzie, Inc
7704 Terrace Avenue
Middleton, WI 53562
608-836-0900
608-836-0504 fax
Contact: Tim McKenzie

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
Contact: Randy Bruce
rbruce@knothebruce.com

Engineer: Burse Surveying & Engineering, Inc.
1400 E. Washington Avenue
Suite 158
Madison, WI 53703
(608) 250-9263
(608) 838-9266 fax
Contact: Michelle Burse
burse@chorus.net

Landscape Design: The Bruce Company
2830 West Beltline Hwy
P.O. Box 620330
Middleton, WI 53562
(608) 836-7041
(608) 831-4236 fax
Contact: Mike Hurtgen

Introduction:

This development proposal is located on a 6.4-acre site on the south side of Mid Town Road at Hawks Ridge Drive (across from the entry into Hawks Landing).

The lot will be subdivided into two lots to allow for the condominium ownership. The current zoning is R-5. We are requesting PUD zoning due to the lot subdivision and the building height of the clubhouse wing and the rooftop pool. The northern lot will consist of 156 rental apartments with a clubhouse and will be called Hawks Ridge Apartments (name subject to change). The southern lot will consist of 20 owner-occupied condominiums and will be referred to as Hawks Ridge Townhouse Condominiums (name subject to change).

Site Planning & Building Architecture:

The site plan is designed to provide an integrated medium-density housing environment with owner-occupied condominiums and rental apartments. Private streets provide access to the site from Hawks Ridge and Dregers Way and are designed with sidewalks, terraces, street lighting and street trees. Pedestrian sidewalks loop through the site connecting Midtown Road to Dregers Way and Hawks Ridge.

The 20 condominiums are traditional two story townhomes. The private street provides vehicular access to the attached garages. This arrangement gives a residential appearance to the development and provides a transition to the existing neighborhood to the south.

The three-story apartment buildings are located on the northern portion of the site along Midtown Road with Building #4 being two stories to provide a better scale along Hawks Ridge for the single-family lots. All of the buildings will have underground parking with additional surface parking provided in smaller surface parking areas and along the private street. A community center and swimming pool are located in the 74-unit building (Building #01) with the pool located on the roof.

There are a variety of building configurations, sizes and heights, which will create a rich and interesting environment. The building exteriors will have a similar prairie-style architectural treatment to integrate the new neighborhood.

Site Development Data:

Densities:

Lot Area	279,178 S.F. or 6.4 acres
Dwelling Units	176 units
Lot Area / D.U.	1,586 S.F./unit
Density	27.5 units/acre

Dwelling Unit Mix:

<u>Apartments</u>	<u>Bldg #1</u>	<u>Bldg #2</u>	<u>Bldg #3</u>	<u>Bldg #4</u>	<u>Total</u>
Efficiency	14	4	4	4	26
Studio + Loft	19	5	5	10	39
One Bedroom	32	12	12	8	64
One Bedroom + Loft	0	1	1	0	2
<u>Two Bedroom</u>	<u>9</u>	<u>6</u>	<u>6</u>	<u>4</u>	<u>25</u>
Total	74	28	28	26	156
<u>Condominiums</u>	<u>Bldg #5-#9</u>				
2 bedrooms	4 (5 buildings)				<u>20</u>
<u>Total Dwelling Units</u>					176

Building Height: 2-4 Stories (20'-40' high)

Floor Area Ratio:

Bldg #1	86,831 S.F.
Bldg #2	29,439 S.F.
Bldg #3	29,439 S.F.
Bldg #4	24,765 S.F.
<u>Bldgs #5-#9</u>	<u>28,480 S.F.</u>
Gross Floor Area (Exclude parking)	198,954 S.F.

Ratio .71

Vehicle Parking Stalls

Surface	99
Garage	40
<u>Underground</u>	<u>150</u>
Total	289
Ratio	1.64 stalls/unit

Bicycle parking Stalls

Surface	14
Garage	20
<u>Underground</u>	<u>79</u>
Total	113
Ratio	1.55 stalls/unit

Project Schedule:

This project will be a phased development with construction planned to start in late summer of 2006. Construction will proceed as market conditions warrant with the entire project currently scheduled for completion in 2009.

Letter of Intent – PUD-GDP-SIP
9201 Mid Town Road
May 24, 2006
Page 4 of 4

Social & Economic Impacts:

This development will have a positive social and economic impact.

Thank you for your time in reviewing our proposal.

Very Truly Yours,

J. Randy Bruce D.A.S.

J. Randy Bruce, AIA
Managing Member

Inclusionary Dwelling Unit Plan

**Lot #2 of Hawks Ridge
9201 Mid Town Road
Madison, Wisconsin**

**April 27, 2006
Revised: May 24, 2006**

Development Team:

Owner: T. R. McKenzie, Inc
7704 Terrace Avenue
Middleton, WI 53562
(608) 836-0900

Architect: Knothe & Bruce Architects, LLC
7601 University Ave., Suite 201
Middleton, WI 53562
(608) 836-3690

Engineer: Burse Surveying & Engineering, Inc.
1400 E. Washington Avenue
Suite 158
Madison, WI 53703
(608) 250-9263
(608) 838-9266 fax
Contact: Michelle Burse
burse@chorus.net

General Development Characteristics:

This development proposal is located on a 6.4-acre site on the south side of Mid Town Road at Hawks Ridge Drive (across from the entry into Hawks Landing).

The lot will be divided into two lots which most likely will be zoned PUD. The current zoning is R-5. The northern lot will consist of 156 rental apartments with a clubhouse and will be called Hawks Ridge Apartments (name subject to change). The southern lot will consist of 20 owner-occupied condominiums and will be referred to as Hawks Ridge Townhouse Condominiums (name subject to change).

Architectural Character:

The exterior materials will be a combination of brick veneer and horizontal siding. The facades will be well articulated and detailed.

IZ Unit Mix and Sizes:

See the attached IZ application form for the proposed unit sizes and mix. The inclusionary zoning units will be distributed proportionately throughout the townhouse condominium development only. The apartment development does not generate enough cash flow to justify being mandated into renting at below market. Hickory Hurie has been given the cash flow projections.

The condominium development will offer a total of 15% of its owner-occupied units to buyers meeting the 80% AMI guidelines in compliance with the IZ Ordinance. The developer will work City Staff to insure compliance with all inclusionary zoning policies and certifications.

Project Schedule & Management:

This project will be a phased development with construction planned to start in late summer of 2006. Construction will proceed as market conditions warrant with the entire project currently scheduled for completion in 2009. The inclusionary dwelling units will be phased in at a similar rate as the market rate homes.

PART 1 - DEVELOPMENT INFORMATION:

Project or Plat Lot #2 of Hawks Ridge / Townhouse Condominiums

Project Address: 9201 Mid Town Rd **Project Area (in acres):** 1.5

Developer: T.R. McKenzie, Inc **Representative:** Tim McKenzie

Street Address: 7704 Terrace Ave. **City/State:** Middleton, WI **Zip:** 53562

Telephone: 608.836.0900 **Fax:** 608.836.0504 **Email:** timmck@trmckenzie.com

Agent, If Any: J. Randy Bruce **Company:** Knothe & Bruce Architects, LLC

Street Address: 7601 University Ave, Ste 201 **City/State:** Middleton, WI **Zip:** 53562

Telephone: 608.836.3690 **Fax:** 608.836.6934 **Email:** rbruce.knothebruce.com

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	17	0	3	0	20	1.5
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						3	3
Anticipated Sale Price						TBD	
Rental Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI							0
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:										
Minimum Floor Area:			1,400					1,400		
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 <u>Inclusionary Unit Reserve Fund</u> 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 <u>Inclusionary Unit Reserve Fund</u> 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 checked="" 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 comments.

Standards for Inclusionary Dwelling Units (IDUs)	Will Comply	Will not comply	Additional comments
Exterior Appearance of IDUs are similar to Market rate.	X		
Proportion of attached and detached IDU units is similar to Market rate.	X		
Mix of IDUs by bedroom size is similar to market rate.	X		

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: → 4/11/2006
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: → _____
- The applicant notified Alderperson Jed Sanborn of District 1 of this development proposal in writing on: → 4/04/2006
- The applicant also notified N/A 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 _____ **Date** 4/27/06
Printed Name Tim McKenzie **Phone** 836-0900

PART 1 - DEVELOPMENT INFORMATION:

Project or Plat Lot #2 of Hawks Ridge / Apartments

Project Address: 9201 MidTown Rd **Project Area (in acres):** 4.9

Developer: TR McKenzie, Inc **Representative:** Tim McKenzie

Street Address: 7704 Terrace Ave. **City/State:** Middleton, WI **Zip:** 53562

Telephone: 608-836-0900 **Fax:** 608-836-0504 **Email:** timmk@trmckenzie.com

Agent, If Any: J. Randy Bruce **Company:** Knothe & Bruce Architects, LLC

Street Address: 7601 University Ave **City/State:** Middleton, WI **Zip:** 53562

Telephone: 608-836-3690 **Fax:** 608-836-6934 **Email:** rbruce@knothebruce.com

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		156		0	156	4.9
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 / Effic	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms	Studio / Effic	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms
Owner-Occupied Units with:										
Minimum Floor Area:										
Rental Units With:										
Minimum Floor Area:	500	700	1,000							

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 Unit Reserve Fund up to \$10,000 per unit for up to 50% of the affordable units provided.	2
<input 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 afford-able 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 comments.

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 →

14

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: → 4/11/06
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: → _____
- The applicant notified Alderperson Jed Sanborn of District 1 of this development proposal in writing on: → 4/04/06
- The applicant also notified _____ of the _____ neighborhood in writing on: → 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.

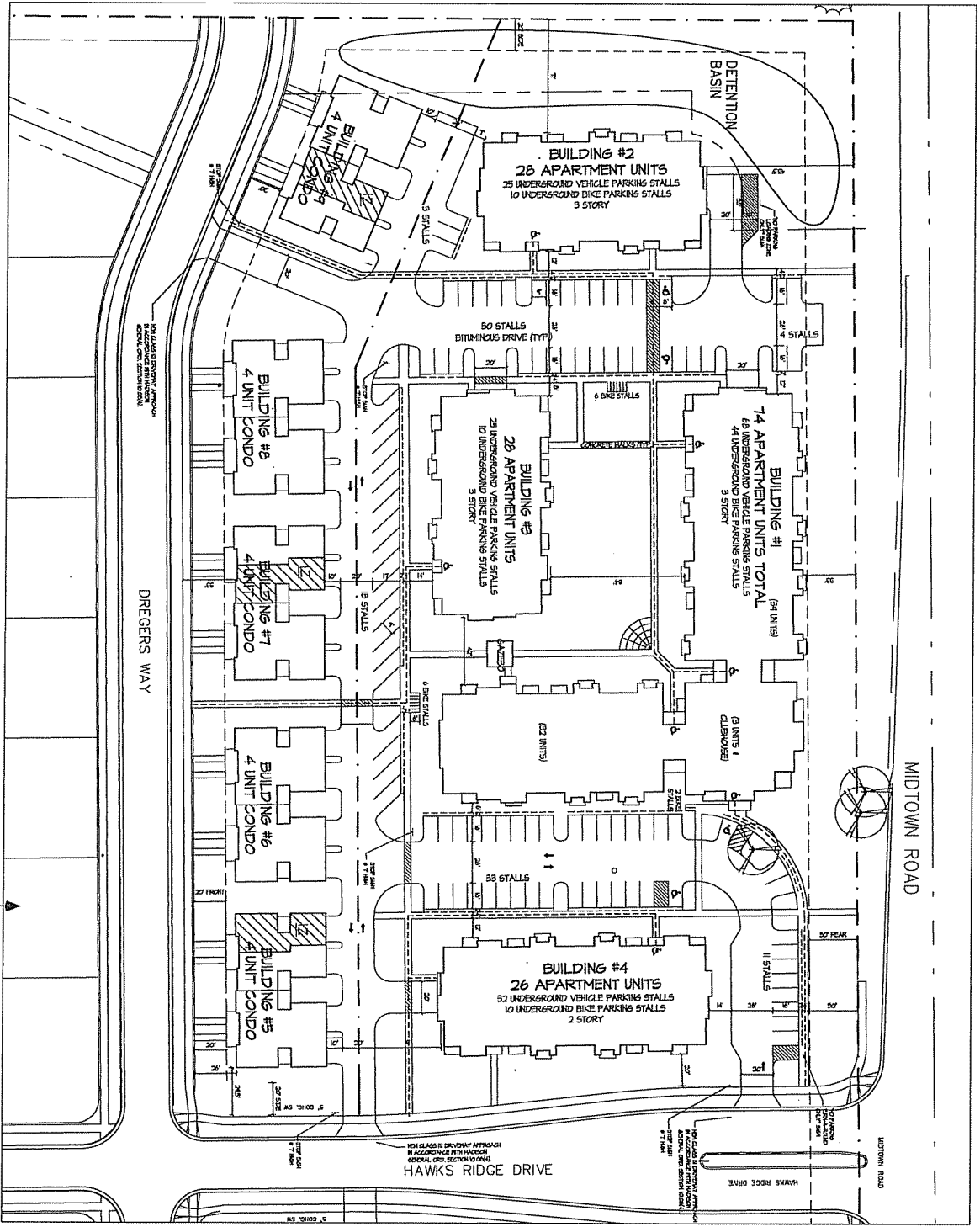
Applicant Signature _____

Date 4/27/06

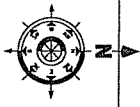
Printed Name Tim McKenzie

Phone _____

836 0900



SITE PLAN
1" = 50'



SHEET INDEX

- SITE PLAN
- FOUNDING PLAN
- FLOOR PLAN
- FLOOR PLAN / ACCESS PLAN
- BUILD #1 - BASEMENT PLAN
- BUILD #1 - FIRST FLOOR PLAN
- BUILD #1 - SECOND FLOOR PLAN
- BUILD #1 - THIRD FLOOR PLAN
- BUILD #1 - FIRST FLOOR PLAN
- BUILD #1 - SECOND FLOOR PLAN
- BUILD #1 - THIRD FLOOR PLAN
- BUILD #1 - ELEVATIONS
- BUILD #2 - FIRST FLOOR PLAN
- BUILD #2 - SECOND FLOOR PLAN
- BUILD #2 - THIRD FLOOR PLAN
- BUILD #2 - ELEVATIONS
- BUILD #3 - FIRST FLOOR PLAN
- BUILD #3 - SECOND FLOOR PLAN
- BUILD #3 - THIRD FLOOR PLAN
- BUILD #3 - ELEVATIONS
- BUILD #4 - FIRST FLOOR PLAN
- BUILD #4 - SECOND FLOOR PLAN
- BUILD #4 - ELEVATIONS
- BUILD #5-8 - ELEVATIONS

SITE DEVELOPMENT DATA

PERMITS:

Lot Area	274,715 S.F. or 6.4 acres
Dwelling Units	176 units
Let Area / DU	1556 S.F./Unit
Density	275 units/acre

DEVELOPING UNIT MIX:

APARTMENTS	Build #1	Build #2	Build #4	Total
Studio + Loft	14	5	10	29
One Bedroom + Loft	32	12	6	50
Two Bedroom	1	4	2	7
Three Bedroom	74	1	26	101
Total				187

CONDOMINIUMS:

Build #5-8	202
4 (3 townhomes)	176
Total Dwelling Units	378

BUILDING HEIGHT: 2-3 stories (30'-40' high)

FLOOR AREA RATIO:

Building	Area (S.F.)
Build #1	86,631 S.F.
Build #2	24,434 S.F.
Build #3	24,434 S.F.
Build #4	24,455 S.F.
Build #5-8	29,460 S.F.
Gross Floor Area	193,954 S.F.
Ratio	.71

VEHICLE PARKING STALLS:

Garage	40
Underground	182
Total	224
Ratio	1.24 stalls/unit

BICYCLE PARKING STALLS:

Surface	14
Garage	20
Underground	115
Total	149
Ratio	1.55 stalls/unit

3

KNOTHE & BRUCE ARCHITECTS
7421 University Avenue, Ste. 201
Madison, Wisconsin 53712
608.533.3100 Fax 608.533.3104

Project No. **0531** Drawing Title **Site Plan**

1. THESE PLANS SHALL BE REVIEWED BY THE CITY OF MADISON FOR CONFORMANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION MAP ACT. THE CITY OF MADISON DOES NOT WARRANT THE ACCURACY OF THESE PLANS OR THE INFORMATION CONTAINED HEREIN.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON'S SUBDIVISION MAP ACT AND THE ZONING ORDINANCE. THE CITY OF MADISON DOES NOT WARRANT THE ACCURACY OF THESE PLANS OR THE INFORMATION CONTAINED HEREIN.

3. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON'S SUBDIVISION MAP ACT AND THE ZONING ORDINANCE. THE CITY OF MADISON DOES NOT WARRANT THE ACCURACY OF THESE PLANS OR THE INFORMATION CONTAINED HEREIN.

