

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
03430

DATE SUBMITTED: <u>04-12-06</u>	<input checked="" type="checkbox"/> Action Requested
UDC MEETING DATE: <u>04-19-06</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 9401 MIDTOWN ROAD

ALDERMANIC DISTRICT: DISTRICT 1 NED SANBORN

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
WILLY KEULER LOUTHER & ASSOCIATES DESIGNS
8309 HWY. 19 7014 WILDBERRY DR
CROSS PLAINS, WI 53528 MADISON, WI. 53719

CONTACT PERSON: CASEY LOUTHER
Address: 7014 WILDBERRY DR.
MADISON, WI. 53719
Phone: 608-206-0185
Fax: 608-848-5774
E-mail address: DOOZERX@TDS.NET

- TYPE OF PROJECT:
(See Section A for:)
- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
 - Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
 - Planned Residential Development (PRD)
 - New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
 - School, Public Building or Space (Fee may be required)
 - New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 50,000 Sq. Ft.
 - Planned Commercial Site

(See Section B for:)

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

(See Section C for:)

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

(See Section D for:)

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



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

LETTER OF INTENT
TO THE URBAN DESIGN COMMISSION

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

Application Submittal Date: April 12, 2006

Project Name: Hawks Ridge Condominiums

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

Project Manager: Willy Keuler
Keuler Construction Inc
8309 Hwy. 19
Cross Plains, Wisconsin 53528
(608) 798-1771

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

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

Landscape:

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

Project:

85 units of single family, duplexes, and mixed unit condominium development located a 9.35 acre site on Mid Town Road in the City of Madison, Dane County, Wisconsin

The proposed development, part of Madison's very exclusive Hawks Landing area, directly across from Hawks Landing and adjacent to Hawks Meadow. The project will consist of (4) 16 unit condominium style buildings with a total of 64 condominium units. These units will consist of 1, 2 & 3 bedroom units with elevators, large decks, underground parking and much more. (5) Duplex condominiums with a total of 10 units of 2 & 3 bedroom units' floor plans will be across from the multi-family area. Extensive landscaping is proposed for the duplexes, with extended front porches for a street friendly feel. (11) Single family condominium units are also in this development with separate drives, (2) car garages, well landscaped and large street friendly porches.

This development has been designed to provide a maximum amount of functional and usable open space proximate to all units. Field stone walls will be used to accommodate grade changes and flat open lawn areas will be adjacent to all areas of the building. Asphalt paving has been minimized and proposed landscaping does not hinder the use of the lawn areas.

Front porches will be provided for all ground units of the multi-family condominiums and a variety of landscaping will be used to act as screening or for general separation.

A common private community clubhouse and pool will be available to all condominium owners. Extensive

landscaping around the clubhouse and pool will provide privacy.

IZ units are provided for this project, per recommendations by IZ Review Committee.

Uses/Family Definition:

The uses of the 9.35 acre site are as follows:

Permitted Use	Permitted		
	Lot Area	Dwelling Units	Bedrooms
Multi-family Condo Units	3.07 acres	64	136
Duplex Condo Units	1.61 acres	10	28
Single Condo Units	1.62 acres	11	32
Storm Water Mgmt.	0.78 acres		
Public Roads	2.27 acres		
	<u>9.35 acres</u>	<u>85</u>	<u>196</u>

The improvements to 9401 Midtown Road shall retain the right to initially constructed or to thereafter Occupancy/family definition in the multi-family units shall be limited per the R4 zoning code. Occupancy for the duplexes and single family residential purposes only as defined in the R1, & R2 zoning code. (The owner may lease all units until sold.)

The units, limited common elements, and the common elements of the condominium shall be used for single family residential purposes only as that term is defined in the R1 zoning code. To further assure that the condominium units will be owner occupied, the condominium declarant shall commence marketing of the units following issuance of a building permit by the City of Madison. The declarant shall list the units with real estate brokers participating in a multiple listing service and shall maintain such listing until the initial sale of all units. In compliance with requirements imposed by the City of Madison to the extent those requirements are not in violation of the Wis. Statutes. Section 703.27, the declarant shall state that all units shall initially be marketed and sold by the declarant as "owner occupied" condominiums. It is not the intent of the declarant to develop the condominiums as rental property. If for any reason it becomes economically

necessary for the declarant to rent any of the units, the declarant shall, nonetheless, continue to list the rented units for sale until they are sold to owners that intend to owner occupy those units. No lease entered into by declarant shall have a term exceeding one (1) year and no renewals or extension of any lease beyond one (1) year by the declarant shall be permitted.

