

LETTER OF INTENT
TO THE PLAN COMMISSION AND
CITY COUNCIL OF THE CITY OF MADISON

PLANNED UNIT DEVELOPMENT – GENERAL DEVELOPMENT PLAN
PUD (GDP)

Mixed Single Family, Duplex & Multi-Family Condominium Development
Replat of Lot 2 of Certified Survey Map No. 8625,
Lots 1, 2, 3, 4, and 5 and Outlot 1 of Hawks Ridge Subdivision
9401 Mid Town Road
in the City of Madison, Dane County, Wisconsin,
to be known as Hawks Ridge I Condominium and Hawks Ridge II Condominium

Project Name: Hawks Ridge
Hawks Ridge I Condominium and Hawks Ridge II
Condominium

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Statement of Purpose:

The Plat of Hawks Ridge Subdivision divides Lot 2, Certified Survey Map No. 8625, in the City of Madison, Dane County, Wisconsin, into five (5) lots and one (1) outlot. This Planned Unit Development-General Development Plan (PUD-GDP) provides for a mix of single family, duplex and larger multi-family residential housing, together with a private community center consisting of a clubhouse and pool, and a public water detention basin. Lot 1 will contain four (4) 16 unit multi-family buildings, providing for a mix of 1, 2 and 3 bedroom units. Lot 3 will contain of six (6) single family structures and one (1) duplex structure. Lot 4 will contain four (4) single family structures and one (1) duplex structure. Lot 5 will contain three (3) duplex structures. Lot 2 will contain a privately owned community center consisting of a clubhouse with short term guest apartment and pool. Outlot 1 will be dedicated to the public for storm water detention.

Lot 1 (the larger multi-family structures) will be subject to a condominium declaration and plat to be known as Hawks Ridge Condominium I. Lots 3, 4 and 5 (the single family and duplex structures) will be subject to a condominium declaration and plat to be known as Hawks Ridge Condominium II. Lot 2 (the community center consisting of the clubhouse with short-term guest apartment and pool) will be under joint ownership of the Hawks Ridge Condominium I and Hawks Ridge Condominium II Unit Owners Associations and governed by a master condominium association. Outlot 1, as previously stated, will be under public ownership.

Hawks Ridge, which is located south of Hawks Landing and Midtown Road and east of Hawks Meadow, is being developed in conformity with the City of Madison Comprehensive Plan. The plat area is subject to significant grade changes and will be graded to provide a maximum amount of functional and usable open space, with fieldstone retaining walls being utilized to accommodate the grade changes and to provide flat open space areas adjacent to all portions of the residential buildings and the clubhouse. Asphalt paving has been minimized and landscaping placement has been designed to maximize usable lawn area through the development. (The development will connect to the Hawks Meadow plat to the west and to the unplatted lands to the east and south. There will be no direct connection to Midtown Road.)

Large front porches will be provided for the single family and duplex structures and for all ground units of all multi-family structures for a street friendly feel. A variety of landscaping will be used to act as screening or for general separation. Some units will share a joint driveway to allow for improved site planning and more greenspace for all areas of the development.

Building Descriptions:

Each of the four (4) multi-family buildings will be three (3) stories, elevator serviced, and will contain 16 units with underground car and bike parking.

Each of the single family structures will be one (1) or two (2) stories with attached two (2) car garages.

Each of the duplex structures will be a single story structure and will contain two (2) dwelling units, each unit with a two (2) car attached garage. These units will be a mix of two (2) and three (3) bedroom units.

The community center building will include a community area with meeting room, kitchen, dining areas, bath rooms, changing rooms, massage room, lower level two bedroom apartment for short term guests, and swimming pool. These facilities will be restricted to the

condominium unit owners and their guests and invitees only.

Uses/Family Definition:

The uses of Lots 1, 2, 3, 4 and 5 and Outlot 1 are as follows:

Lot No.	Permitted Use	Permitted		
		Dwelling Units	Bedrooms	
Lot 1	Multi-Family	134,310 s.f.	64	136
Lot 2	Community Bldg/Pool	19,256 s.f.	1 (temporary guest)	2
Lot 3	Six SF and One Duplex	67,738 s.f.	8	*
Lot 4	Four SF and One Duplex	45,241 s.f.	6	*
Lot 5	Three Duplex	44,256 s.f.	6	*
Outlot 1	Stormwater Mgnt.	31,615 s.f.	0	0
		<hr/>	<hr/>	<hr/>
		342,416 s.f.	85	191

* total number of bedrooms over lots 3, 4, and 5 to be 53 bedrooms.