4. ALL TRAIL AND DRIVEWAYS TO BE CONSTRUCTED SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON'S SUBDIVISION MAP ACT AND THE ZONING ORDINANCE. THE CITY OF MADISON DOES NOT WARRANT THE ACCURACY OF THESE PLANS OR THE INFORMATION CONTAINED HEREIN.

5. SEE SITE DEVELOPMENT AND TRAIL PLAN FOR FURTHER INFORMATION.

6. THE CITY OF MADISON DOES NOT WARRANT THE ACCURACY OF THESE PLANS OR THE INFORMATION CONTAINED HEREIN.

7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON'S SUBDIVISION MAP ACT AND THE ZONING ORDINANCE. THE CITY OF MADISON DOES NOT WARRANT THE ACCURACY OF THESE PLANS OR THE INFORMATION CONTAINED HEREIN.

8. THE CITY OF MADISON DOES NOT WARRANT THE ACCURACY OF THESE PLANS OR THE INFORMATION CONTAINED HEREIN.

Project No. **0531** Drawing Title **Site Plan**

Project: **LOT 72 Hawks Ridge**
4201 Midtown Road

Project No. **0531** Drawing Title **Site Plan**

GENERAL NOTES/REVISIONS:

1. All construction shall be in accordance with the requirements of the International Building Code, 2003 Edition, and all applicable local ordinances. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
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PERMITS:

1. All construction shall be in accordance with the requirements of the International Building Code, 2003 Edition, and all applicable local ordinances. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

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DATE SCHEDULE:

1. All construction shall be in accordance with the requirements of the International Building Code, 2003 Edition, and all applicable local ordinances. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

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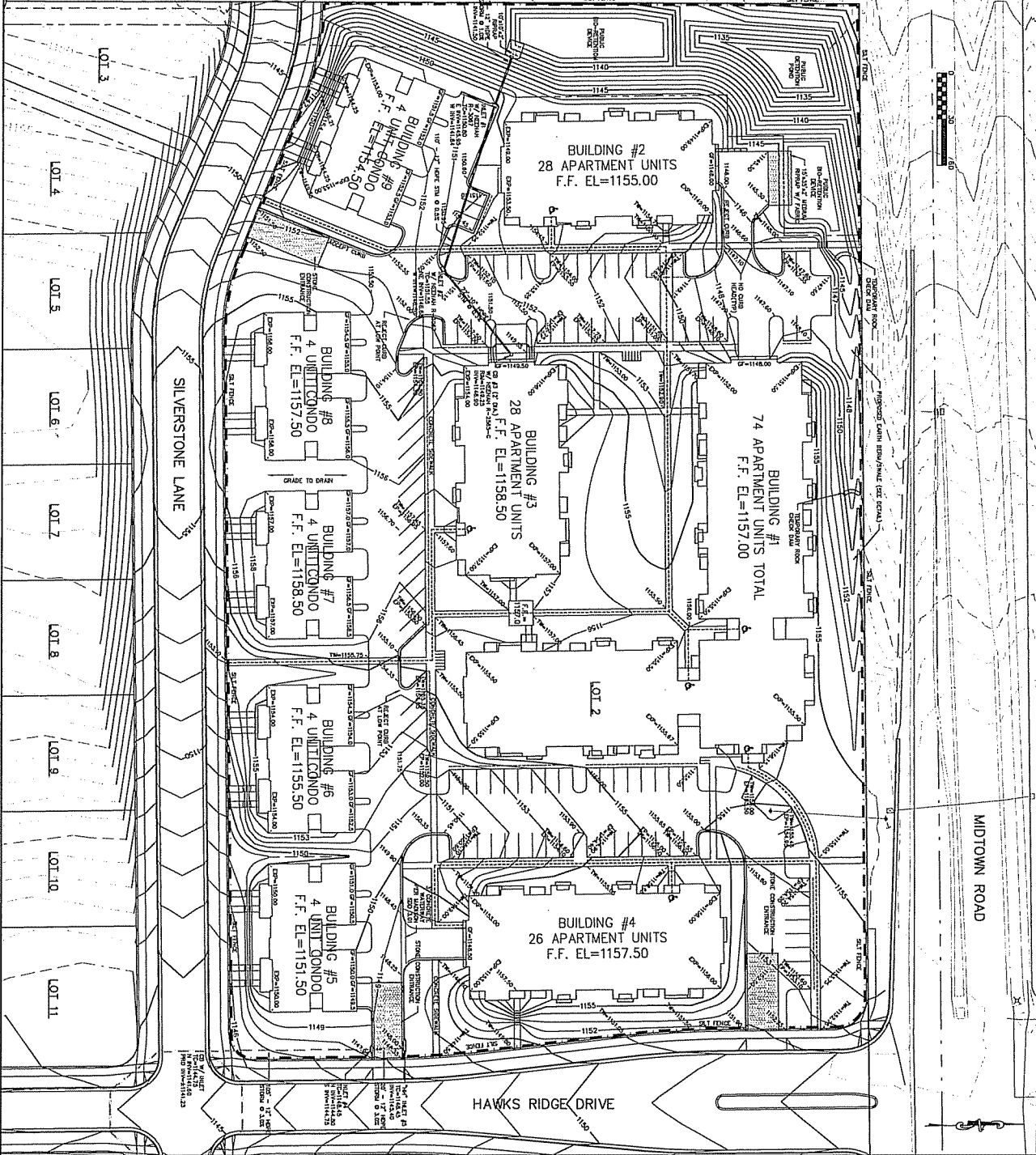
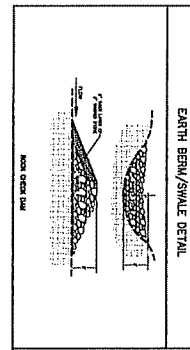
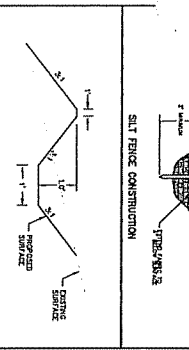
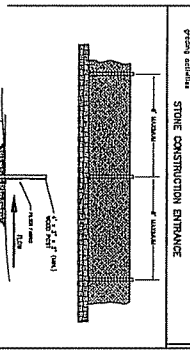
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LOT 2, HAWKS RIDGE ESTATES

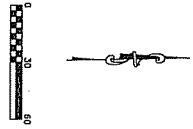
Madison, WI
T.R. McKenzie, Inc.
7704 Terraco Avenue
Middletown, WI 53562

PROJECT REVISIONS:	NO.	DATE	DESCRIPTION
ISSUE DATES:			

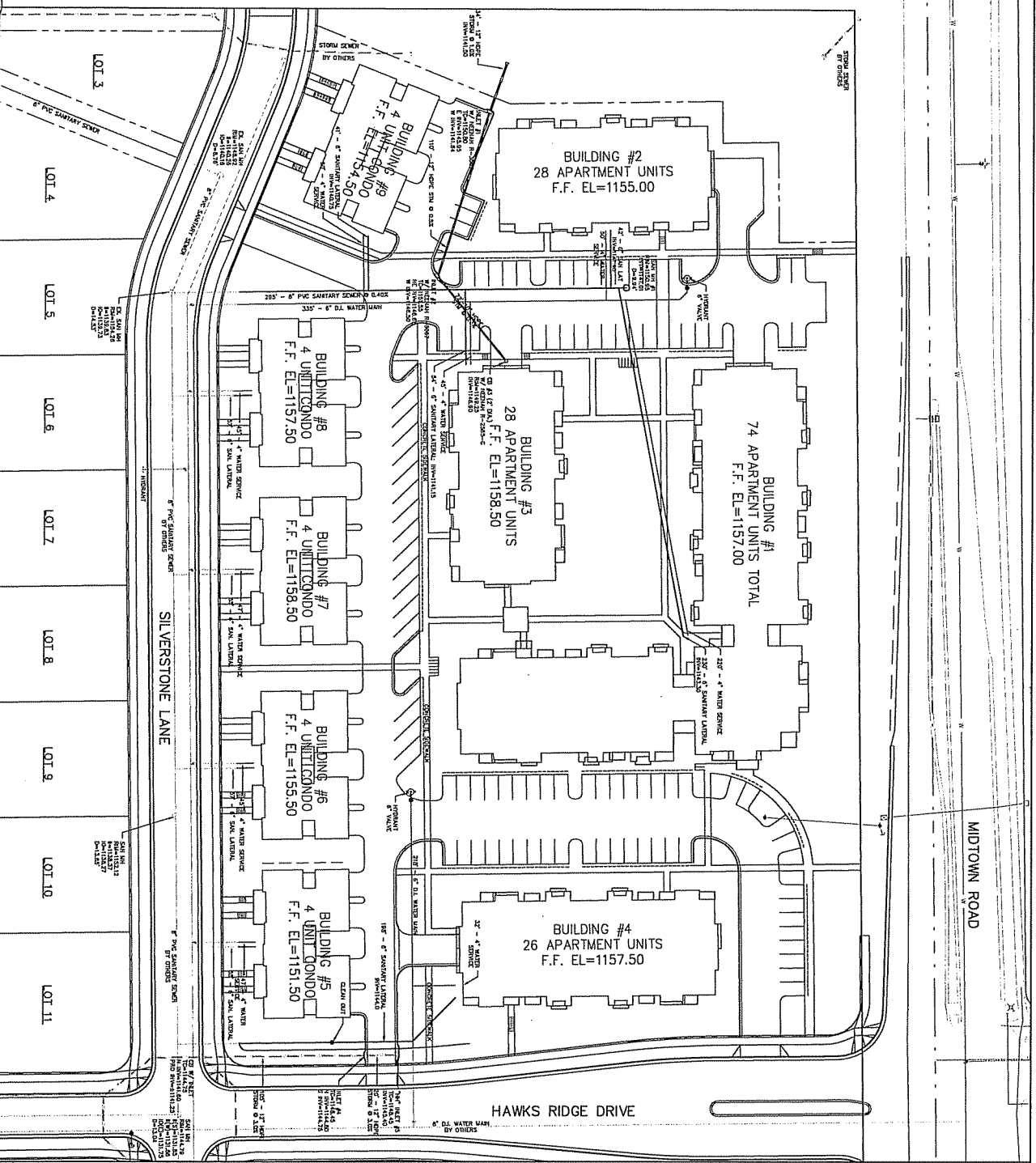
Burse
Surveying and Engineering, Inc.

GRADING AND EROSION CONTROL PLAN

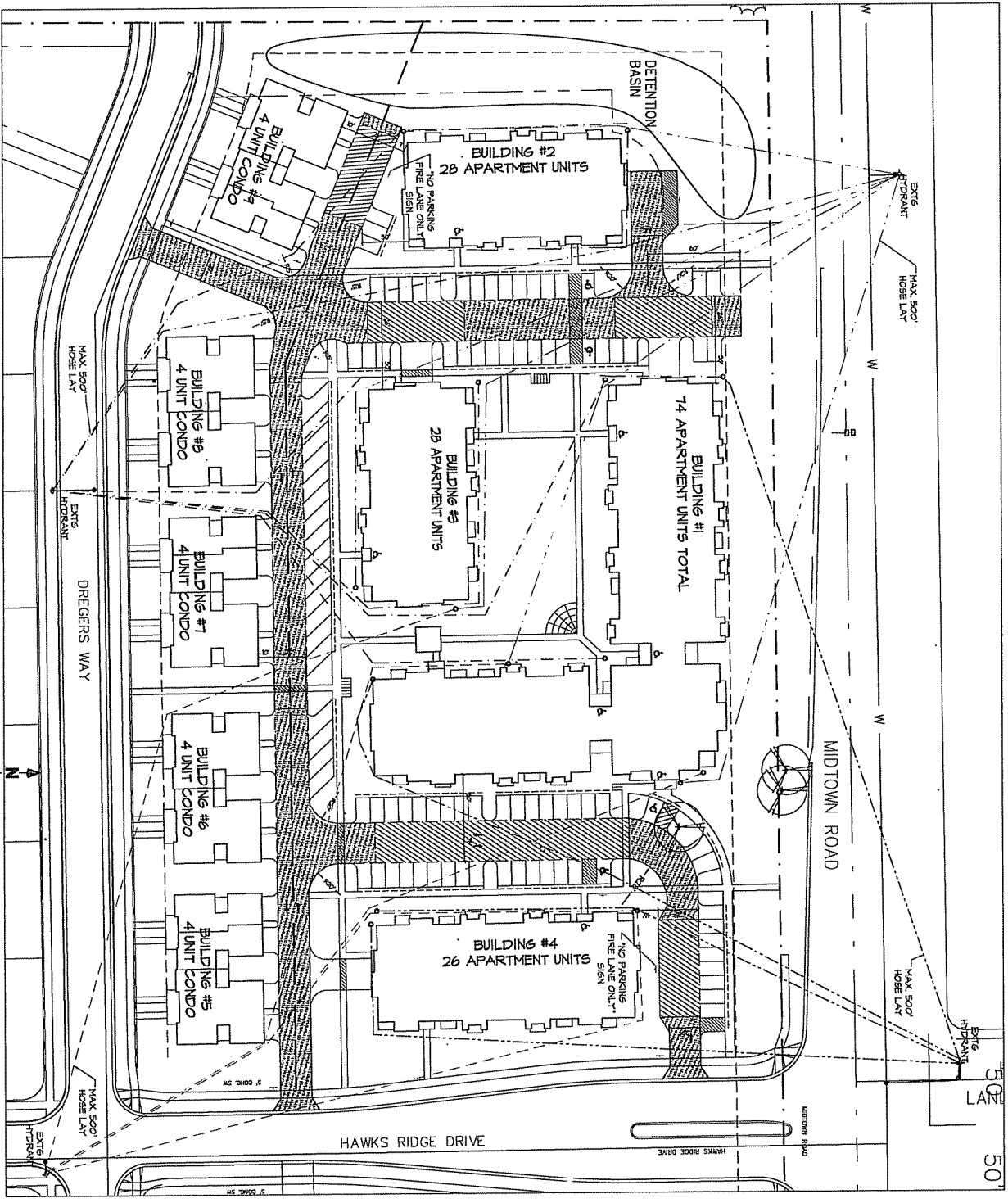
DRAWING NUMBER: 2



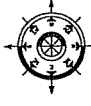
UTILITY NOTES:
 1. CONTRACTOR SHALL CONTACT CITY OF MADISON UTILITIES PRIOR TO CONSTRUCTION TO OBTAIN ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES TO BE DELETED OR RELOCATED.
 2. ALL UTILITIES SHALL BE DELETED TO A DEPTH OF 4.5 FEET, THE DEPTH AND THE TOP OF WATER MAIN OR SERVICE LINE SHALL BE INDICATED ON THE PLAN.
 3. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE TO CITY OF MADISON STANDARD SPECIFICATIONS.
 4. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND DEPTHS PRIOR TO THE START OF CONSTRUCTION.
 5. ALL SANITARY SEWER LATERALS SHALL BE Laid AT A MINIMUM OF A 1% SLOPE.
 6. EXISTING PUBLIC UTILITIES SHOWN ARE BASED ON PRELIMINARY RECORDS AND FIELD SURVEY. CONTRACTOR SHALL VERIFY LOCATION AND DEPTHS PRIOR TO INSTALLATION.
DEWATERING NOTES:
 1. THE CONTRACTOR SHALL CONTACT THE DEPARTMENT OF NATURAL RESOURCES FOR A PERMIT FOR ALL WELLS INSTALLED OR OPERATED EXCEPT FOR A PERMIT FOR A WELL FOR DOMESTIC USE.
 2. THE ADDRESS FOR WELL PERMITS IS AS FOLLOWS:
 WISCONSIN DEPARTMENT OF NATURAL RESOURCES
 PRIVATE WATER SUPPLY SECTION
 600 WEST MOUNTAIN AVENUE
 MADISON, WI 53707



<p>LOT 2, HAWKS RIDGE ESTATES</p> <p>Madison, WI T.R. McKenzie, Inc. 7704 Terrace Avenue Middleton, WI 53562</p>	<p>UTILTY PLAN</p> <p>3</p>	<p>Burse Surveying and Engineering, Inc.</p> <p>1001 S. Park Street, Suite 200 Madison, WI 53704 Phone: (608) 261-1234 Fax: (608) 261-1235 Email: burse@trmckenzie.com</p>
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FIRE DEPARTMENT ACCESS PLAN
1" = 30'



