

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____

* RESUBMITTAL: JULY 18, 2007 DATE SUBMITTED: JUNE 13, 2007 * NEW DATE: JULY 25, 2007 UDC MEETING DATE: JUNE 20, 2007	Action Requested <input type="checkbox"/> Informational Presentation <input type="checkbox"/> Initial Approval and/or Recommendation <input checked="" type="checkbox"/> Final Approval and/or Recommendation
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PROJECT ADDRESS: 9401 MIDTOWN ROAD

ALDERMANIC DISTRICT: 1, JED SANBORN

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
WILLY KEULER; KEULER CONST. ARNOLD O'SHEIDAN
8308 STATE ROAD 19 1111 DEMING WAY, SUITE 200
CROSS PLAINS, WI 53528 MADISON, WI 53717

CONTACT PERSON: STUDIO 801/JEFF DELAURA
Address: 801 BEAR CLAW WAY
MADISON, WI 53717
Phone: 608-334-7449
Fax: 608-833-0735
E-mail address: DELAURA@CHORUS.NET

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
- General Development Plan (GDP) — LOT 5 OF PROJECT
- Specific Implementation Plan (SIP) — LOTS 1 TO 4 OF PROJECT; OUTLOT 1
- 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.



July 18, 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

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.

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
July 18, 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: 150 pts.
Single Family Homes: 120 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

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PUD-GDP & PUD-GDP-SIP
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5. Some stormwater will be handled on-site with a combination of infiltration and raingardens. A private stormwater easement will be 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 sanitary 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.

July 18, 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: 150 pts.

Single Family Homes: 120 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.

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

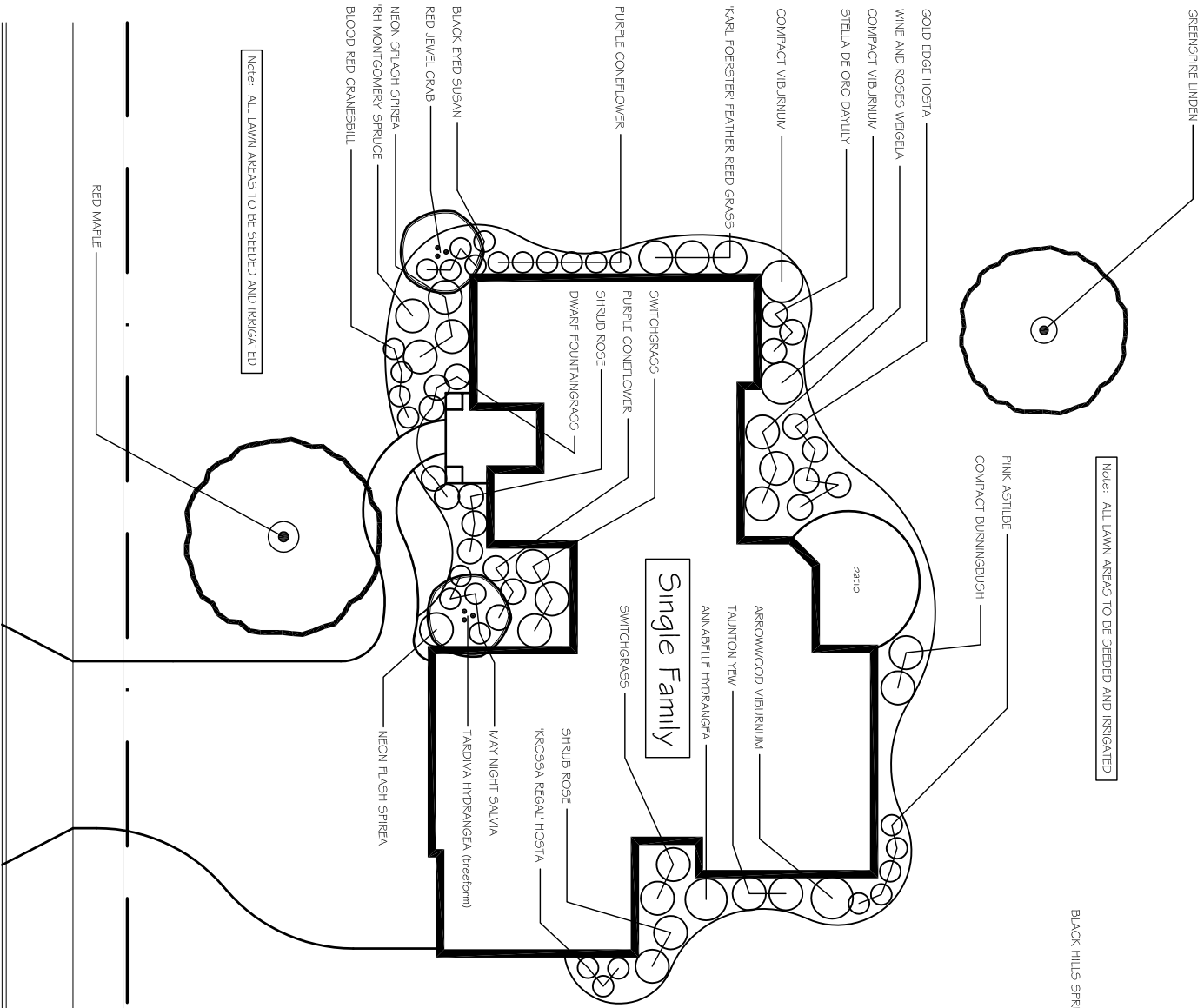
- F. Useable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- G. Parking and Loading:** Off-street parking for Lots 1 through 4 will be provided as shown. Lot 5 will be required to provide parking per R-5 Zoning district requirements and as per the PUD-GDP-SIP 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.

Single Family

RECOMMENDED LANDSCAPE POINTS REQUIRED: 120 Points
LANDSCAPE POINTS ACHIEVED THIS PROTOTYPE: 192 Points

Plant Type	Quantity	Points
CANOPY TREE	2 1/2" CAL. MIN.	35 PTS.
DECIDUOUS SHRUB	18' HT.	2 PTS.
EVERGREEN SHRUB	18' HT.	3 PTS.
EVERGREEN TREES	4' HT.	15 PTS.
CANOPY TREE OR SMALL TREE	1 1/2" CAL. MIN.	35 PTS.
Total		192 PTS.