The units and related common elements of the condominium shall be used for single family residential purposes only as that term is defined in the R1 zoning code, except that until a unit within Lot 1 has been initially owner occupied, single family definition as to that unit and related common elements shall be as defined in the R4 zoning code. To facilitate that the condominium units will be owner occupied, the condominium declarant shall commence marketing of the units no later than the 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.

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

Yard Requirements:

Minimum Yard Requirements:

- (i) Multi-family structures: per approved SIP
- (ii) Single family and duplex structures
 - Front Yard: 20 ft.
 - Front Porch: 10 ft.
 - Side Yard: Varies per Building type.
 - Rear Yard: Varies per Building type.

Total area of each and all Lots:

<u>Lot No.</u>	<u>Lot Area</u>
Lot 1	134,310 s.f.
Lot 2	19,256 s.f.
Lot 3	67,738 s.f.
Lot 4	45,241 s.f.
Lot 5	44,256 s.f.
Outlot 1	<u>31,615 s.f.</u>
Subtotal (all lots and outlot)	342,416 s.f.
Roadway	<u>64,099 s.f.</u>
Total Site size	406,515 s.f.

Lot Area Requirements:

Per PUD (GDP) total area for each lot is as stated above.

Dwelling Units:

Dwelling units proposed:

Lot 1- 64 units; Lot 2 – 1 unit (temporary guest); Lot 3 -8 units; Lot 4 – 6 units; Lot 5 - 6 units; total 85 units

Lot Area Per Dwelling Unit:

Lot 1- 2,099 s.f./u; Lot 2 - 19,256 s.f./u; Lot 3 – 8467 s.f./u; Lot 4 – 7,540 s.f./u; Lot 5 – 7376 s.f./u (average for Lots 3, 4 and 5 – 7861 s.f./u)

Usable Open Space/Requirements Lot 1 and Lot 2 - 500 s.f./u; Lot, 3, 4, and 5 - 1000 s.f./u.
Lot 1- 32,000 s.f total.; Lot 2 – 500 s.f total Lot 3 -
8,000 s.f. total; Lot 4 - 6,000 sq. ft total; Lot 5- 6,000 sq.
ft. total; grand total 52,500 sq. ft.

Useable Open Space Provided: Lot 1 - 58,129 sq. ft; Lot 2 – 16,756 sq. ft.; Lot 3 –
46,266 sq. ft.; Lot 4 – 28,769 sq. ft.; Lot 5 – 26,997 sq.
ft.; total 176,917 sq. ft.

Height Requirements: Lot 1 (multi-family structures): maximum building
height is 3 stories or 45 ft. above mean grade. Lots 2, 3,
4, and 5 (single family, duplexes and community center)
are a maximum of 2 stories with maximum height of 28'-
3 ½" at entries.

Landscaping: Landscaped areas will be provided as shown on
approved plans.

Accessory Off-Street Parking: Min. Parking Stalls Required:

Lot 1 - underground 96 large car spaces and 4 handicap
spaces for a total of 100 total underground; surface 18
large car spaces and 3 handicap spaces for a total of 21
total above ground.

Lot 2 – None

Lot 3, 4 and 5: Each unit will have a two car attached
garage (total 40 parking spaces) plus driveway parking.

Bicycle Requirements: Lot 1- 64 underground and 12 surface spaces.
Lot 2 – 6 surface spaces.
Lots 3, 4 and 5 – storage in each attached garage.

Site Lighting: Lighting will be provided as shown on approved plans.

Signage: Signage will be limited to condominium identification
signage and directional (including address) signage.
Signage will be allowed as per Chapter 31 of the
Madison General Ordinances as compared to the R4
District and per the approved PUD (SIP).

Snow and Trash Storage and Removal, Maintenance:

Lot 1: Snow and trash storage and removal will be done by private contractor. All on site maintenance equipment will be stored within the underground parking garages.

Lots 2: Snow and trash storage and removal will be done by private contractor. All on site maintenance equipment will be stored within Lot 1 or Lot 2.

Lots 3, 4, and 5: Snow removal will be done by private contractor. Trash shall be placed at the public right of way and picked up by the City of Madison.

Alterations and Revisions:

No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission, However, the Zoning Administrator may issue permits for minor alterations or additions that are approved by the Director of Planning and Development and the Alderperson of the district and are compatible with the concept approved by the City Plan Commission.

Economic/Socioeconomic Impact: The development is readably 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 84 new condominium units with club house and pool will add approximately \$29,400,000.00 of tax base.

Sincerely,
Keuler Construction, Inc.

By: William Keuler