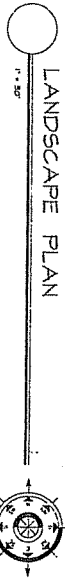
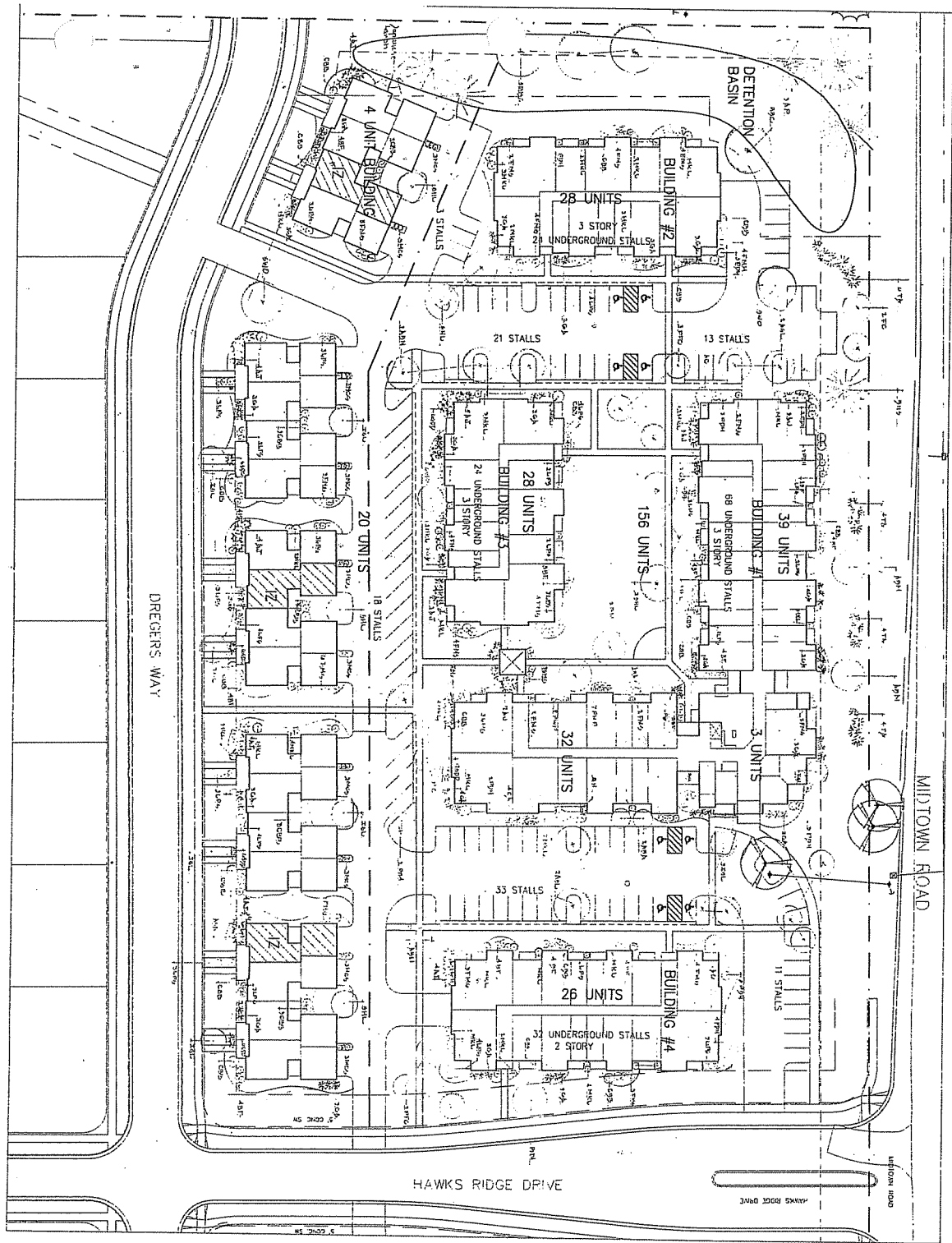
KNOTHE & BRUCE ARCHITECTS
 701 University Avenue, Ste. 201
 Ann Arbor, MI 48106-1300
 734.763.4374

- Notes:
1. 30' FIRE LANE. APPROXIMATE FIRE LANE DIMENSIONS TO ONE SIDE OF A BUILDING AND PERMITS.
 2. 30' TO 50' FIRE LANE. FIRE LANE FOR ACTUAL PERMITS.

Revised: 12/14/2005
 12/14/2005
 12/14/2005

Project Title:
 LOT#2 Hawks Ridge
 4201 Middtown Road

Drawn By:
 Fire Department
 Access Plan
 Project No.: 0531
 Drawing No.: 4



HERMAN
LANDSCAPE SERVICE, INC.
2210
2210
2210
2210
2210

North

PLAN SYMBOL	DESCRIPTION	QTY	SIZE	NOTE
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Project No. 0551
Scale: 1"=50'

Project Title: Landscape Plan
Scale: 1"=50'

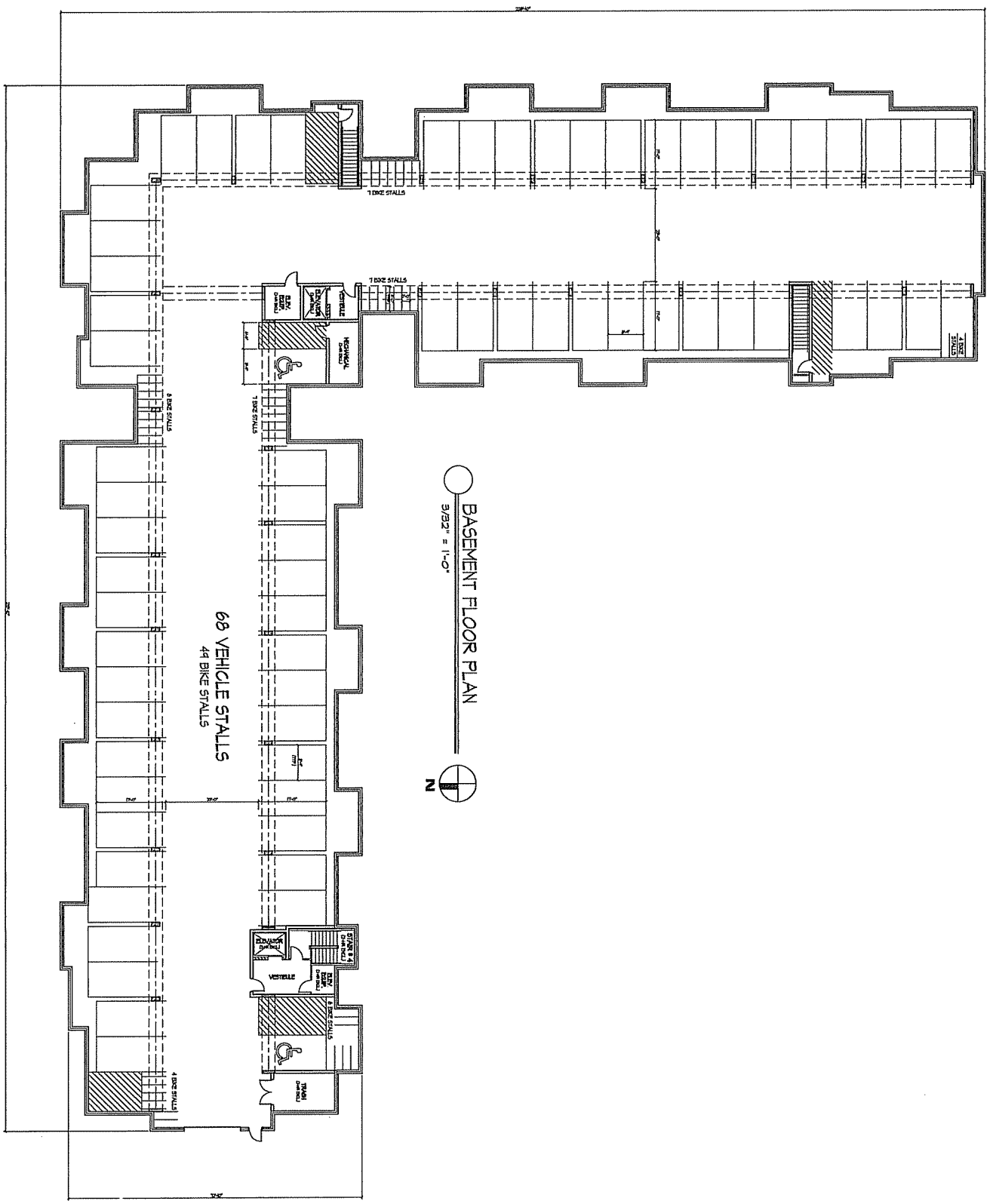
Project No. 0551
Scale: 1"=50'

KNOTHE & BRUCE ARCHITECTS
 7601 University Avenue, Ste. 201
 Middleton, Wisconsin 53556
 608.836.8399 Fax 608.836.8394

Project: _____
 Date: _____

Revision
 1-2 REVIEW SUBMITTAL - APRIL 21, 2008
 519. 08/07/08 - MAY 24, 2008

Project No: _____
 Drawing No: **0591**
 Drawing Title: **Basement Plan**
 Building #: **74 Unit**
 Apartments: **Hawks Ridge**
 Lot#: **2**
 Address: **4201 Midtown Road**

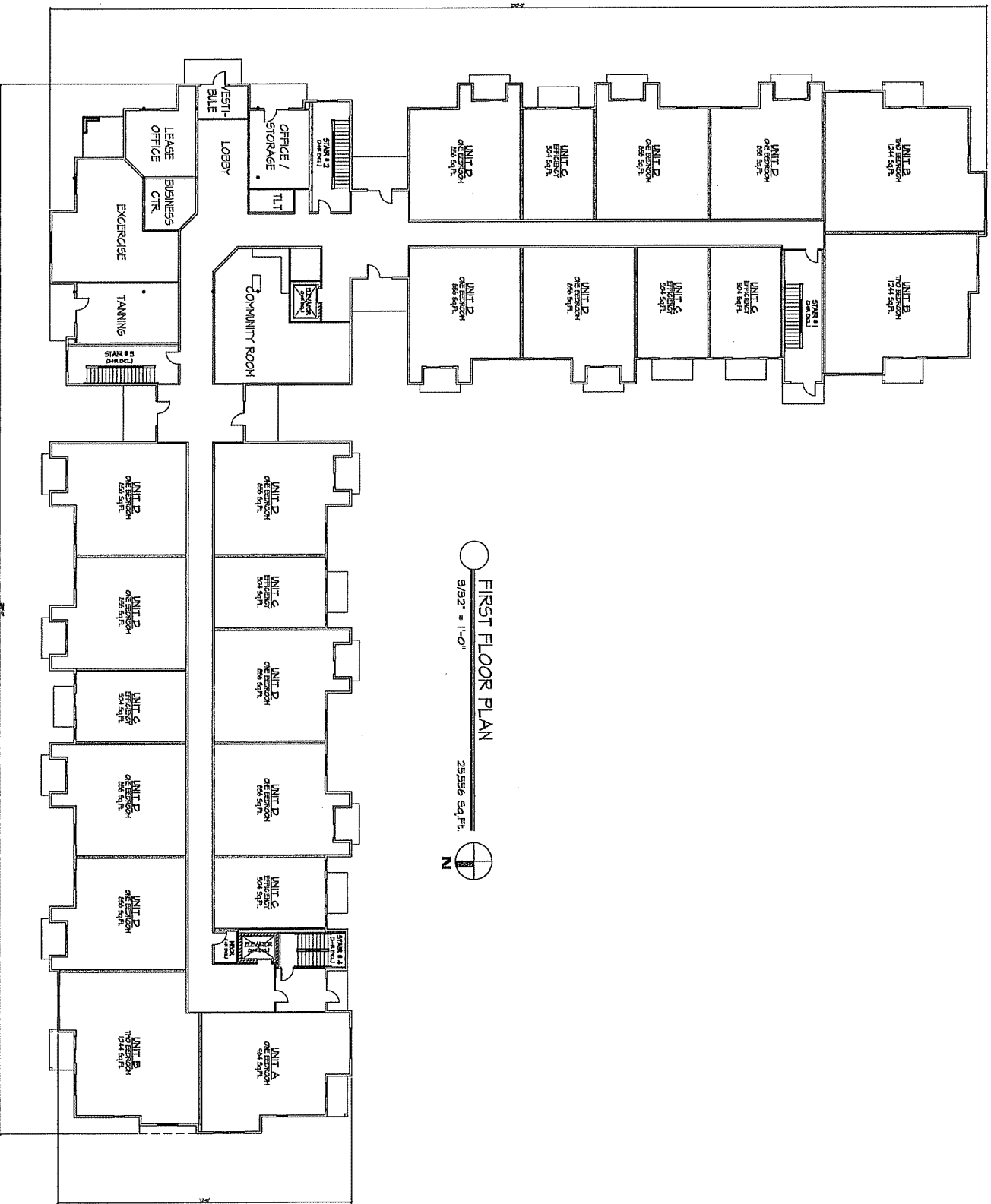


21

KNOTHE & BRUCE ARCHITECTS
7401 University Avenue, Ste. 201
Madison, Wisconsin 53752
608-836-3300 Fax 608-836-3314

Client: _____
Date: _____

FIRST FLOOR PLAN
9/8/27 = 1'-0"
25556 sq. ft.



Project Title: **LOT#2 Hawks Ridge Apartments**
Address: **4201 Midtown Road**
Building #1 - 74 Unit
First Floor Plan
Project No: **0591**
Date: _____

Revision: _____
1-2 REVIEW SUBMITTAL - APRIL 21, 2006
5/12 SUBMITTAL - MAY 24, 2006

KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue, Ste. 201
 Middleton, Wisconsin 53552
 608-835-9399 Fax 608-835-9394

Notes

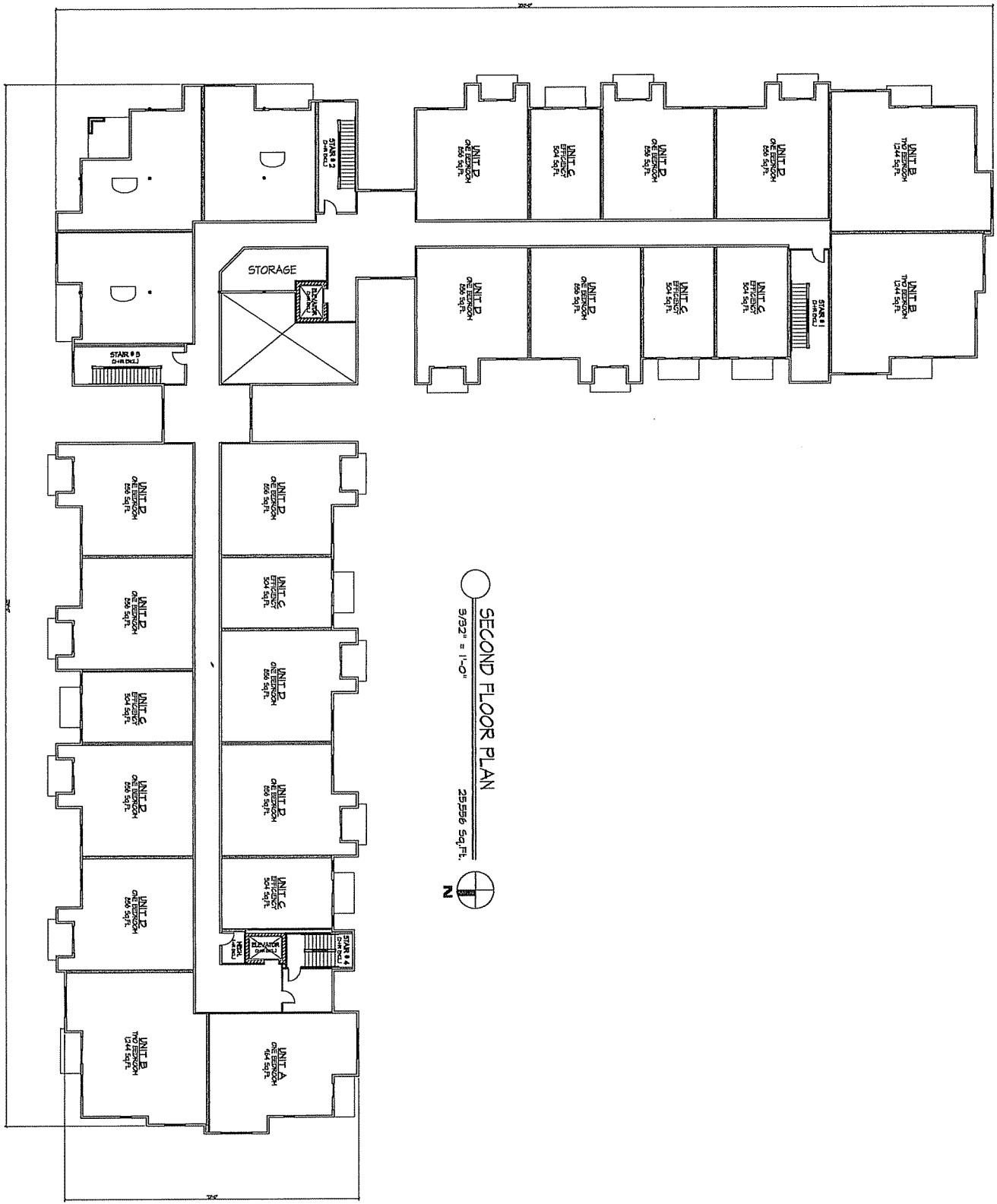
Revision
 1-2 REVIEW SUBMITTAL - APRIL 21, 2006
 S.P. SEBASTIAN - MAY 24, 2006