Points Achieved this Prototype Plan

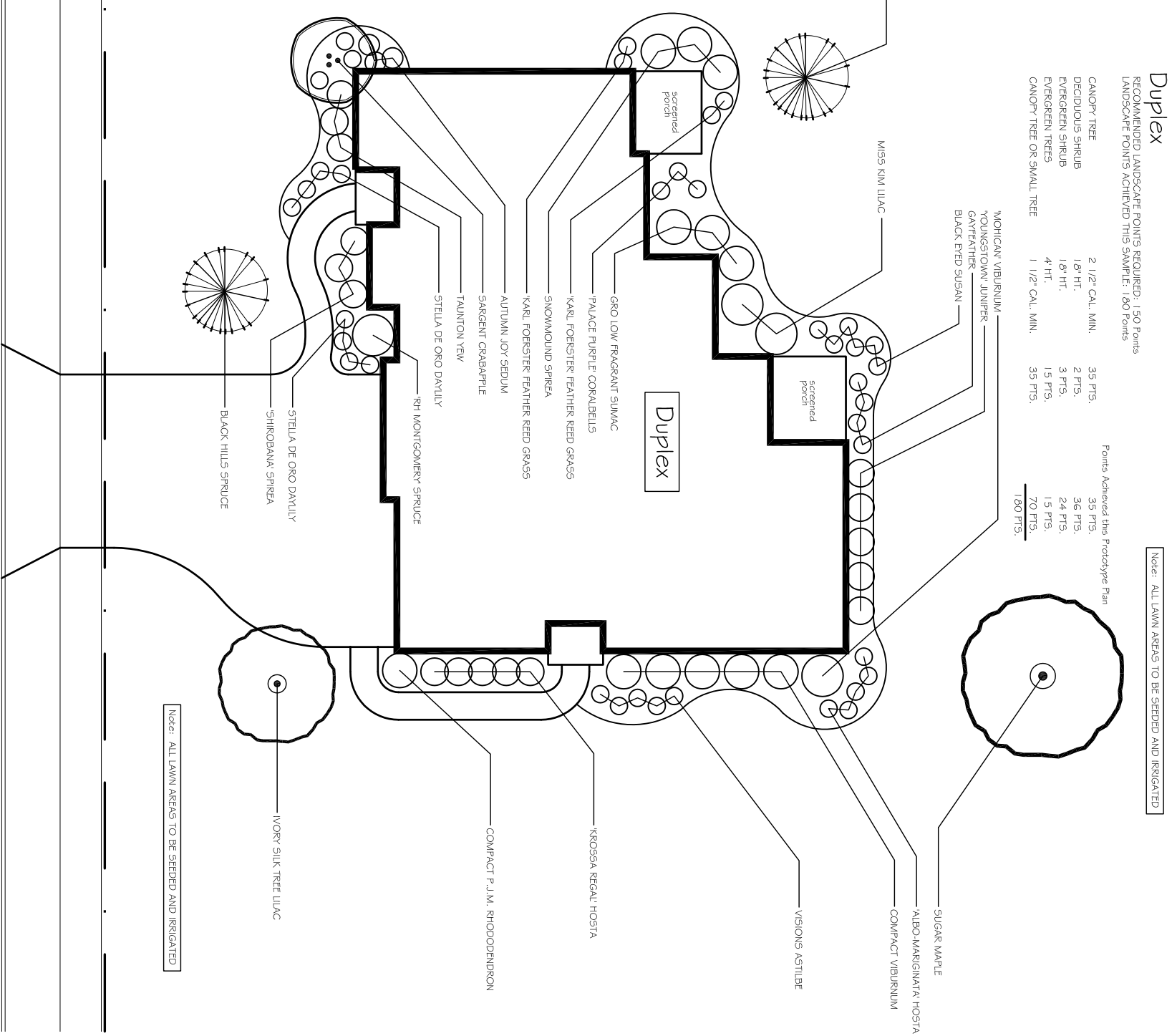


Duplex

RECOMMENDED LANDSCAPE POINTS REQUIRED: 150 Points
LANDSCAPE POINTS ACHIEVED THIS SAMPLE: 160 Points

Plant Type	Quantity	Points
CANOPY TREE	2 1/2" CAL. MIN.	35 PTS.
DECIDUOUS SHRUB	18' HT.	2 PTS.
EVERGREEN SHRUB	18' HT.	3 PTS.
EVERGREEN TREES	4' HT.	15 PTS.
CANOPY TREE OR SMALL TREE	1 1/2" CAL. MIN.	35 PTS.
Total		160 PTS.

Points Achieved this Prototype Plan



1 PROTOTYPICAL LANDSCAPE PLANS

Per Project Zoning Text: Final landscape details for individual buildings shall be submitted for approval by Staff. See Zoning Text for Landscape Elements Req'd.



Willy Keuler
Keuler Construction, Inc.
8308 Hwy 19
Cross Plains, WI 53528
ph. 608-798-1771

Notes

- SHADE TREES TO BE 2" CAL. MIN.; ORNAMENTALS 6FT. BBH MIN.
- ALL PERENNIALS TO BE 1 GAL.
- ALL SHRUBS TO BE 18" MIN. CONTAINER GROWN
- PLANTING BEDS AS NOTED ARE TO RECEIVE A MIXTURE OF 1 1/2" WASHED STONE SPREAD TO MIN. DEPTH OF 3"
- INDIVIDUAL TREES AND SHRUBS WITHIN THE LAWN AREAS RECEIVE WOOD MULCH RINGS SPREAD TO A DEPTH OF 3" MIN.
- ALL PLASTIC EDGING TO BE VALLEY VIEW BLACK DIAMOND® OR EQUAL
- WOOD MULCH BEDS TO HAVE A CRISP SPADE CUT EDGE

Project Landscape Totals:

Commons Area Landscaping 1,890 Pts.
Single Family Homes (6) 960 Pts.
Duplex Homes (10) 1,500 Pts.
4,350 Pts.

Revisions
July 16, 2007 - UDC Supplemental

Project Title
9401 Midtown Road
Hawks Ridge Condos

Drawing Title
Prototypical
Landscape Plans

Drawing No.