Accessory uses shall include but not be limited to: a. accessory uses directly associated with those permitted uses including parking for residents and guests, and b. temporary building for storage of building materials and equipment for construction purposes when on same lot as a principle use for a period not to exceed the duration of such construction.

Timetable for Construction: Building construction is anticipated to begin immediately following plan approval and construction will occur in multiple phases. Ultimate completion is expected in 2-3 years.

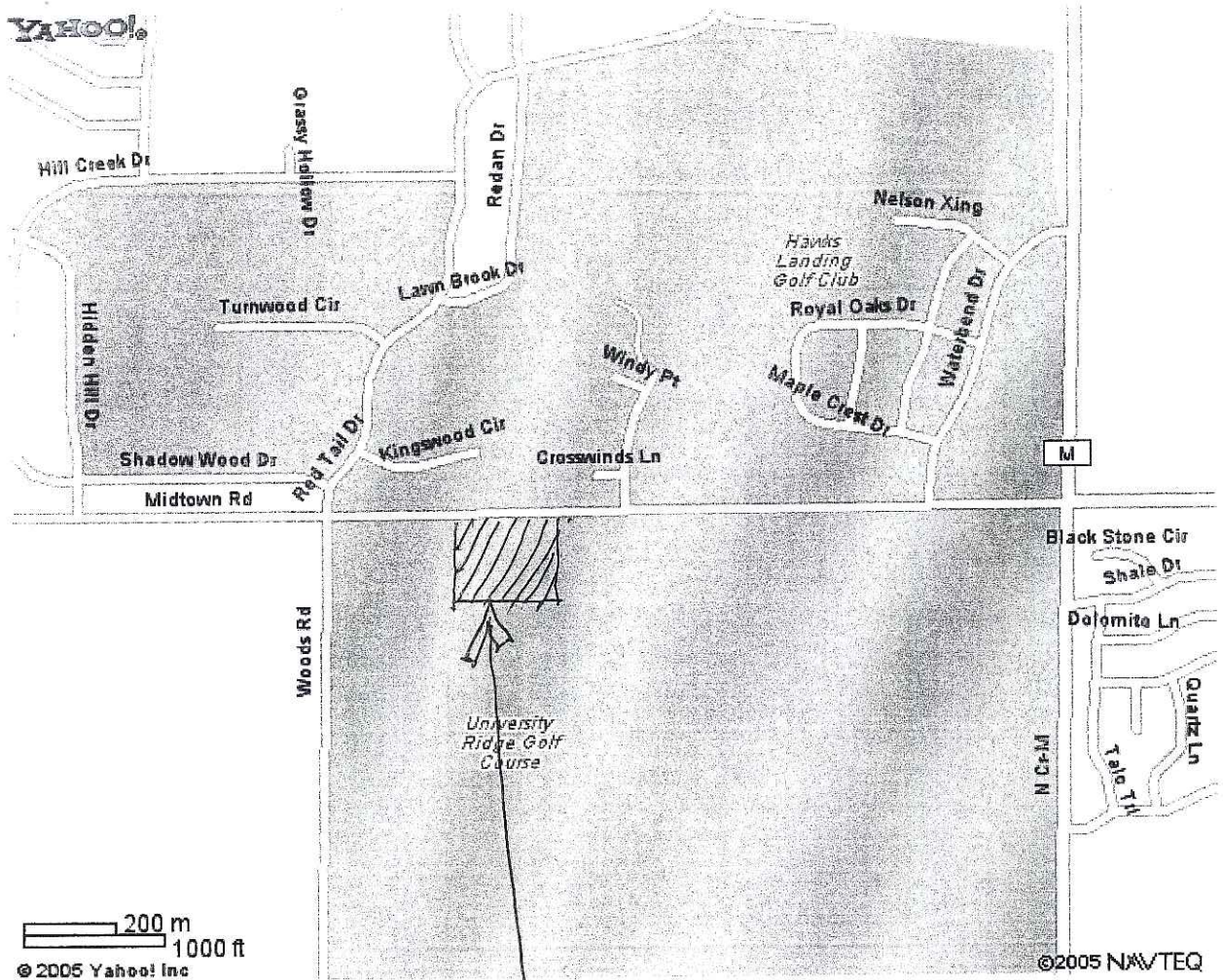
Total area of Site: 9.35 Acres

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

Economic/Socioeconomic Impact: The development is readily accessible to a variety of employment centers, retail services, daycare centers, and recreation areas and is in the vicinity of entirely new multi-family and single family development which dominates the area. The creation of 85 new condominium units will add approximately \$22,000.00 of tax base.