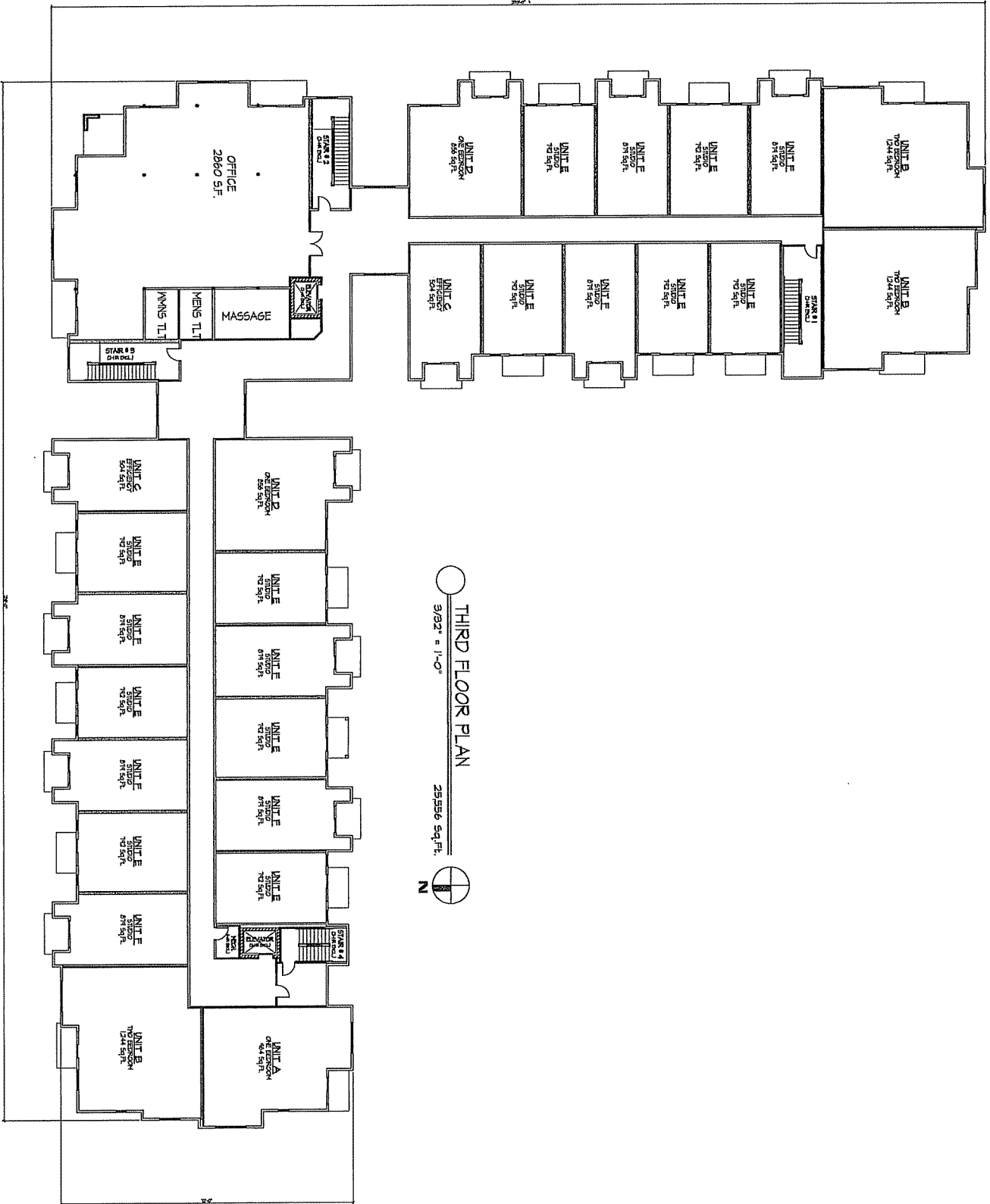
Project Title
**LOT#2 Hawks Ridge
 4201 Midtown Road
 Hawks Ridge
 Apartments
 Building #1 - 74 Unit
 Second Floor Plan**

Drawn By
OSBI

Project No.
OSBI

Drawn No.
8





○ THIRD FLOOR PLAN
 3/32" = 1'-0"
 25556 sq.ft. N

5

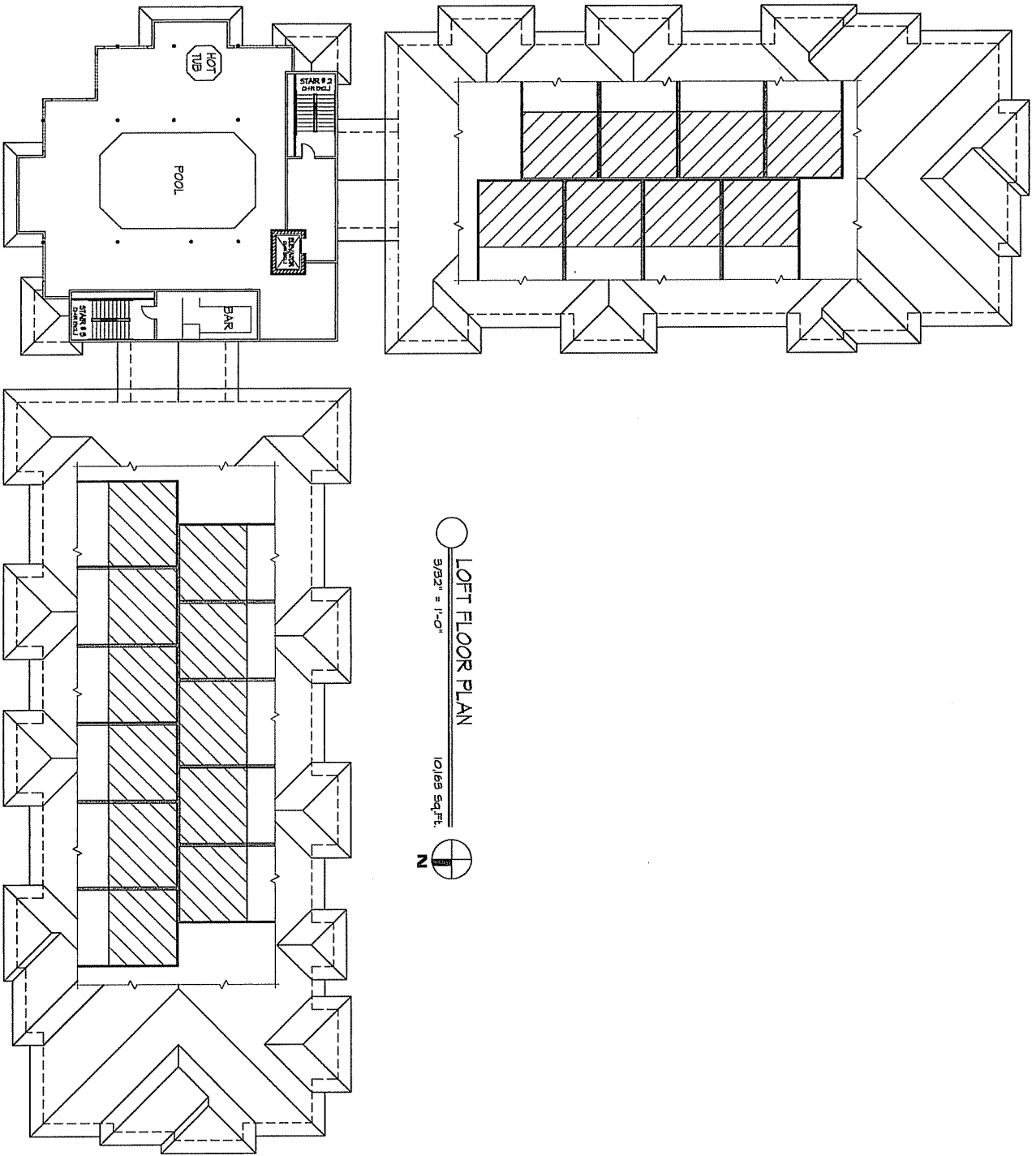
KNOTHE & BRUCE ARCHITECTS
 7601 University Avenue, Ste. 201
 Middleton, Wisconsin 53552
 608-834-9300 Fax 608-834-9394

Revision
 1-2 REVIEW SUBMITAL - APRIL 21, 2006
 S.F.P. SEB/TPL - MAY 24, 2006

Project Title
**LOT#2 Hawks Ridge
 4201 Midtown Road
 Hawks Ridge
 Apartments
 Building #1 - 74 Unit
 Third Floor Plan**

Drawing Title
Third Floor Plan

Project No. **0551** Drawing No. **4**



LOFT FLOOR PLAN
 3/32" = 1'-0"
 10165 sq.ft.
 N

KNOTHE & BRUCE ARCHITECTS
 7601 University Avenue, Ste. 201
 Middleton, Wisconsin 53552
 608-831-5400 Fax 608-831-0934

NOTED AREAS INDICATE EXTENT OF LOFTS

Revision
 1-2 REVIEW SUBMITTAL - APRIL 21, 2006
 51P, SUBMITTAL - MAY 24, 2006

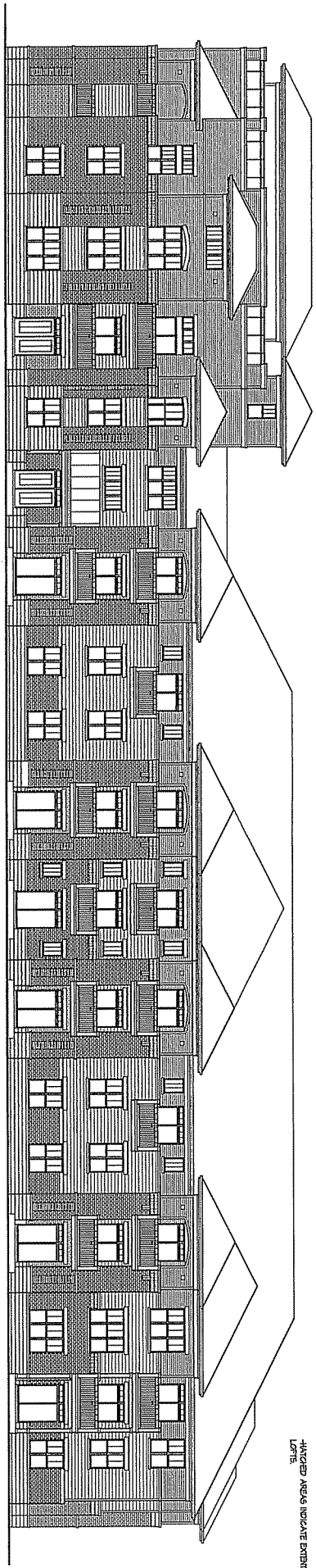
Project Title
**LOT#2 Hawks Ridge
 Apartments**
 4201 Midtown Road
 Hawks Ridge
 Apartments
 Building #1 - 74 Unit
 Drawing Title
Loft Floor Plan
 Project No. 0591
 Drawing No. 10

**KNOTHE
& BRUCE**
ARCHITECTS

7401 University Avenue, Ste. 201
Midvale, Utah 84048
801-437-1990 Fax 801-437-9134

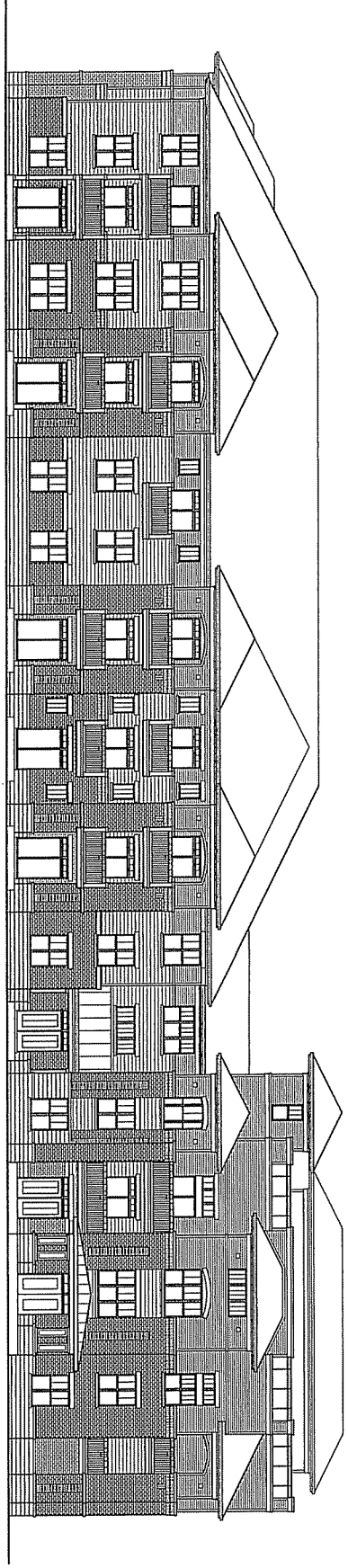
Consultant

Notes
-HATCHED AREAS INDICATE EXIST OF
LIFTS



NORTH ELEVATION
1/8" = 1'-0"

Author
1-2: REVISION SUBMITTAL - APRIL 21, 2006
5:12: SUBMITTAL - MAY 24, 2006



EAST ELEVATION
1/8" = 1'-0"

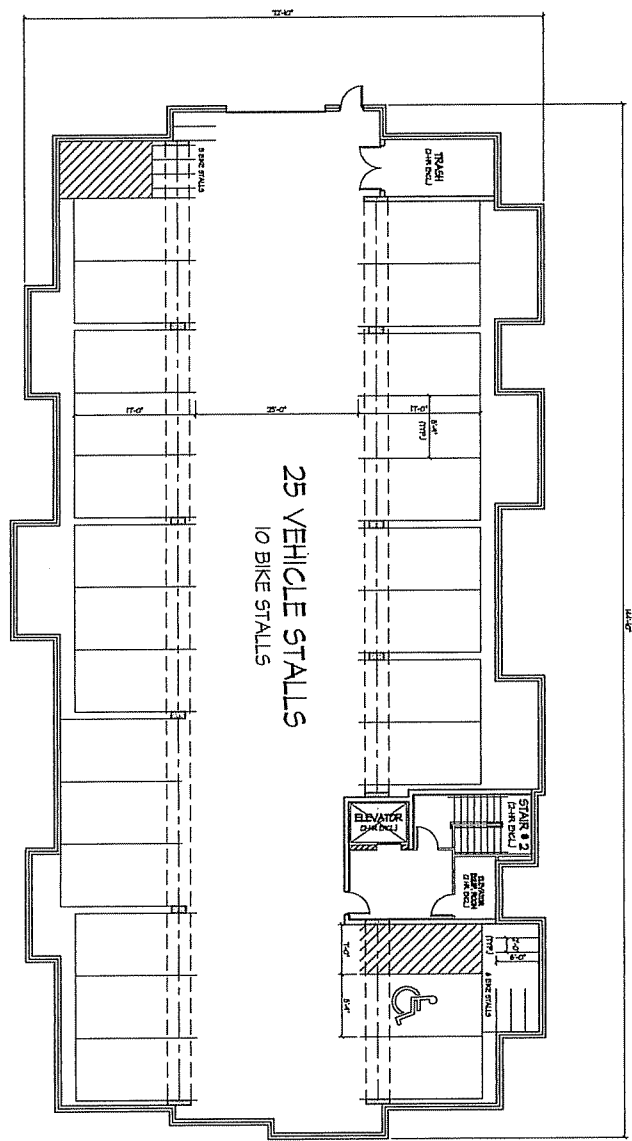
Project No. **0591** Drawing No. **11**

Project Title
**Phase 1a
LOT 13 Hawks Ridge
4201 Midtown Road
Hawks Ridge
Apartments
Building #1 - 74 Unit
Elevations**

KNOTHE & BRUCE ARCHITECTS
 760 University Avenue, Ste. 201
 Middleton, Wisconsin 53582
 608.281.8599 Fax 608.834.9394

Project No. _____

Revision
 1-2 REVIEW SUBMITTAL - APRIL 21, 2006
 S.I.P. SUBMITTAL - MAY 24, 2006



BASEMENT FLOOR PLAN
 1/8" = 1'-0"
 N

Project No. _____
 Drawing No. **0591** 12
Hawks Ridge
Apartment #2 - 2B Unit A
Basement Plan

KNOTHE & BRUCE ARCHITECTS
 7601 University Avenue, Ste. 201
 Middleton, Wisconsin 53582
 608-831-9399 Fax 608-831-9394