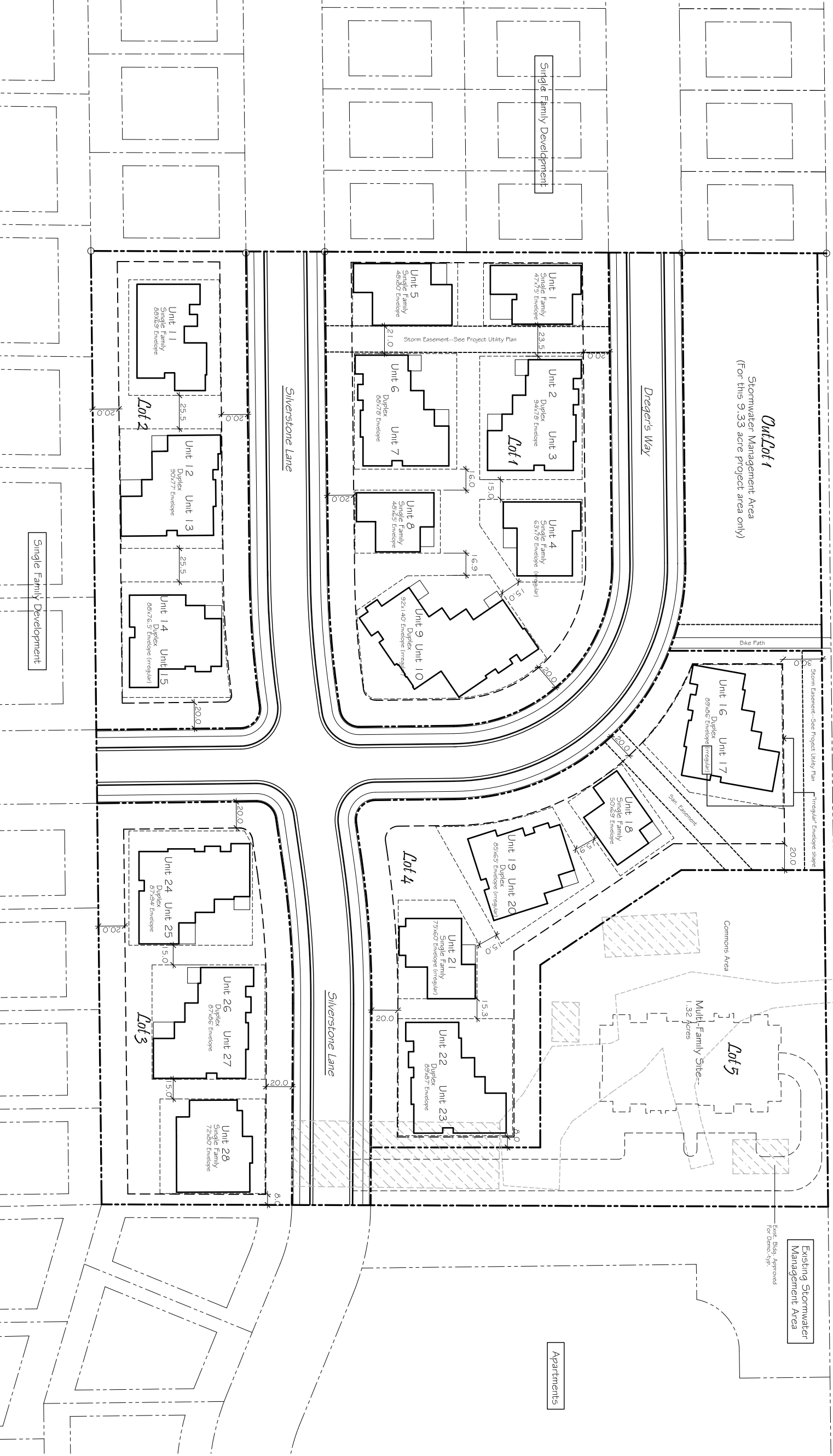
L-4



Willy Keuler
Keuler Construction, Inc.
8308 Hwy 19
Cross Plains, WI 53528
ph. 608-798-1771

Notes

M. I. D. T. O. W. N. R. O. A. D.



1 BUILDING ENVELOPES AND SETBACKS DIAGRAM

1"=40'-0"



Revisions
May 17, 2007 - Technical Review Committee
June 13, 2007 - DDC Supplemental
June 20, 2007 - PIC Supplemental
July 18, 2007 - UDC/Ke-Supplemental

Project Title
9401 Midtown Road
Hawks Ridge Condos

Drawing Title
Building Envelopes
& Setbacks Diagram

Drawing No.
L-2



Willy Keuler
Keuler Construction, Inc.
8308 Hwy 19
Cross Plains, WI 53528
ph. 608-798-1771

Notices

Revisions
June 13, 2007 - UDC Submittal
June 20, 2007 - PC Submittal
July 19, 2007 - UDC Re-Submittal