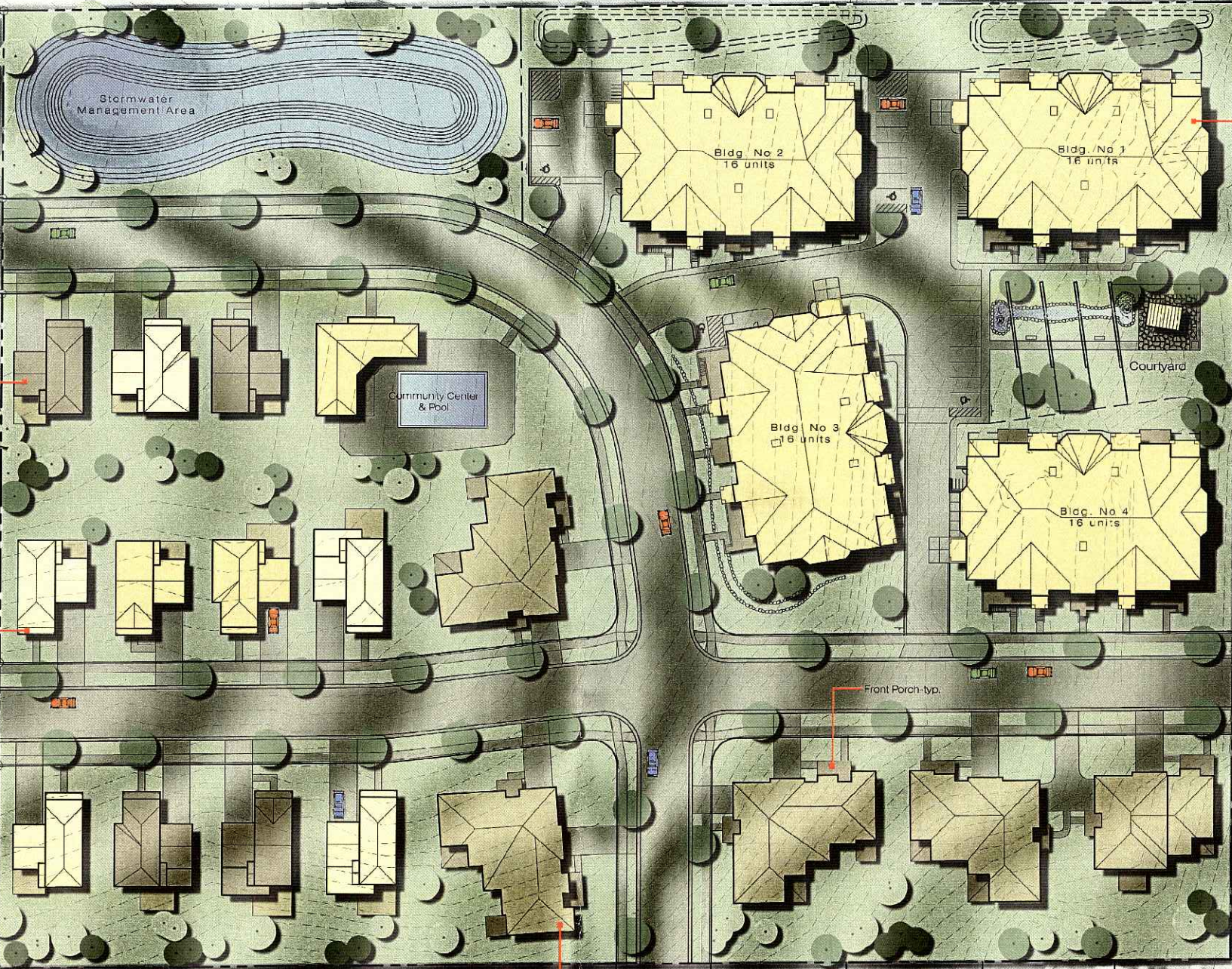
Sincerely,

Willy Keuler



9401 MIDTOWN RD

Midtown Road



Single Family Residence-typ.
11 Units

Front Porch-typ.

Community Center & Pool

Bldg. No 2
16 units

Bldg. No 1
16 units

Bldg. No 3
16 units

Bldg. No 4
16 units

Courtyard

Multi-Family Condo Units
4 Bldgs/64 Units

Duplex Unit-typ.
5 Bldgs/10 Units

Front Porch-typ.



9401 Midtown Road

Proposed Condominium Project
Concept Review

March 15, 2006/City Staff Review
April 12, 2006/Concept Review

Madison Wisconsin

0 40' 80'
scale



Midtown Road



garden
 stone seat wall
 stone patio
 pergola
 fieldstone
 terraces

Proposed Condominium Project
 Concept Review

Madison Wisconsin

Scale 0 20' 40'

940 Midtown Road

March 15, 2000 City Staff Review
 April 12, 2000 Concept Review