Project: _____
 Date: _____

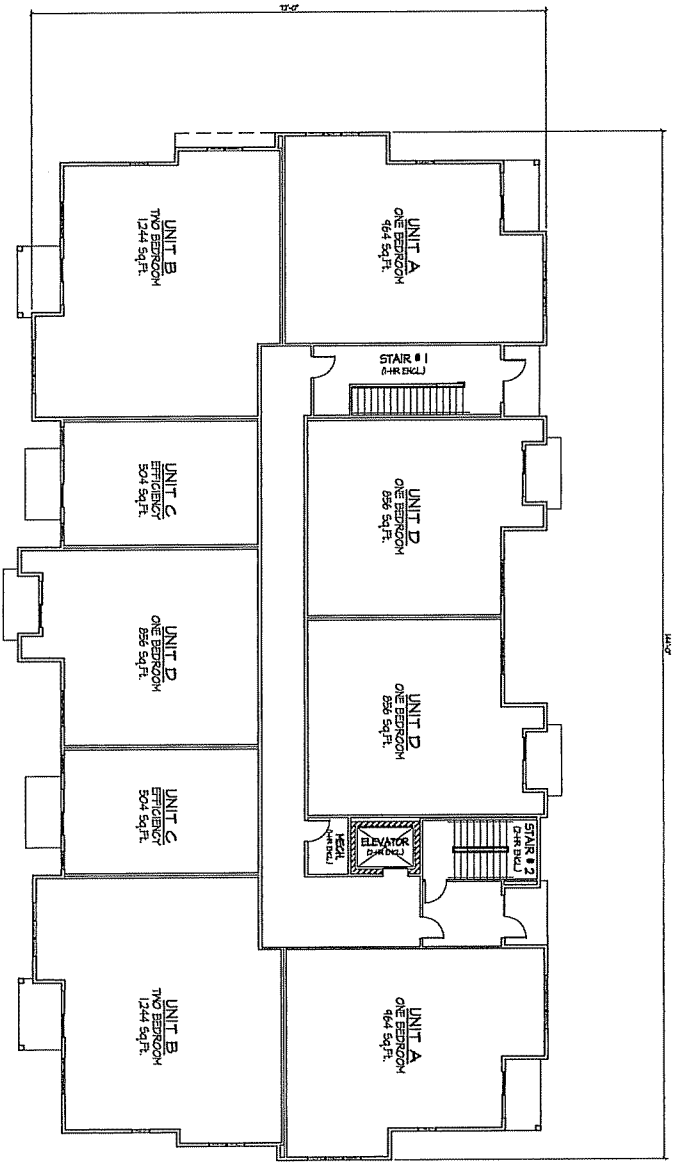
Scale: _____

Revised: _____
 1-2 REVIEW SUBMITTAL - APRIL 21, 2006
 5-17 SUBMITTAL - MAY 24, 2006

Project Title: _____
 Location: _____
 Client: _____

Project Name: _____
 Building #2 - 28 Unit A
 First Floor Plan

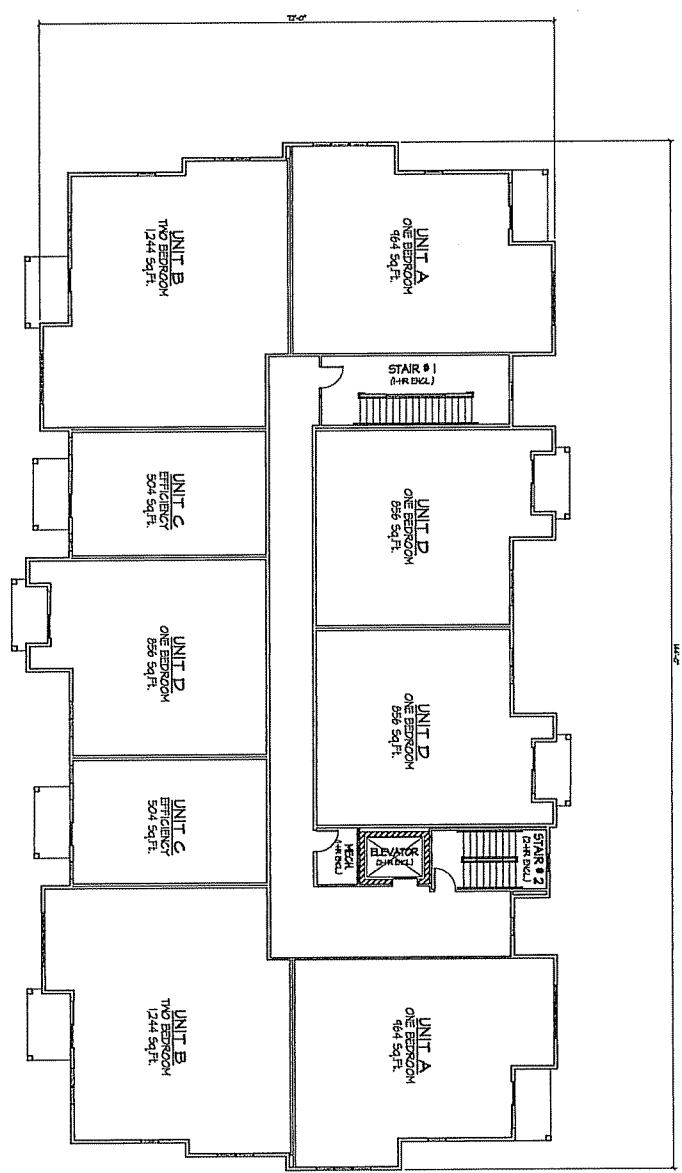
Project No: _____
 Drawing No: 13



FIRST FLOOR PLAN
 1/8" = 1'-0"
 9,194 sq.ft.

KNOTHE & BRUCE ARCHITECTS
 7601 University Avenue, Ste. 201
 Redmond, Wisconsin 53982
 608-845-1859 Fax 608-845-1914

Project No. _____
 Date _____



SECOND FLOOR PLAN
 1/8" = 1'-0"
 41'-0" x 114'-0"
 N

Revision
 1-2 REVIEW (SERIAL) - APRIL 21, 2006
 51P, 989TTL - MAY 24, 2006

Project Title
**Hawks Ridge
 Apartments
 Building #2 - 2B Unit A
 Second Floor Plan**

Project No. 0551
 Drawing No. 14

KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue, Ste. 201
 Middleton, Wisconsin 53562
 608.838-5000 Fax 608-838-8934

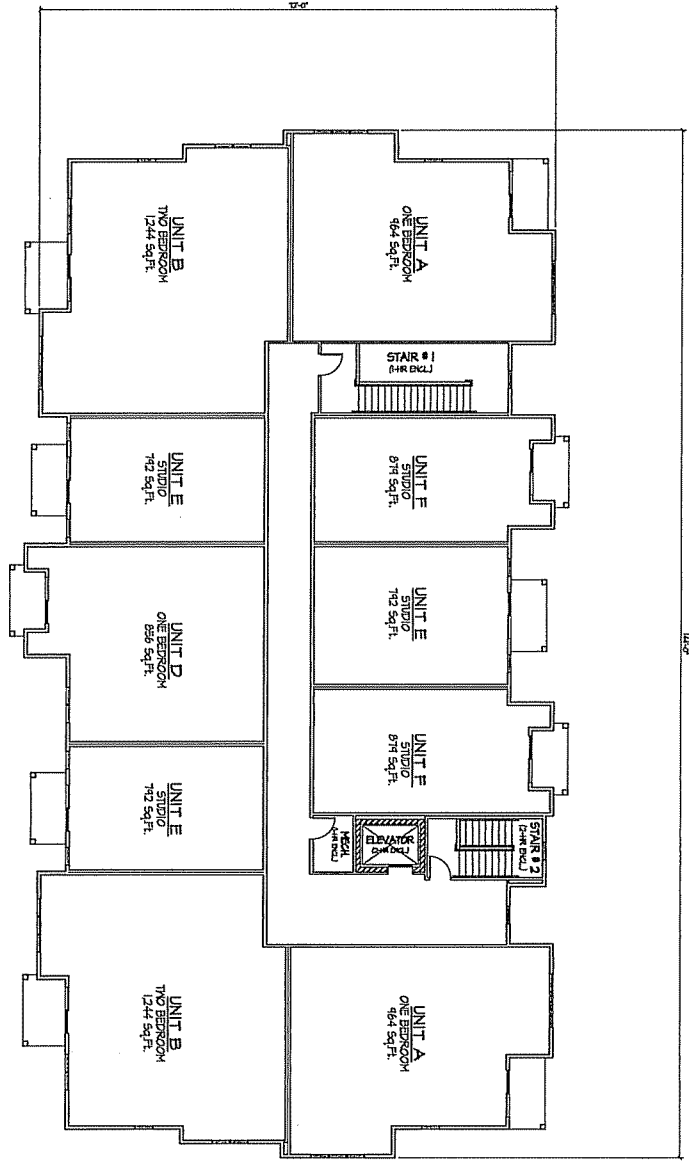
Project Title
 41201 Midtown Road

Report No.
 0591

Revised
 1-27 REVIEW SEPTIMAL - APRIL 21, 2006
 5/17 SEPTIMAL - NOV 24, 2006

Project Title
**LOT#2 Hawks Ridge
 41201 Midtown Road**
 Hawks Ridge
 Apartments
 Building #2 - 2B Unit A
 Third Floor Plan

Report No.
 0591



THIRD FLOOR PLAN
 1/8" = 1'-0"
 9,144 Sq. Ft.

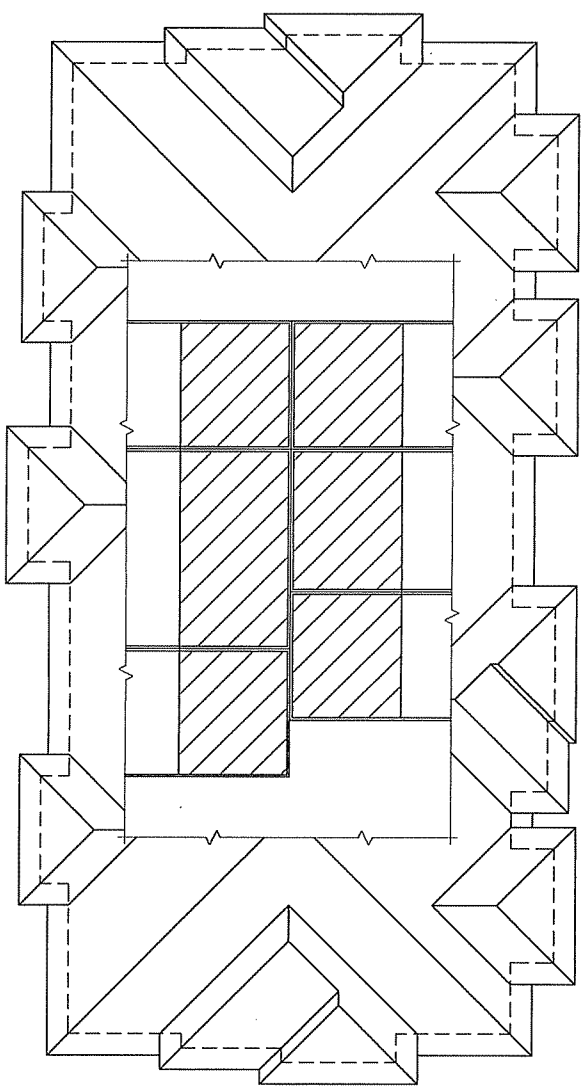


KNOTHE & BRUCE ARCHITECTS

7101 University Avenue, Ste. 201
Middleton, Wisconsin 53562
608.832.3690 Fax 608.832.4934

Consultant:

Room:
Hatched areas indicate extent of
LOFTS



LOFT FLOOR PLAN
1/8" = 1'-0"
1,957 sq. Ft. N

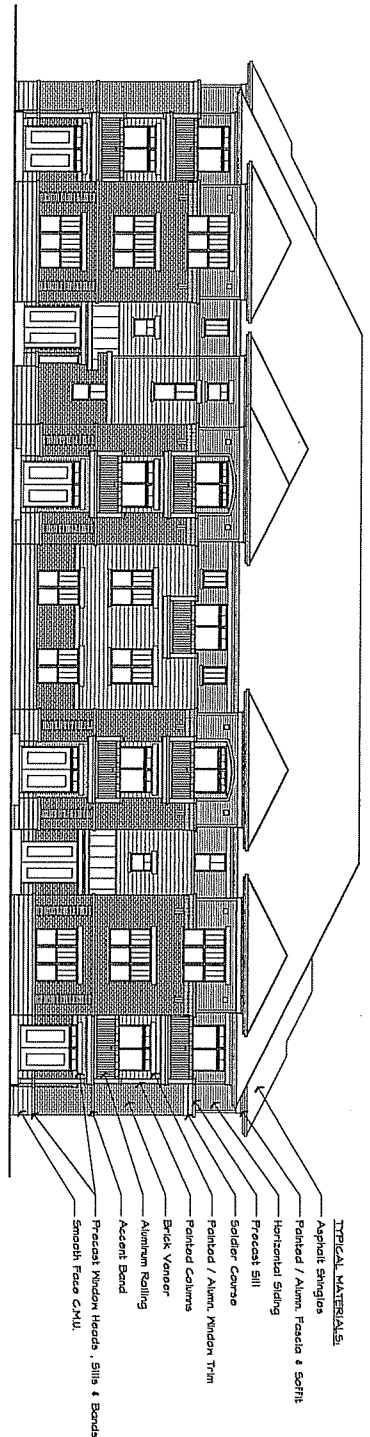
Revision:
1/2 REVIEW SUBMITTAL - APRIL 21, 2006
5/1/2 SUBMITTAL - MAY 24, 2006

Project Title:
**LOT#2 Hawks Ridge
Apartments
Building #2 - 2B Unit A
Loft Floor Plan**

Drawing No.:
0551 16

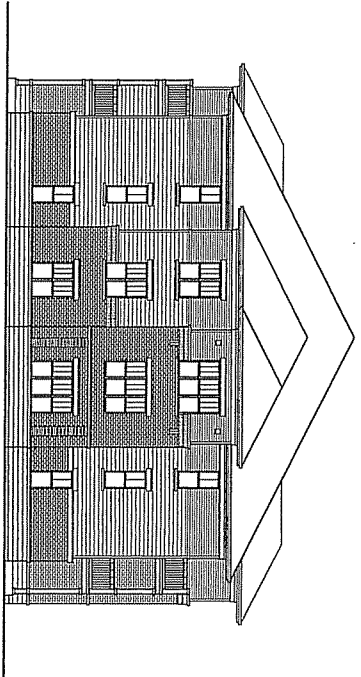
KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue, Ste. 201
 Middleton, Wisconsin 53562
 608-834-2590 Fax 608-834-6934

Contract: _____
 Revision: _____



WEST ELEVATION
 1/8" = 1'-0"

- TYPICAL MATERIALS:**
- Asphalt Shingles
 - Painted / Alum. Fascia & Soffit
 - Horizontal Siding
 - Precast Sill
 - Solder Casero
 - Painted / Alum. Window Trim
 - Painted Columns
 - Brick Veneer
 - Aluminum Rolling
 - Accent Band
 - Precast Window Heads, Sills & Bands
 - Smooth Face CMU



NORTH ELEVATION
 1/8" = 1'-0"

Revision: _____
 1-2 REVIEW SHEET(S) - APRIL 21, 2006
 SJP, SKM/KTL - MAY 24, 2006

Project No: _____
 Drawing No: **0591**
 Project Name: **Hawks Ridge Apartments**
 Building: **Building #2 - 28 Unit A**
 Elevations