Project Title
9401 Midtown Road
Hawks Ridge Condos

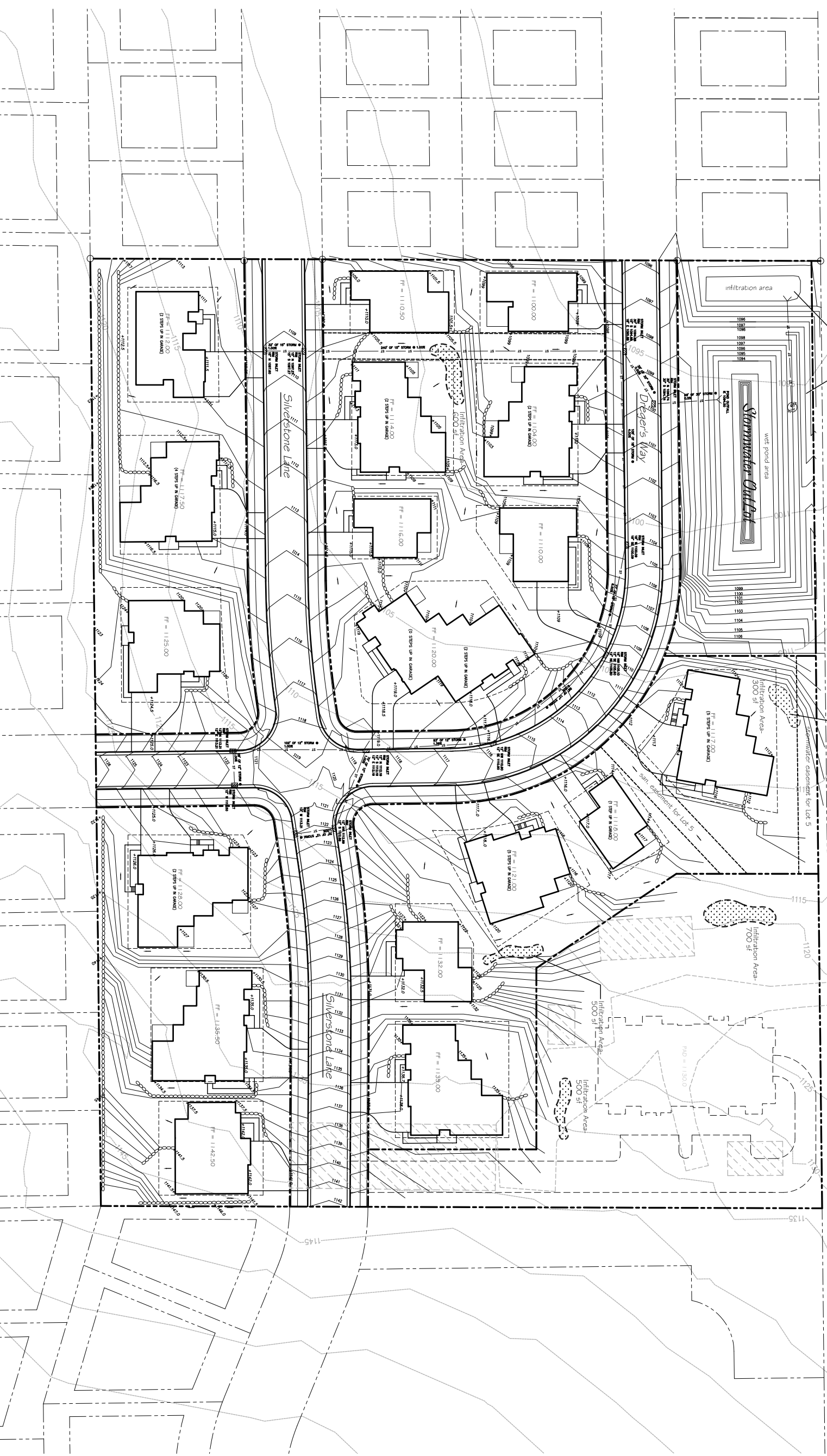
Drawing Title
Master
Drainage Plan

Drawing No.
L-0

Proposed Stormwater Management Areas:
1. Seed mix to be selected from the following or equal:
2. Agricul Ecological Rainwater Renewal seed mix
3. Frame Nursery Detention Basin Wet Frame Mix
5. Frame Moon Nursery Detention Basin Mix

M. d. t. o. w. n. R. o. a. d.

Proposed Rain garden Area-type (G= deep depression)
Final Rain garden plants to be based on City of Madison
Provisional Rain garden Specification.



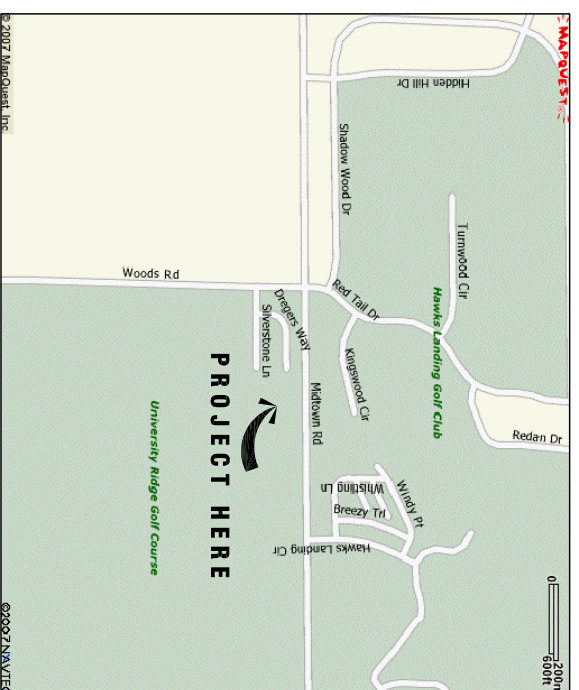
1 MASTER DRAINAGE PLAN

1"=40'-0"



Scale: 1"=40'-0"





LOCATOR MAP

UDC SUBMITTAL

CITY OF MADISON ZONING SUBMITTAL

JUNE 13, 2007/Re-Submitted July 18, 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

HAWK'S RIDGE APARTMENTS AND CONDOMINIUMS

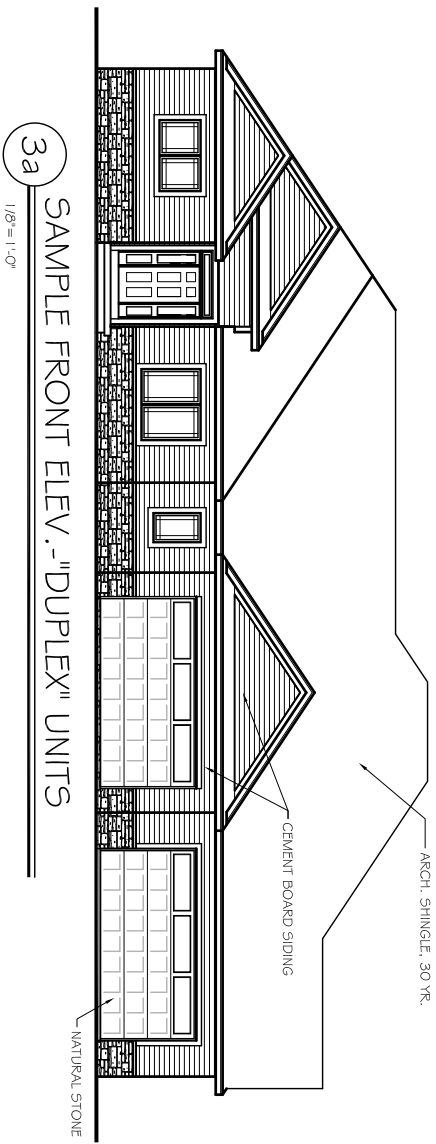
SHEET INDEX:

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MASTER DRAINAGE PLAN	L-1
COMPOSITE SITE PLAN	L-2
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MASTER LANDSCAPE PLAN	L-4
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BUILDING IMAGES	A-2

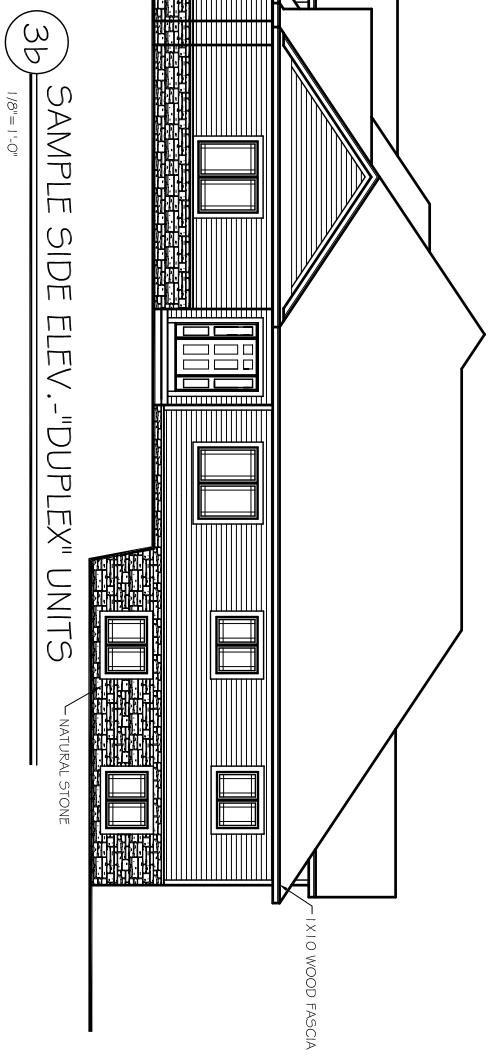


Willy Keuler
Keuler Construction, Inc.
8308 Hwy 19
Cross Plains, WI 53528
ph. 608-798-1771

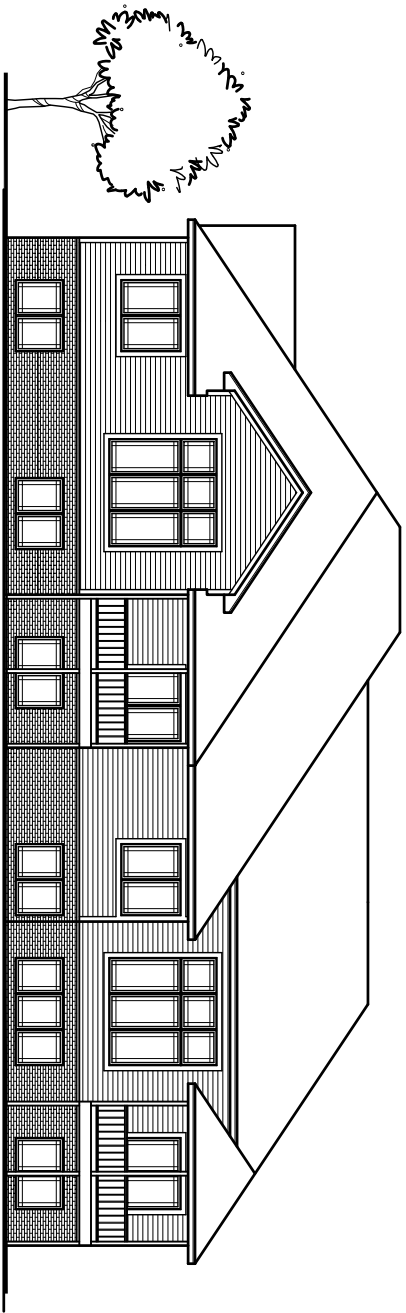
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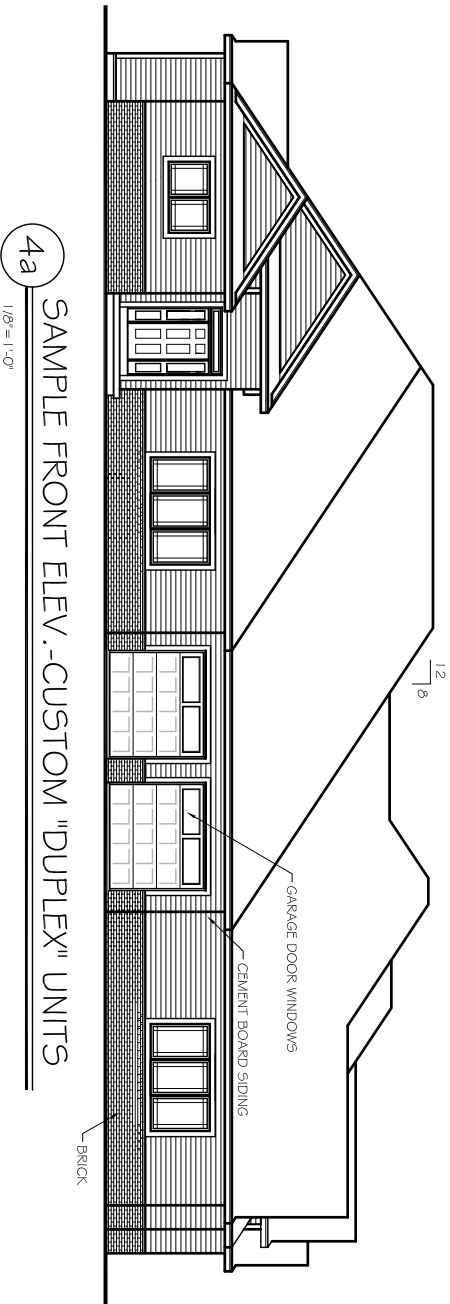
3a SAMPLE FRONT ELEV. - "DUPLEX" UNITS
1/8" = 1'-0"



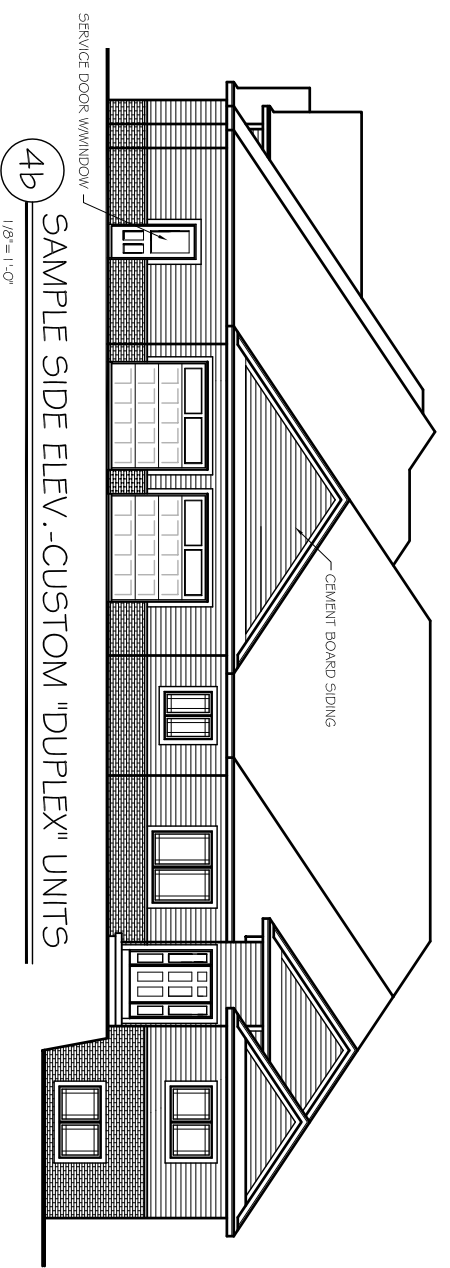
3b SAMPLE SIDE ELEV. - "DUPLEX" UNITS
1/8" = 1'-0"