KNOTHE & BRUCE ARCHITECTS

7401 University Avenue, Ste. 201
Madison, Wisconsin 53524
608-834-3390 Fax 608-459-1434

Consultant

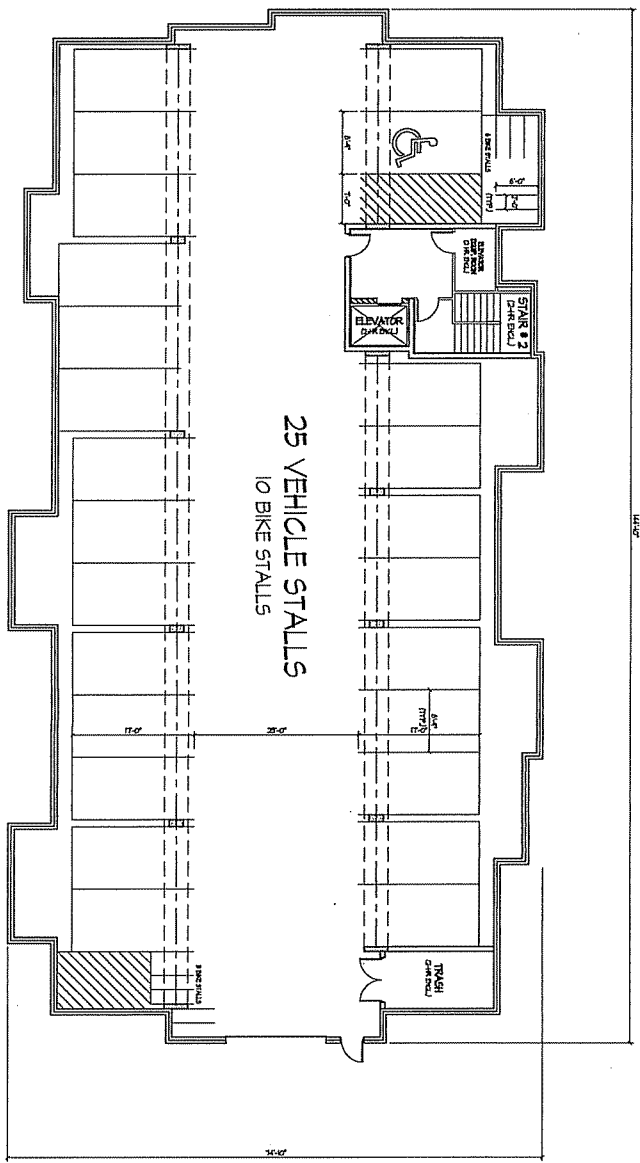
Notes

Revision
1-2 REVISION SUBMITTAL - APRIL 21, 2006
5-15 SUBMITTAL - MAY 24, 2006

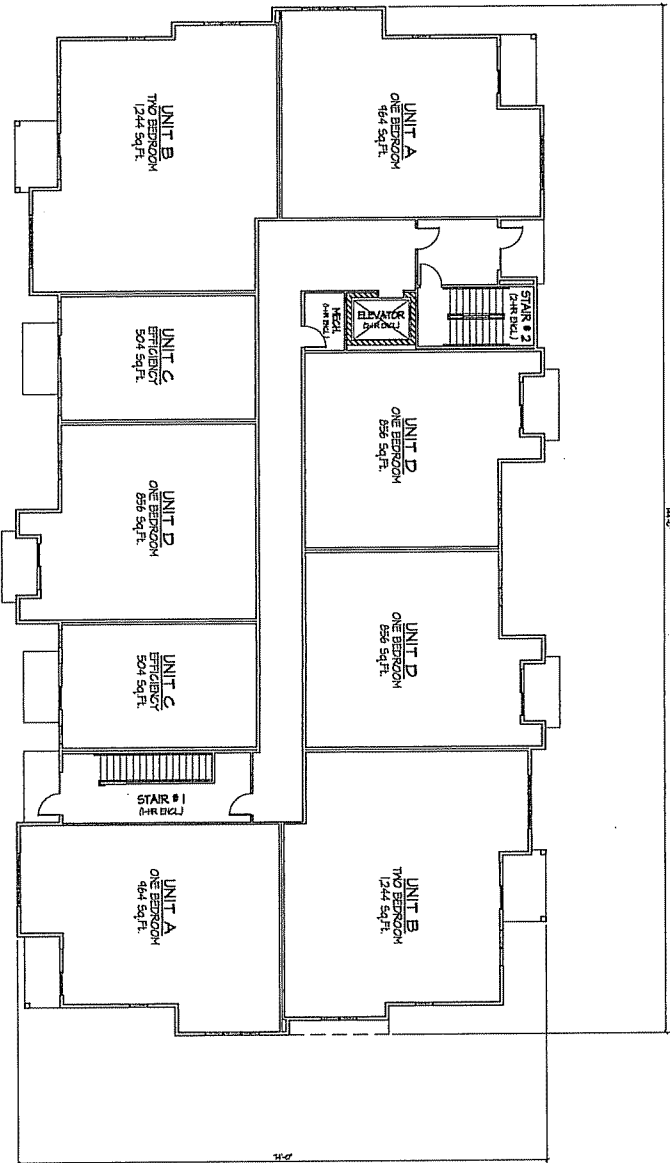
Project Title
**LOT#2 Hawks Ridge
4220 Midtown Road**

**Hawks Ridge
Apartments
Building #3 - 2B Unit B
Basement Plan**

Project No. **0551** Drawing No. **1B**



BASEMENT FLOOR PLAN
1/8" = 1'-0"
N



FIRST FLOOR PLAN

1/8" = 1'-0"



4,143 sq.ft.

KNOTHE & BRUCE ARCHITECTS
 7201 University Avenue, Ste. 201
 Middleton, Wisconsin 53562
 608-835-5900 Fax 608-835-9334

Project No. _____

Revision _____

Project No. _____
 1-2 REVIEW SUBMITTAL - APRIL 21, 2006
 5-17 SUBMITTAL - MAY 24, 2006

Project No. _____
 Drawing No. _____
 0561 14

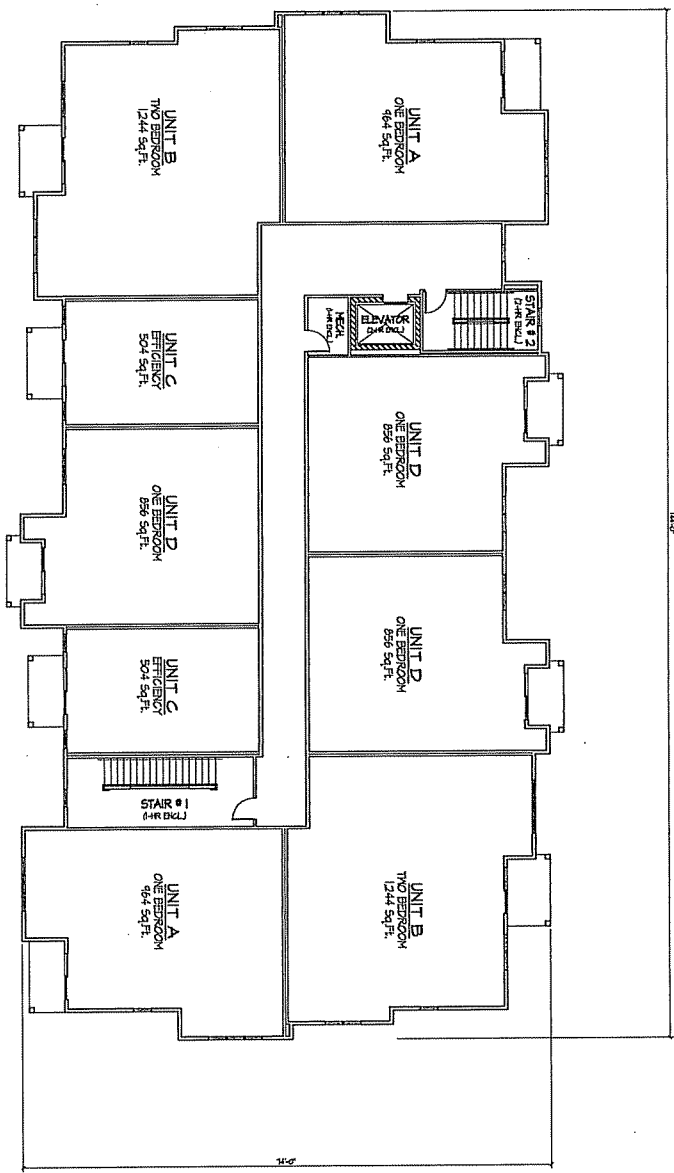
KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue, Ste. 201
 Madison, Wisconsin 53748
 608.263.9700 Fax 608.263.9704

1/25/11

Revisions
 1-17 REVIEW SUBMITTAL - APRIL 27, 2006
 5-17 SUBMITTAL - MAY 24, 2006

Project Title
**LOT#2 Hawks Ridge
 Apartments
 Building #3 - 2B Unit B
 Second Floor Plan**

Project No. **0561**
 Drawing No. **20**

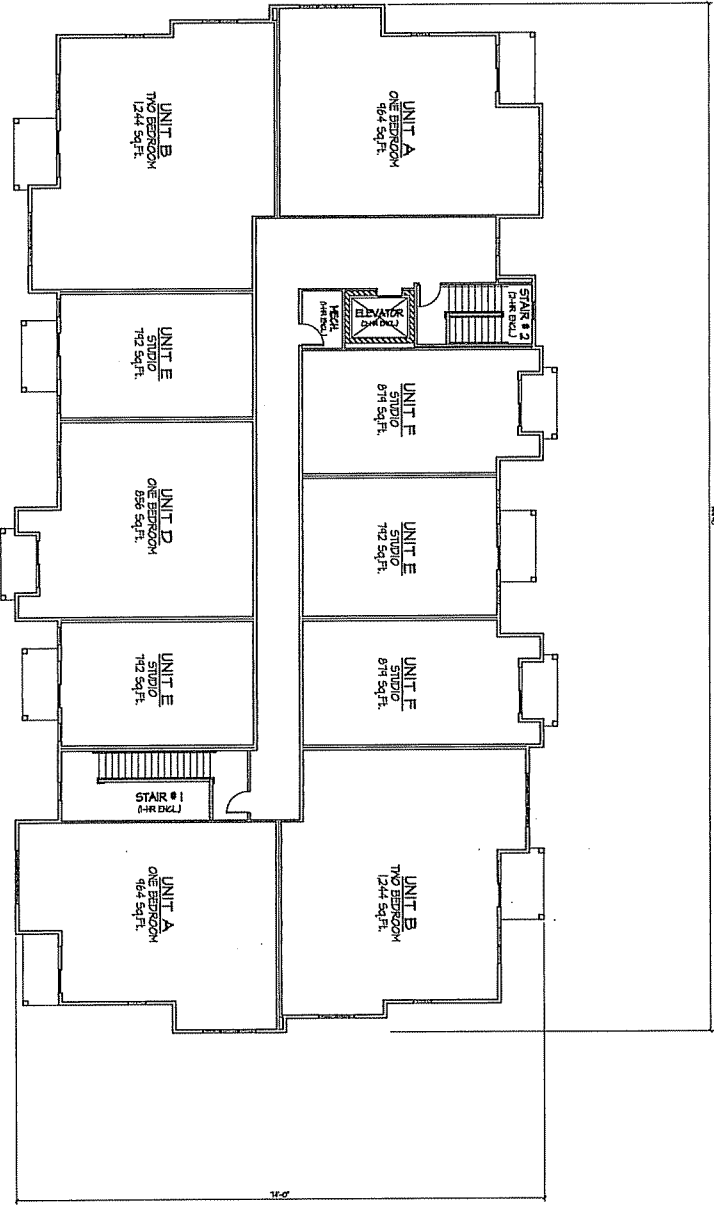


SECOND FLOOR PLAN
 1/8" = 1'-0"
 9,153 sq.ft.



KNOTHE & BRUCE ARCHITECTS
760 University Avenue, Ste. 200
Madison, Wisconsin 53706
608-263-9399 Fax 608-263-9391

Notes



THIRD FLOOR PLAN
1/8" = 1'-0"
9,193 sq.ft.
N

Project Title
**LOT#2 Hawks Ridge
Apartments
4201 Midtown Road**

Project Title
**Hawks Ridge
Apartments
Building #3 - 2B Unit B
Third Floor Plan**

Project Title
0581

Drawn by
21

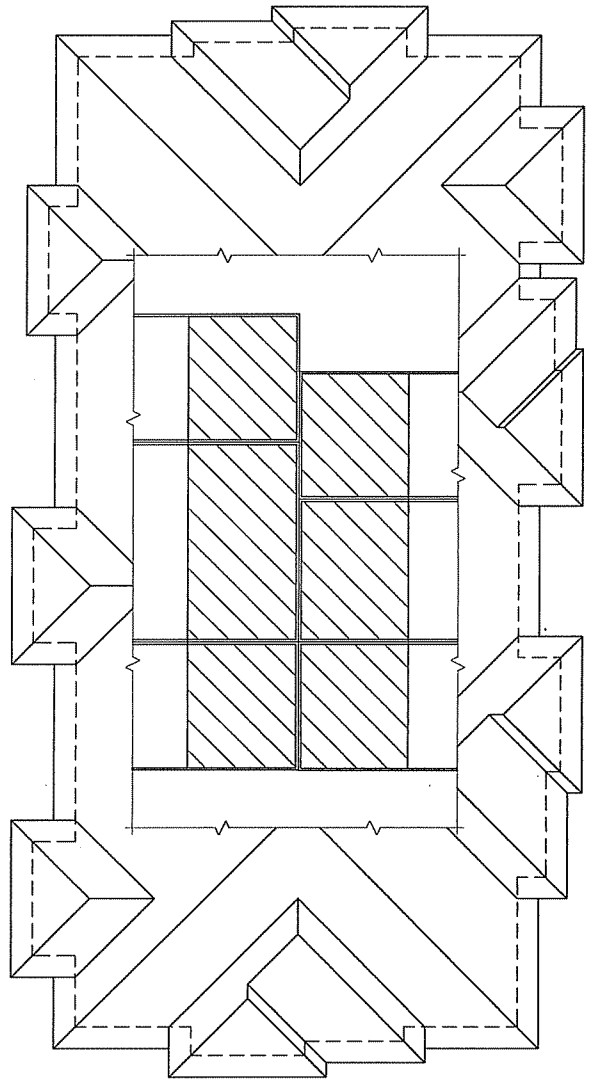
Revisions
1-2 REVIEW SUBMITTAL - APRIL 21, 2006
5-1P SUBMITTAL - MAY 24, 2006

KNOTHE & BRUCE ARCHITECTS

7401 University Avenue, Ste. 201
Madison, Wisconsin 53142
608.815.1000 Fax 608.444.8734

Consultant

Notes
HATCHED AREAS INDICATE EXIST'G OF LOTS



LOFT FLOOR PLAN
1/8" = 1'-0"
1,357 Sq. Ft.
N

Revised
1-7 REVISIONS/REVISIONS - APRIL 21, 2008
5175 SIDERHILL - UNIT 2A, 2008

Project Title
LOTT#2 Hawks Ridge
Apartments
4201 Midtown Road

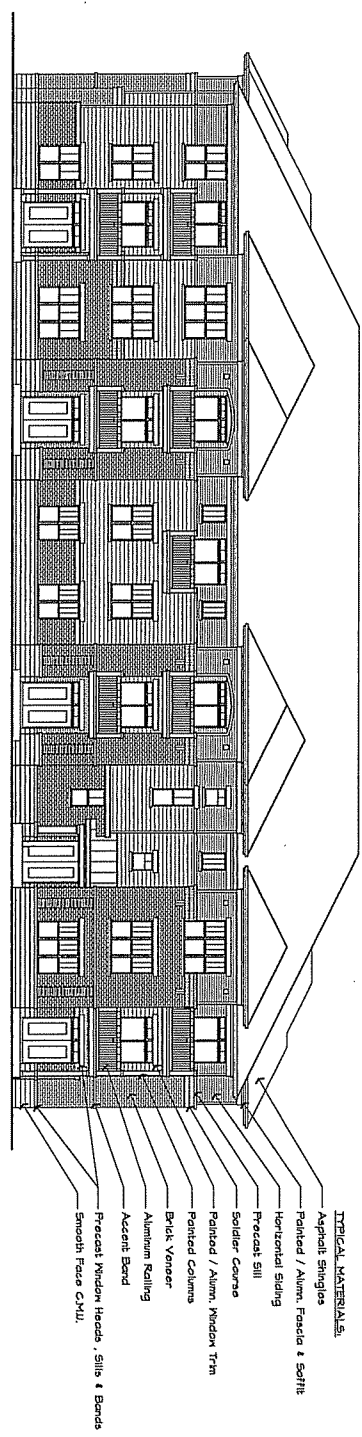
Drawing Title
Hawks Ridge
Apartments
Building #3 - 2B Unit B
Loft Floor Plan

Project No. 0591
Drawing No. 22

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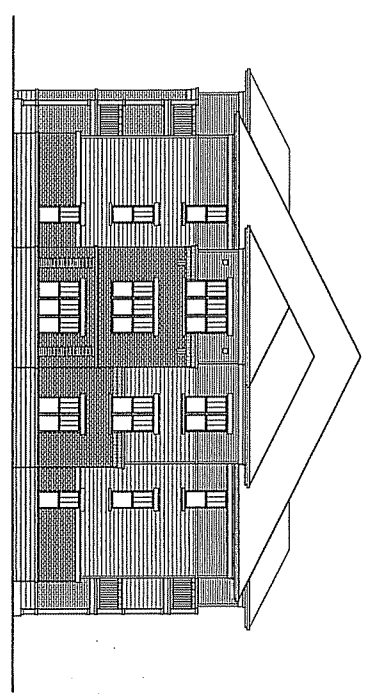
Consultant

Notes



SOUTH ELEVATION

Revised
 1-2 REDON SUBMITTAL - APRIL 21, 2009
 5175 SUBMITTAL - MAY 24, 2009



EAST ELEVATION

Project Title
**LOT#2 Hawks Ridge
 Apartments
 4201 Midtown Road**

Client
**Hawks Ridge
 Apartments
 Building #3 - 28 Unit B**

Drawn By
OSBI

Project No.
0581

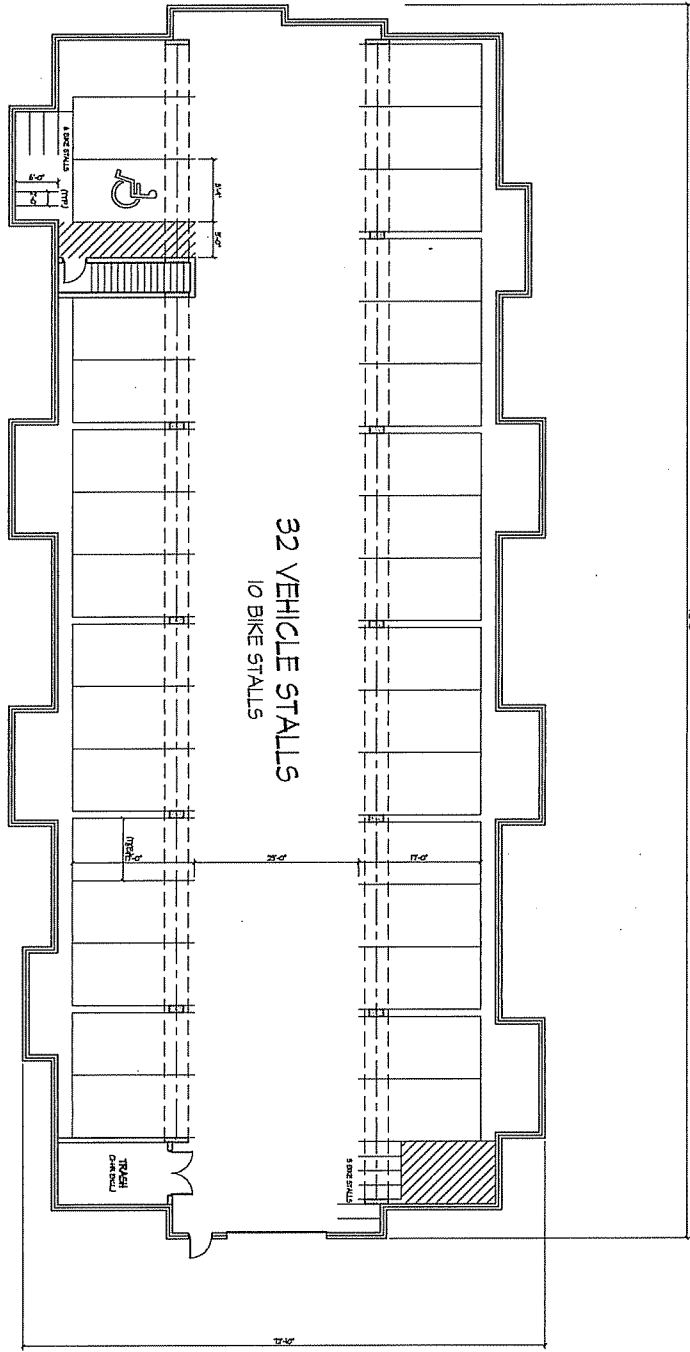
Drawn No.
28

KNOTHE & BRUCE ARCHITECTS

7401 University Avenue, Ste. 201
Middleton, Wisconsin 53562
608.832.2690 Fax 608.832.6934

Consultant

Notes



○ BASEMENT FLOOR PLAN
1/8" = 1'-0"
N

Revision
1-2' REVISIONS/RENTAL - APRIL 21, 2008
517' SEBASTIAN - JAN 24, 2008

Project Title
**LOT#2 Hawks Ridge
Apartments
Building #4 - 26 Unit
Basement Plan**

Project No.
0591

Drawing No.
24

1/2" = 1'-0" (Vertical Scale)
1/8" = 1'-0" (Horizontal Scale)
DATE PLOTTED: 11/11/07 11:14 AM
PLOTTER: HP DesignJet 5000

2

KNOTHE & BRUCE ARCHITECTS

7601 University Avenue, Ste. 201
Middleton, Wisconsin 53522
608-836-3180 Fax 608-836-0934

Contract:

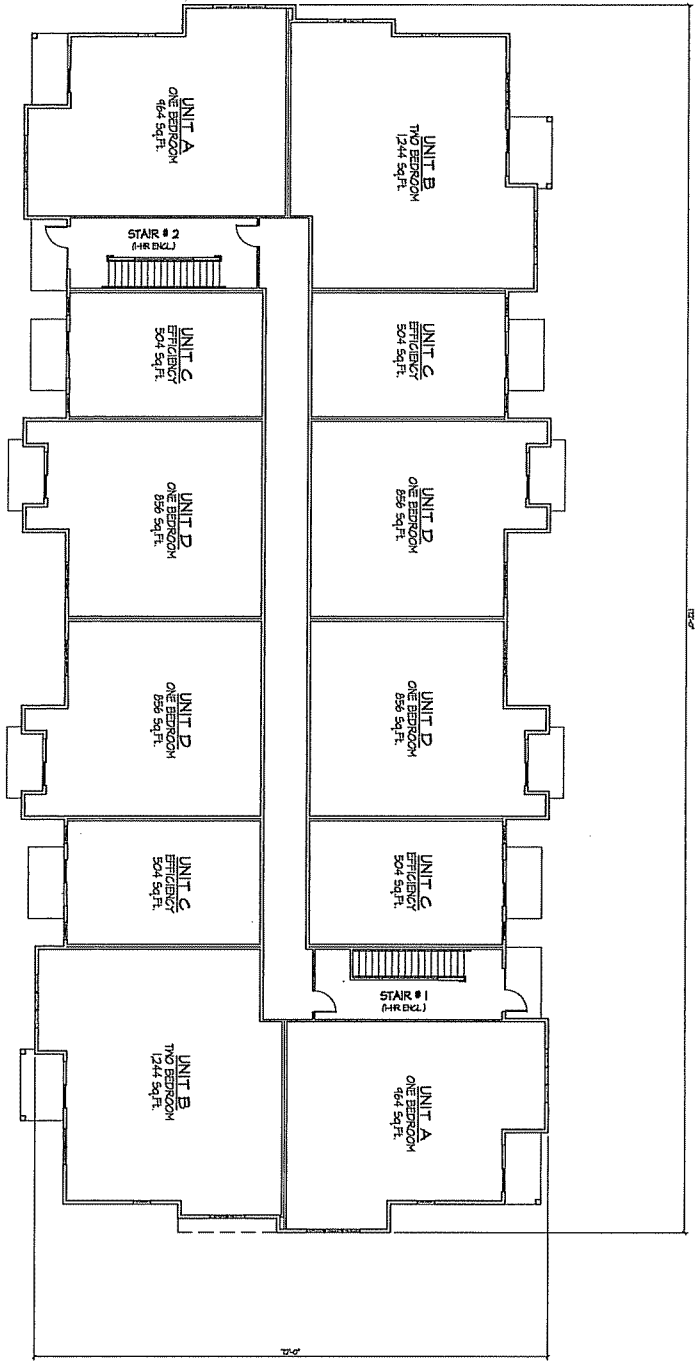
Notes:

Revision:
1-2 REVISION 10/20/06 - APRIL 27, 2006
5/17 2006/06 - MAY 24, 2006

Project Site:
LOT#2 Hawks Ridge
4201 Midtown Road

Hawks Ridge
Apartments
Building #4 - 26 Unit
Drawing Title:
First Floor Plan

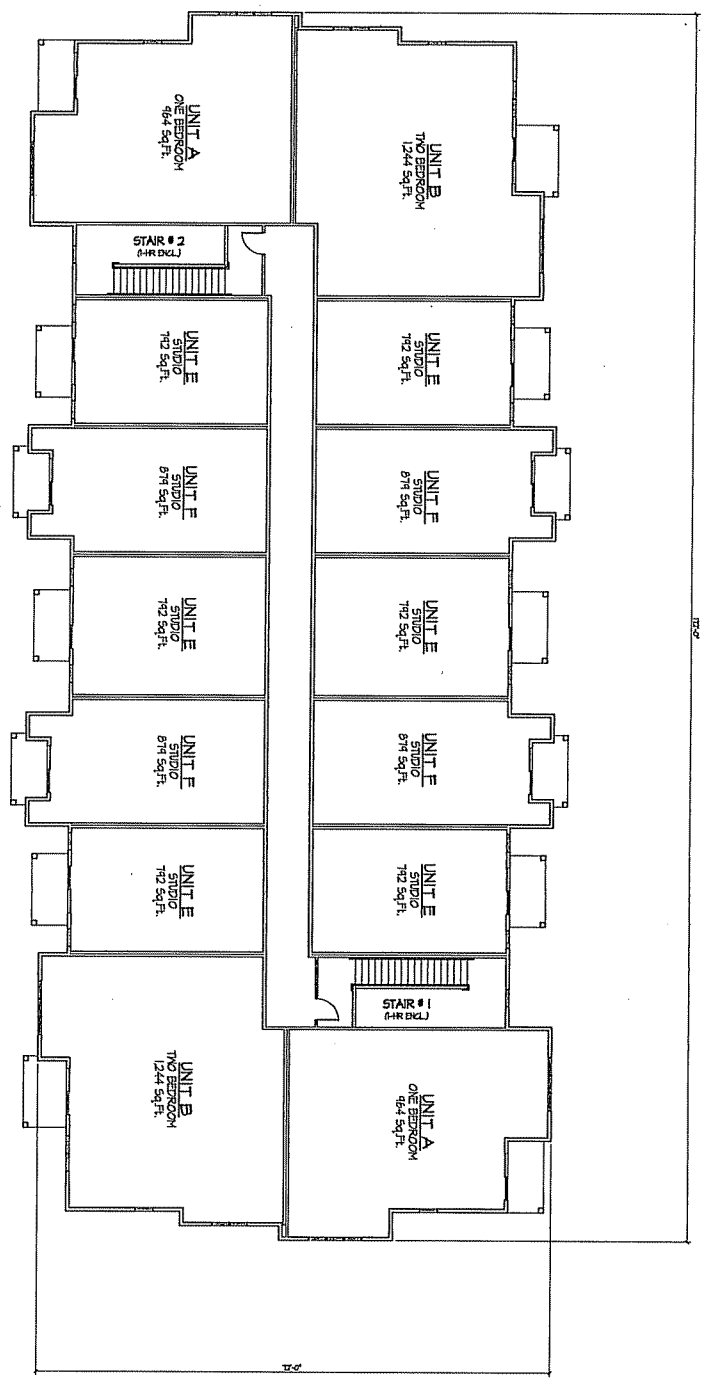
Project No.:
0591
Drawing No.:
25



FIRST FLOOR PLAN
10,959 sq. ft.
1/8" = 1'-0"
N

KNOTHE & BRUCE ARCHITECTS
 7001 University Avenue, 5th-201
 Middleton, Wisconsin 53520
 608-831-1180 Fax 608-831-6933

Contractor
 608-831-1180 Fax 608-831-6933



SECOND FLOOR PLAN
 10,953 sq. ft.
 1/8" = 1'-0"
 N

Revision
 1-Z REVIEW SUBMITTAL - APRIL 21, 2006
 51-P SUBMITTAL - MAY 24, 2006

Project No.
LOT#2 Hawks Ridge
4201 Midtown Road
Hawks Ridge
Apartments
Building #4 - 26 Unit
 Drawn By
Second Floor Plan

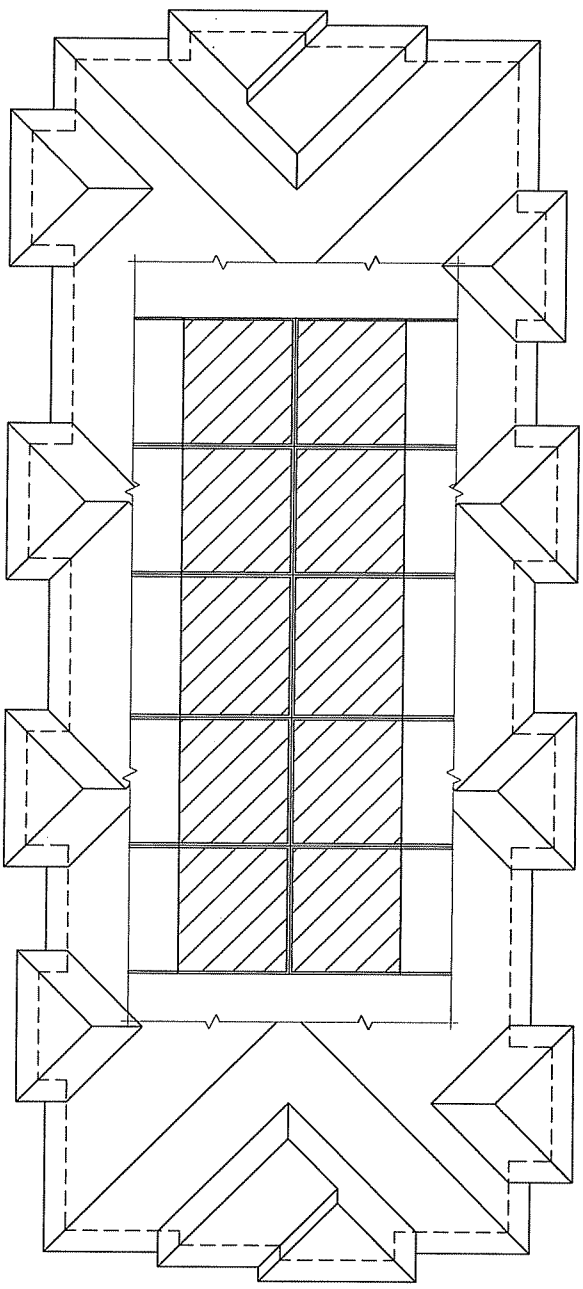
Project No.
0531
 Drawing No.
26


KNOTHE & BRUCE ARCHITECTS

760 University Avenue, Suite 300
Madison, Wisconsin 53706
608-261-3100 Fax 608-439-1414

Consultant

Notes
HATCHED AREAS INDICATE EXISTING OF
LOFTS



LOFT FLOOR PLAN
1/8" = 1'-0"
2,844 Sq. Ft. 

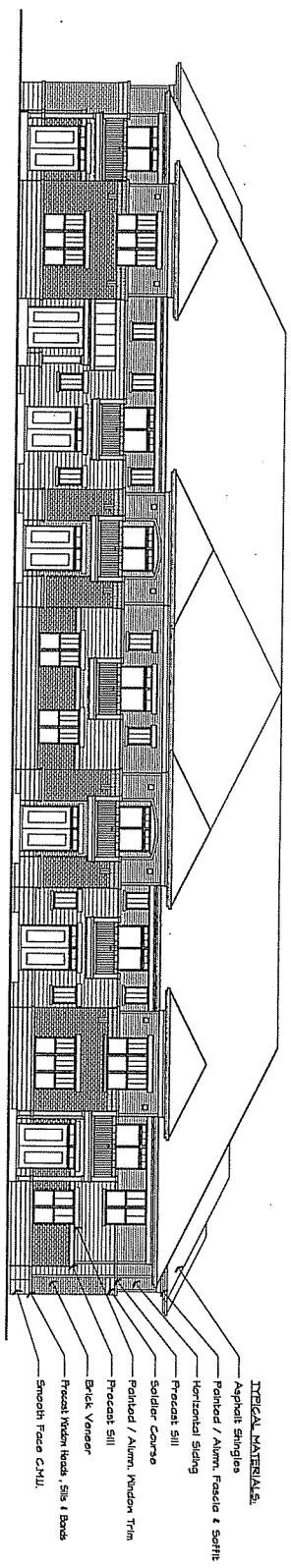
Revised
1-2 REVIEW SUBMITAL - APRIL 27, 2006
SIF SUBMITAL - MAY 24, 2006

Project No.
**LOT#2 Hawks Ridge
Apartments
9201 Midtown Road**
Drawing No.
0591 21
Loft Floor Plan

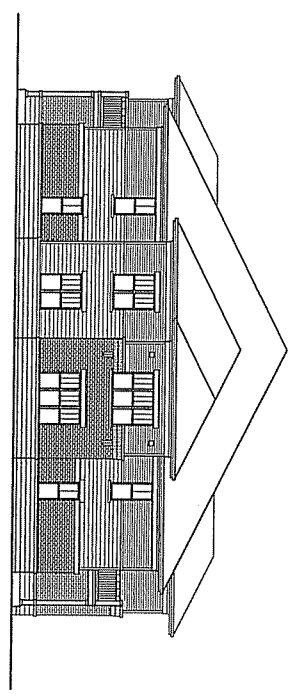
Project No.
0591
Drawing No.
21

KNOTHE & BRUCE ARCHITECTS
 2011 University Avenue, Ste. 201
 Charlottesville, Virginia 22904
 608.832.1650 Fax: 608.832.1914

Contractor _____
 Date _____



WEST ELEVATION
 1/8" = 1'-0"