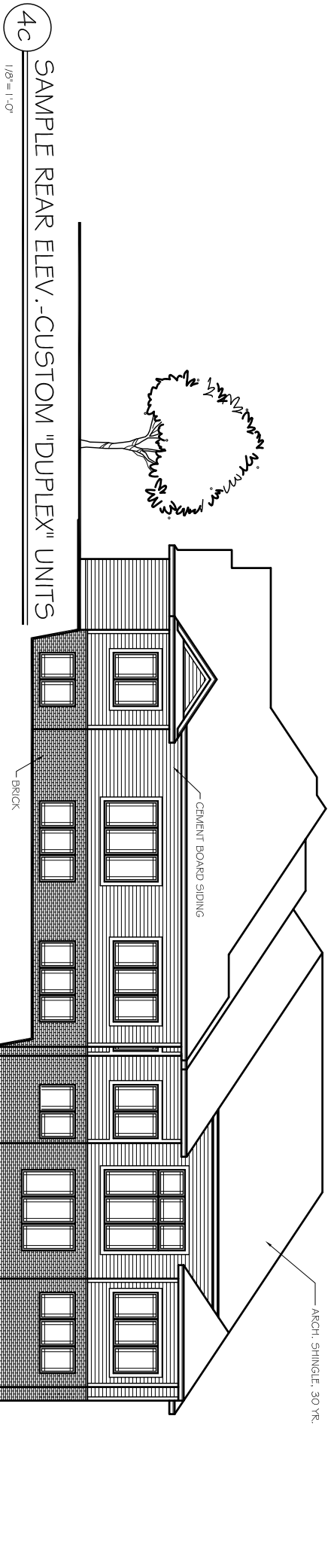
3c SAMPLE REAR ELEV. - "DUPLEX" UNITS
1/8" = 1'-0"



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



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



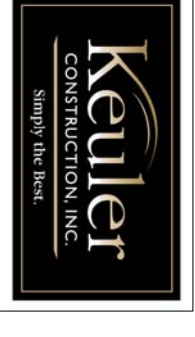
4c SAMPLE REAR ELEV. - CUSTOM "DUPLEX" UNITS
1/8" = 1'-0"

Revisions
June 23, 2007 - JDC Schematic
June 23, 2007 - PCS Schematic
July 18, 2007 - JDC Rev-Schematic

Project Title
9401 Midtown Road
Hawks Ridge Condos

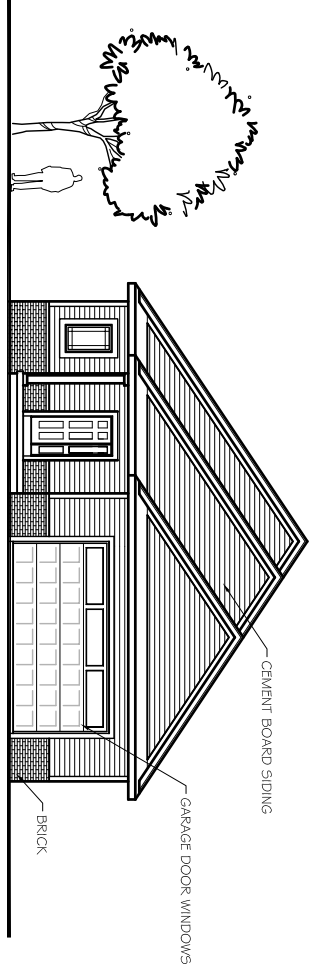
Drawing Title
Building Images

Drawing No.
A-2

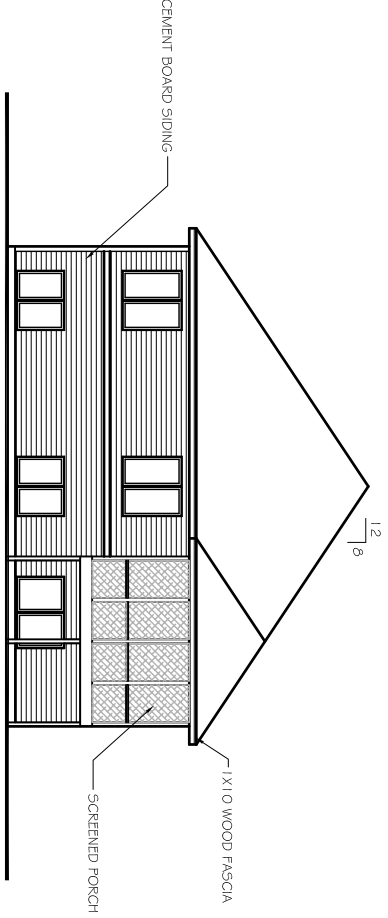


Willy Keuler
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8308 Hwy 19
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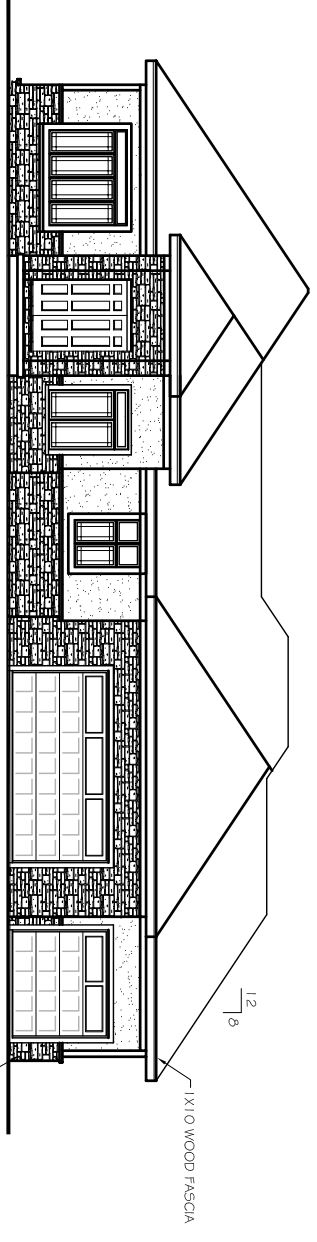
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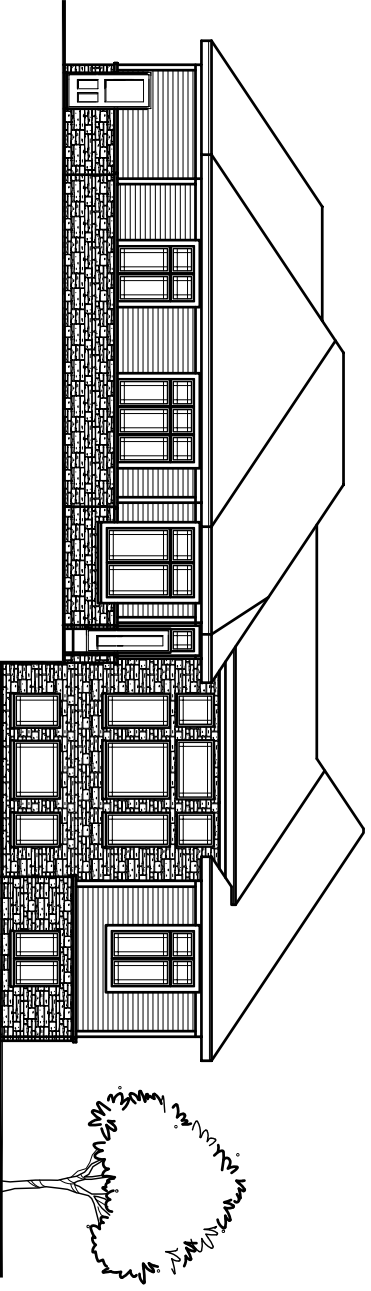
1a
SAMPLE FRONT ELEV.-UNITS 1, 5, 8 & 18
1/8" = 1'-0"



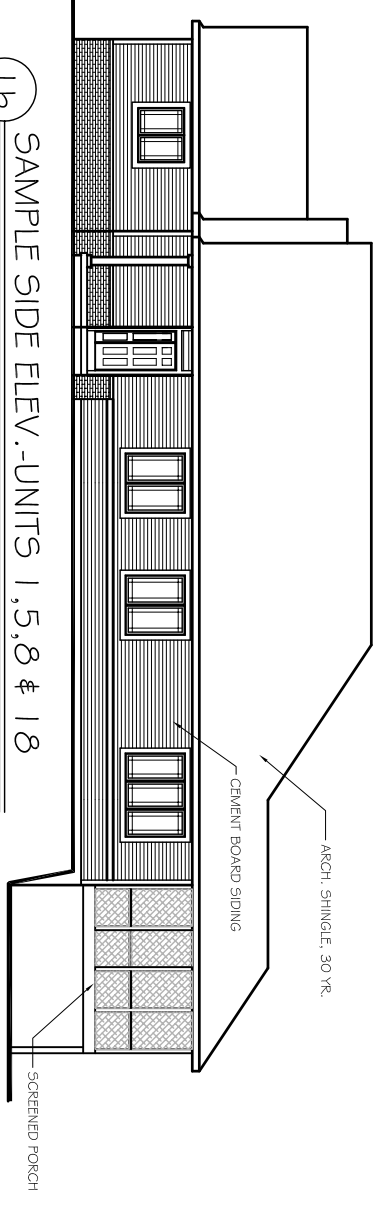
1c
SAMPLE REAR ELEV.-UNITS 1, 5, 8 & 18
1/8" = 1'-0"



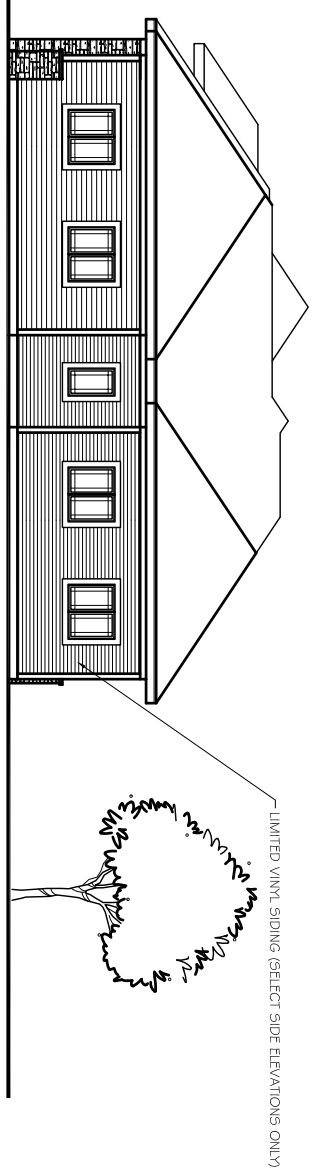
2a
SAMPLE FRONT ELEV.-UNITS 11, 21, & 28
1/8" = 1'-0"