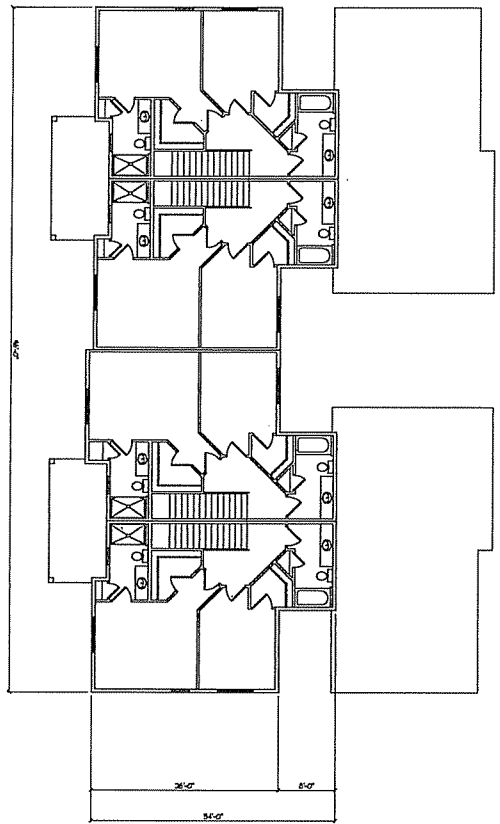


NORTH ELEVATION
 1/8" = 1'-0"

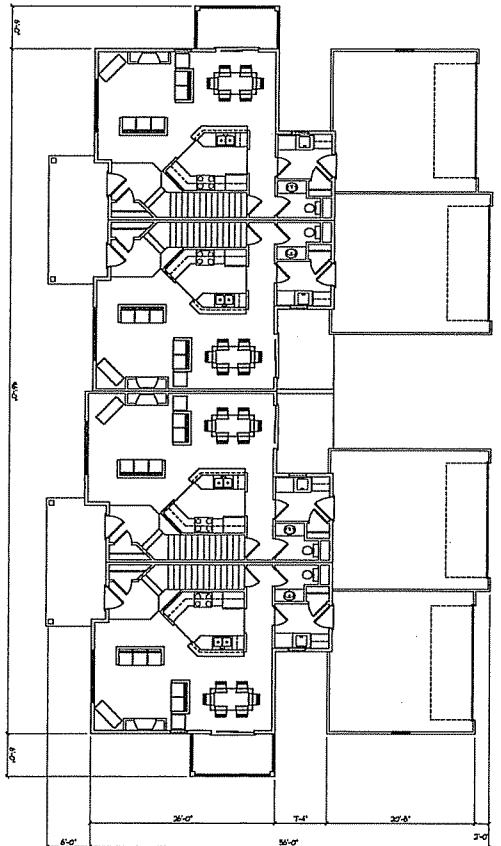
Revised _____
 1-2 REVIEW SHEET/PL - APRIL 21, 2006
 S1P, SHEET/PL - MAY 24, 2006

Project For
Lot #2 Hawks Ridge
4201 Midtown Road
Hawks Ridge
Apartments
Building #4 - 26 Unit
 Drawing Title
Elevations
 Drawing No.
0291
 Drawing Date
2/8

KNOTHE & BRUCE ARCHITECTS
 7601 University Avenue, Suite 201
 Middleton, Wisconsin 53558
 608-836-3180 Fax 608-836-9934



SECOND FLOOR PLAN
 1/8" = 1'-0"
 32x48 IN.



FIRST FLOOR PLAN
 1/8" = 1'-0"
 32x48 IN.

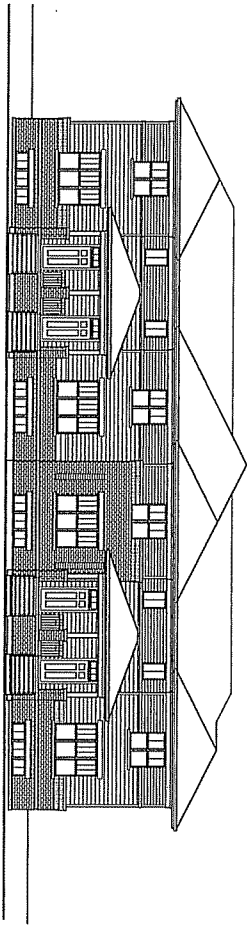
Project Title
 Lot #2 Hawks Ridge
 Town House Condo
 4201 Midtown Road
 Hawks Ridge
 Town House Condo
 Bldgs #5-#9 / 4 Unit
 Drawing Title
 Floor Plans

Revision
 1-2 REVIEW SUBMITTAL - APRIL 21, 2006
 51P SUBMITTAL - MAY 24, 2006

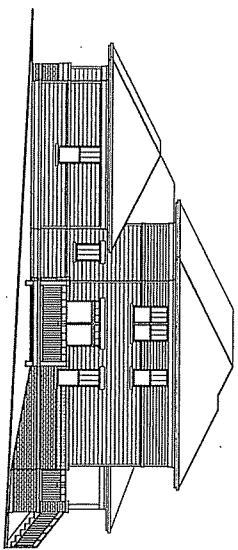
Project No.
 0531

Drawing No.
 24

KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue Suite 201
 Middleton, Wisconsin 53562
 608-831-3190 Fax 608-831-4934
 Consultant



○ 1/4" = 1'-0"
 TYPICAL FRONT ELEVATION



○ 1/4" = 1'-0"
 TYPICAL SIDE ELEVATION

Revised
 1-2 REVISION SUBMITTAL - APRIL 27, 2006
 S1P SUBMITTAL - MAY 24, 2006

Project Title
 Lot #2 Hawks Ridge
 4201 Midtown Road
 Hawks Ridge
 Town House Condo
 Bldgs #5-#4 / 4 Unit
 Drawing Title
 Elevations

Project No. _____ Drawing No. 30
 0551
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HAWKS RIDGE ESTATES

ALL OF LOT 1 AND PART OF LOT 2, CERTIFIED SURVEY MAP NUMBER 9278, AS RECORDED IN VOLUME 52 OF THE NORTHEAST QUARTER OF SECTION 04, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF MADISON, DAIRY COUNTY, WISCONSIN. PAGES 248-249, AS DOCUMENT NUMBER 3107359, DAIRY COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 04, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF MADISON, DAIRY COUNTY, WISCONSIN. P. 4.

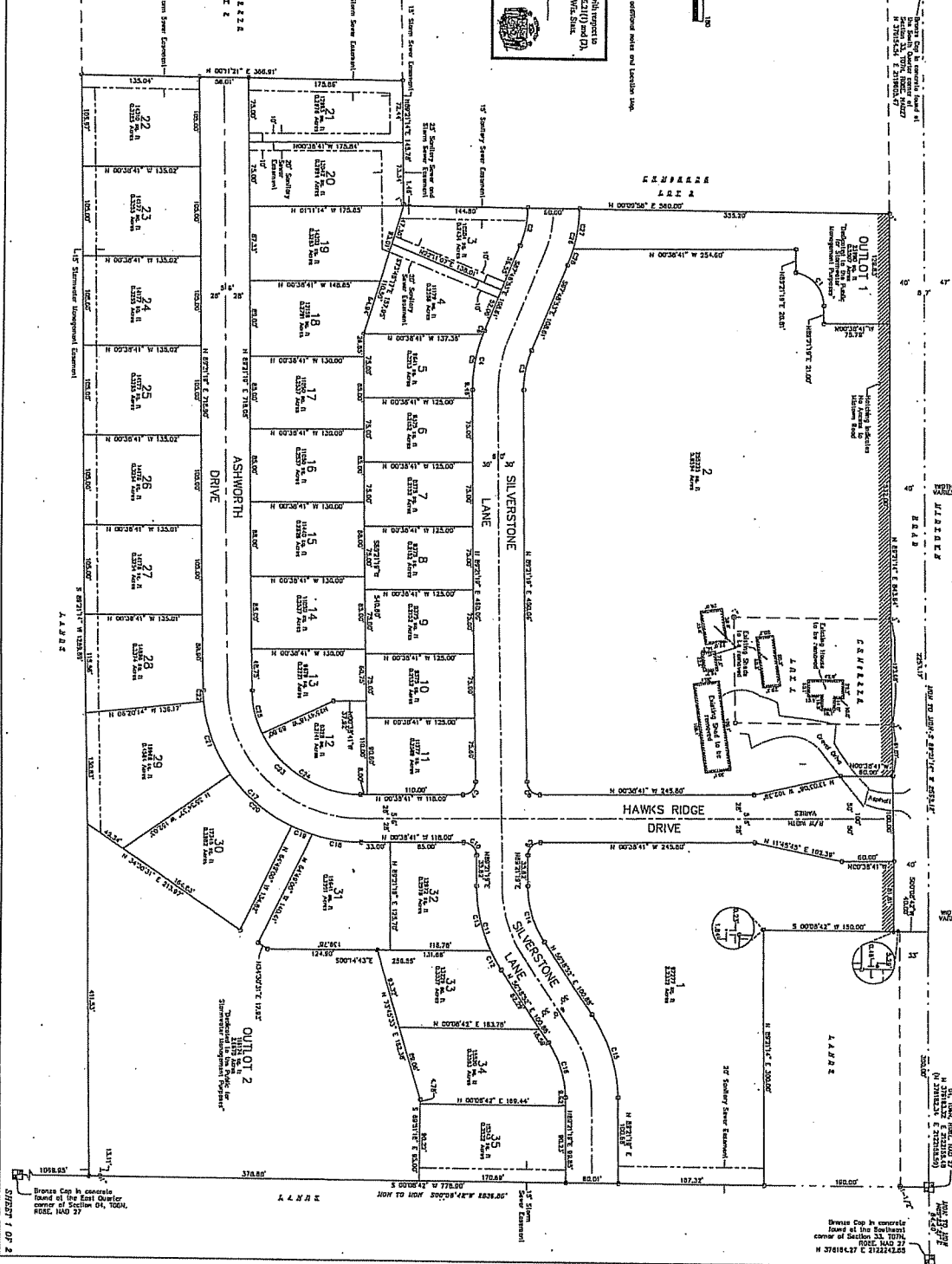
THIS CERTIFIED SURVEY MAP NUMBER 9278, AS RECORDED IN VOLUME 52 OF THE NORTHEAST QUARTER OF SECTION 04, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF MADISON, DAIRY COUNTY, WISCONSIN, PAGES 248-249, AS DOCUMENT NUMBER 3107359, DAIRY COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 04, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF MADISON, DAIRY COUNTY, WISCONSIN. P. 4.

GRAPHIC SCALE
SCALE: ONE INCH = 50 FEET

NOTES:
1) See sheet 2 for City, Town, Locust, Section Lines and Location Map.

Department of Administration
Certified
1/30/12

STATE OF WISCONSIN
DEPARTMENT OF ADMINISTRATION
DIVISION OF LAND RECORDS



PROPOSED FOR:
The Madison, Inc.
7300 LINDEN AVE.
MADISON, WI 53719
PROJECT: HOUSING-2000
SURVEYED BY:
BURNS
Burns & Engineering, Inc.
1005 S. BROADWAY
MADISON, WI 53703
DATE: JANUARY 24, 2012
VERIFICATION BY: [Signature] / [Signature]

BRONZE CAP
A bronze cap in concrete
found at the Southeast
corner of Lot 29, 530' 0"
N 09° 14' 30" W 12.00' 0"

SHREVE & COMPANY
SHEET 1 OF 2

July 19, 2006

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Revised Letter of Intent
R-5 to PUD-GDP-SIP
9201 Mid Town Road
Madison, WI

Dear Mr. Murphy:

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

Organizational structure:

Owner: T.R. McKenzie, Inc
7704 Terrace Avenue
Middleton, WI 53562
608-836-0900
608-836-0504 fax
Contact: Tim McKenzie

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
Contact: Randy Bruce
rbruce@knothebruce.com

Engineer: Burse Surveying & Engineering, Inc.
1400 E. Washington Avenue
Suite 158
Madison, WI 53703
(608) 250-9263
(608) 838-9266 fax
Contact: Michelle Burse
burse@chorus.net

Landscape Design: The Bruce Company
2830 West Beltline Hwy
P.O. Box 620330
Middleton, WI 53562
(608) 836-7041
(608) 831-4236 fax
Contact: Mike Hurtgen

14

7601 University Ave, Ste 201
Middleton, Wisconsin 53562
p (608) 836-3690
f (608) 836-6934

Introduction:

This development is located on the south side of Mid-town Road on Lot 2 of the Hawks Ridge Estates subdivision plat. The site is one of two lots (Lots 1 and 2) in the plat that are designated for multifamily use and currently zoned R-5. Even though the R-5 zoning was established, at the time of the preliminary plat approval the density on the two lots was restricted to the densities allowed in the R-4 zoning district. A rezoning to PUD-SIP is requested for this proposal to allow for flexibility in the building height and a further subdivision of Lot 2.

Lot 1 has 94,385 square feet and Lot 2 has 272,272 square feet for a total area of 366,657 square feet. This lot area could accommodate 183 dwelling units given the R-4 density limitations. As the development team began the design of Lot 2, it was determined that a range of density and building scale would be preferred to having a uniform density across the two multifamily lots. With this proposal the developer is suggesting that Lot 2 have a total of 176 units and that Lot 1 be limited to 7 dwelling units.

Lot 2 will be further subdivided into two lots to allow for a planned development with a mix of building sizes for both rental apartments and condominiums. The northern lot will consist of 156 rental apartments with a clubhouse and will be called Hawks Ridge Apartments (name subject to change). The southern lot will consist of 20 owner-occupied condominiums and will be referred to as Hawks Ridge Townhouse Condominiums (name subject to change).

Site Planning & Building Architecture:

The site plan is designed to provide an integrated medium-density housing environment with owner-occupied condominiums and rental apartments. Private streets provide access to the site from Hawks Ridge and Dregers Way and are designed with sidewalks, terraces, street lighting and street trees. Pedestrian sidewalks loop through the site connecting Midtown Road to Dregers Way and Hawks Ridge.

The 20 condominiums are traditional two story townhomes. The private street provides vehicular access to the attached garages. This arrangement gives a residential appearance to the development and provides a transition to the existing neighborhood to the south.

The three-story apartment buildings are located on the northern portion of the site along Midtown Road with Building #4 being two stories to provide a better scale along Hawks Ridge for the single-family lots. All of the buildings will have underground parking with additional surface parking provided in smaller surface parking areas and along the private street. A community center and swimming pool are located in the 74-unit building (Building #01) with the pool located on the roof.

There are a variety of building configurations, sizes and heights, which will create a rich and interesting environment. The building exteriors will have a similar prairie-style architectural treatment to integrate the new neighborhood.

14

Site Development Data (Lot 2, Hawks Ridge Estates):

Densities:

Lot Area	272,272 S.F. or 6.25 acres
Dwelling Units	176 units
Lot Area / D.U.	1,547 S.F./unit
Density	28 units/acre

Dwelling Unit Mix:

<u>Apartments</u>	<u>Bldg #1</u>	<u>Bldg #2</u>	<u>Bldg #3</u>	<u>Bldg #4</u>	<u>Total</u>
Efficiency	14	4	4	4	26
Studio + Loft	19	5	5	10	39
One Bedroom	32	12	12	8	64
One Bedroom + Loft	0	1	1	0	2
<u>Two Bedroom</u>	<u>9</u>	<u>6</u>	<u>6</u>	<u>4</u>	<u>25</u>
Total	74	28	28	26	156

<u>Condominiums</u>	<u>Bldg #5-#9</u>	
2 bedrooms	4 (5 buildings)	<u>20</u>

Total Dwelling Units 176

Building Height: 2-4 Stories (20'-40' high)

Floor Area Ratio:

Bldg #1	86,831 S.F.
Bldg #2	29,439 S.F.
Bldg #3	29,439 S.F.
Bldg #4	24,765 S.F.
<u>Bldgs #5-#9</u>	<u>28,480 S.F.</u>
Gross Floor Area (Exclude parking)	198,954 S.F.

Ratio .73

Vehicle Parking Stalls

Surface	99
Garage	40
<u>Underground</u>	<u>150</u>
Total	289
Ratio	1.64 stalls/unit

Bicycle parking Stalls

Surface	14
Garage	20
<u>Underground</u>	<u>79</u>
Total	113
Ratio	1.55 stalls/unit

17

Letter of Intent – PUD-GDP-SIP
9201 Mid Town Road
May 24, 2006
Page 4 of 4

Project Schedule:

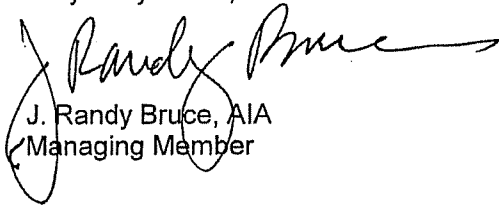
This project will be a phased development with construction planned to start in late summer of 2006. Construction will proceed as market conditions warrant with the entire project currently scheduled for completion in 2009.

Social & Economic Impacts:

This development will have a positive social and economic impact.

Thank you for your time in reviewing our proposal.

Very Truly Yours,



J. Randy Bruce, AIA
Managing Member