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



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



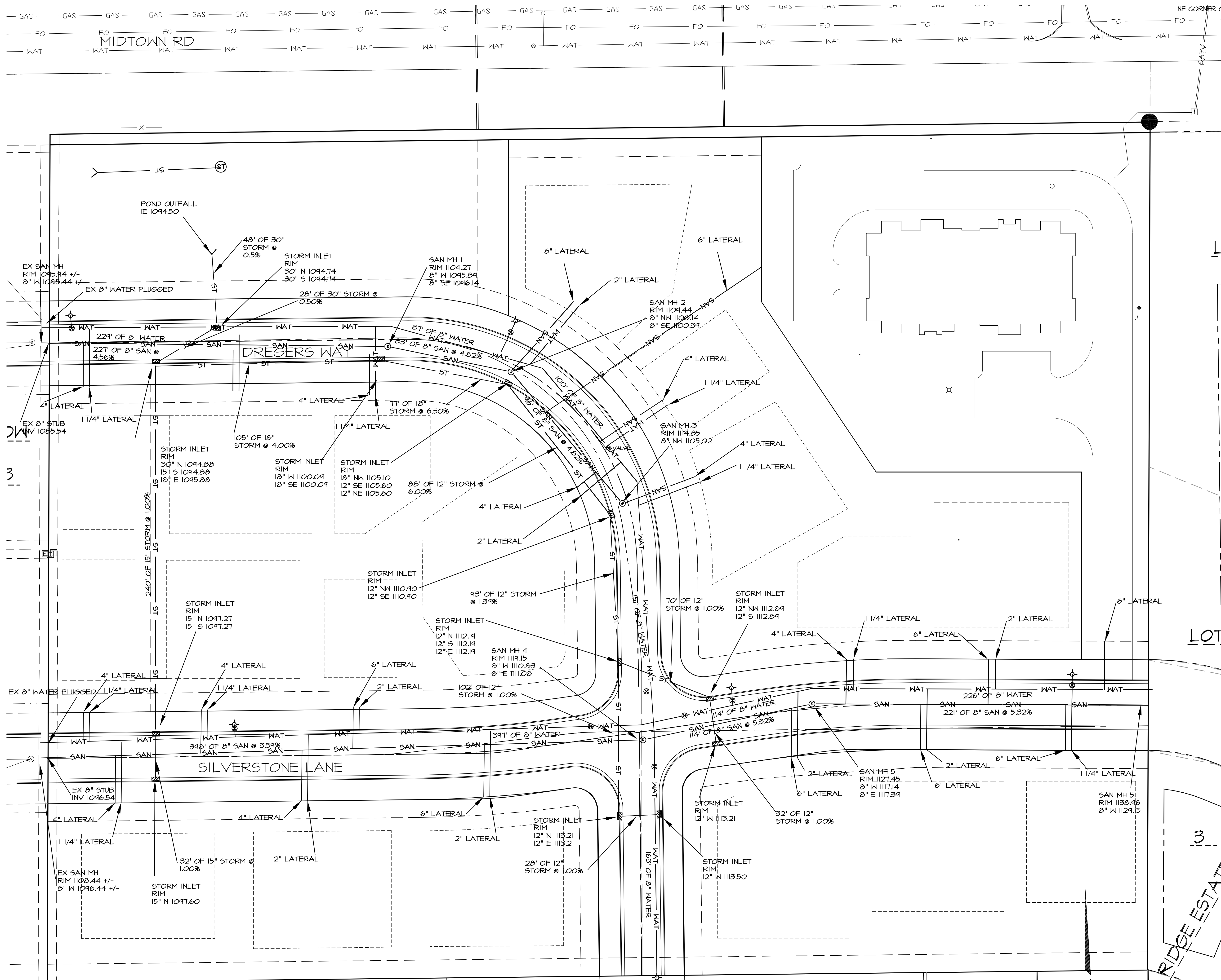
2b
SAMPLE SIDE ELEV.-UNITS 11, 21, & 28
1/8" = 1'-0"

Revisions
June 28, 2007 - JDC Submittal
June 28, 2007 - P/C Submittal
July 18, 2007 - JDC Re-Submittal

Project Title
9401 Midtown Road
Hawks Ridge Condos

Drawing Title
Building Images

Drawing No.
A-1



- 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 CLEAN OUT
 - APRON ENDWALL
 - WATER MANHOLE
 - HYDRANT
 - WATER VALVE
 - T CONNECTION
 - POST INDICATOR VALVE
 - GAS METER
 - GAS VALVE
 - TRAFFIC SIGNAL
 - TRAFFIC CONTROL BOX
 - LIGHT POLE
 - ELECTRICAL OUTLET
 - UTILITY POLE
 - BUY WIRE / DEAD MAN
 - ELECTRIC PEDESTAL
 - ELECTRIC METER
 - ELECTRIC MANHOLE
 - TELEPHONE PEDESTAL
 - TELEPHONE MANHOLE
 - CABLE PEDESTAL
 - SPRINKLER HEAD
 - BOLLARD
 - SIGN
 - MONITORING WELL
 - HANDICAP RAMP
 - HANDICAP STALL
 - STONE WALL
 - 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 SAN CUT REMOVE AND REPLACE PAVEMENT
 - NEW ASPHALT
 - EX. ASPHALT TO BE MILLED & OVERLAID
 - EROSION MATTING
 - STABILIZED CONSTRUCTION ENTRANCE
 - SAN CUT LINE
 - CATCH CURB
 - REJECT CURB
 - PERIMETER SILT FENCE
 - STRAW BALES
 - INLET PROTECTION
 - STRAW BALE/SILT FENCE
 - INLET PROTECTION
 - CANOPY / SHADE TREE
 - SHRUB
 - CONIFEROUS TREE
 - WAT-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
 - G-BURIED GAS MAIN
 - CONTOUR
 - X 82.25 SPOT ELEVATION
 - CAUTION
 - PROPERTY LINE
 - UTILITY EASEMENT
 - SETBACK LINE
 - EDGE OF WATER
 - WETLAND BOUNDARY
 - 100 YEAR FLOOD BOUNDARY
 - TOP OF WALL ELEVATION
 - BOTTOM OF WALL ELEVATION



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STRUCTURAL ■ CIVIL ■ HVAC ■ PLUMBING
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MADISON, WISCONSIN (608) 821-8500
BROOKFIELD, WISCONSIN (262) 783-6130
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Sheet Title:
UTILITY PLAN

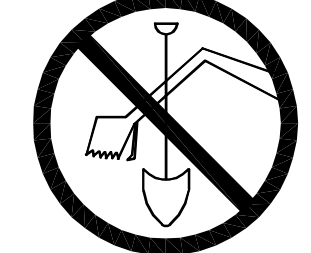
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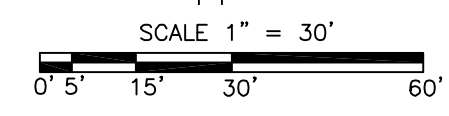
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Date Issued:	Reviewed By:
06-21-06	DDA

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CV2

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



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 182.0175(1914)
REQUIRES MIN. 3 WORK DAY'S
NOTICE BEFORE YOU EXCAVATE
MILWA AREA 254-1181



The locations of existing utility installations as shown on this drawing were obtained from the records of municipality, local utility records and Diggers Hotline locations. The accuracy of these records or the locations by Diggers Hotline cannot be certified to or guaranteed. There may be other underground utility installations within the project area that are not shown.