

**PART 1 - DEVELOPMENT INFORMATION:**

Project or Plat: HAWKS RIDGE CONDOMINIUM  
 Project Address: 9401 MIDTOWN RD Project Area (in acres): 9.35<sup>±</sup>  
 Developer: WILLY KEULER Representative: CASEY LOUTHER  
 Street Address: 8309 Hwy. 19 City/State: CROSS PLAINS Zip: 53528  
 Telephone: (608) 798-1771 Fax: ( ) Email: WKEULER@HOTMAIL.COM  
 Agent, if Any: CASEY LOUTHER Company: LOUTHER & ASSOCIATES DESIGN  
 Street Address: 7014 WILDBERRY DR City/State: MADISON Zip: # 53719  
 Telephone: (608) 206-0135 Fax: (608) 848-5771 Email: DOOLEY@TDS.NET

**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	sjfkvSJFD 9		1		10	1.62
Duplexes	KJWEBF 8		2		10	1.61
Multi-Family	54		10		64	3.07
<b>TOTAL</b>	<b>71</b>		<b>13</b>		<b>84</b>	<b>9.35</b>

**PART 3 - AFFORDABLE HOUSING DATA:**

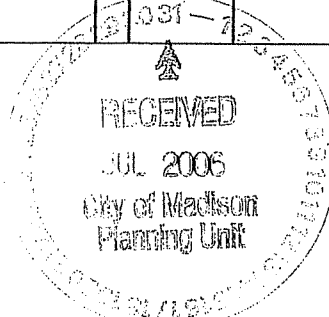
Number of Inclusionary Dwelling Units Proposed by Area Median Income (AMI) Level and Minimum Sale/Rent Price							
Owner-Occupied Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI					4	9	
Anticipated Sale Price					173,000 213,000 130,614	124,320 141,216 150,929	
Rental Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI							
Maximum Monthly Rent Price		NONE					

**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:		16	24	24			4	5	4	
Minimum Floor Area:		1,800	2,400	2,700			840	980	1,100	
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 checked="" 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 checked="" 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

Standards for Inclusionary Dwelling Units (IDUs)	Will Comply	Will not comply	Additional comments
Exterior Appearance of IDUs are similar to Market rate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Proportion of attached and detached IDU units is similar to Market rate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Mix of IDUs by bedroom size is similar to market rate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

CONTINUE →

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: → APRIL 19 2006
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: → APRIL 19 2006
- The applicant notified Alderperson JEB SANDBOEN of District 1 of this development proposal in writing on: → FEB. 16. 2006
- The applicant also notified NO CURRENT ASSN. of the \_\_\_\_\_ neighborhood in writing on: D. 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

*[Handwritten Signature]*  
CASEY LOUTHER

Date 06-20-06

Printed Name

Phone (608) 206-0185

**PUD NARRATIVE**  
**INCLUSIONARY ZONING**

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PLANNED UNIT DEVELOPMENT – G.D.P  
PUD (S.I.P.)  
Informational  
Condominium Development  
9401 Mid Town Road,  
In the City of Madison, Dane County, Wisconsin,  
To be known as Hawks Ridge Condominiums  
June 16, 2006

***Project Name:*** Hawks Ridge Condominiums

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

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

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

***Civil Engineer:*** Mr. Dave Andruczyk  
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

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***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

Permitted Use	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  
by Removal, Maintenance***

equipment will be stored within the underground parking garages.

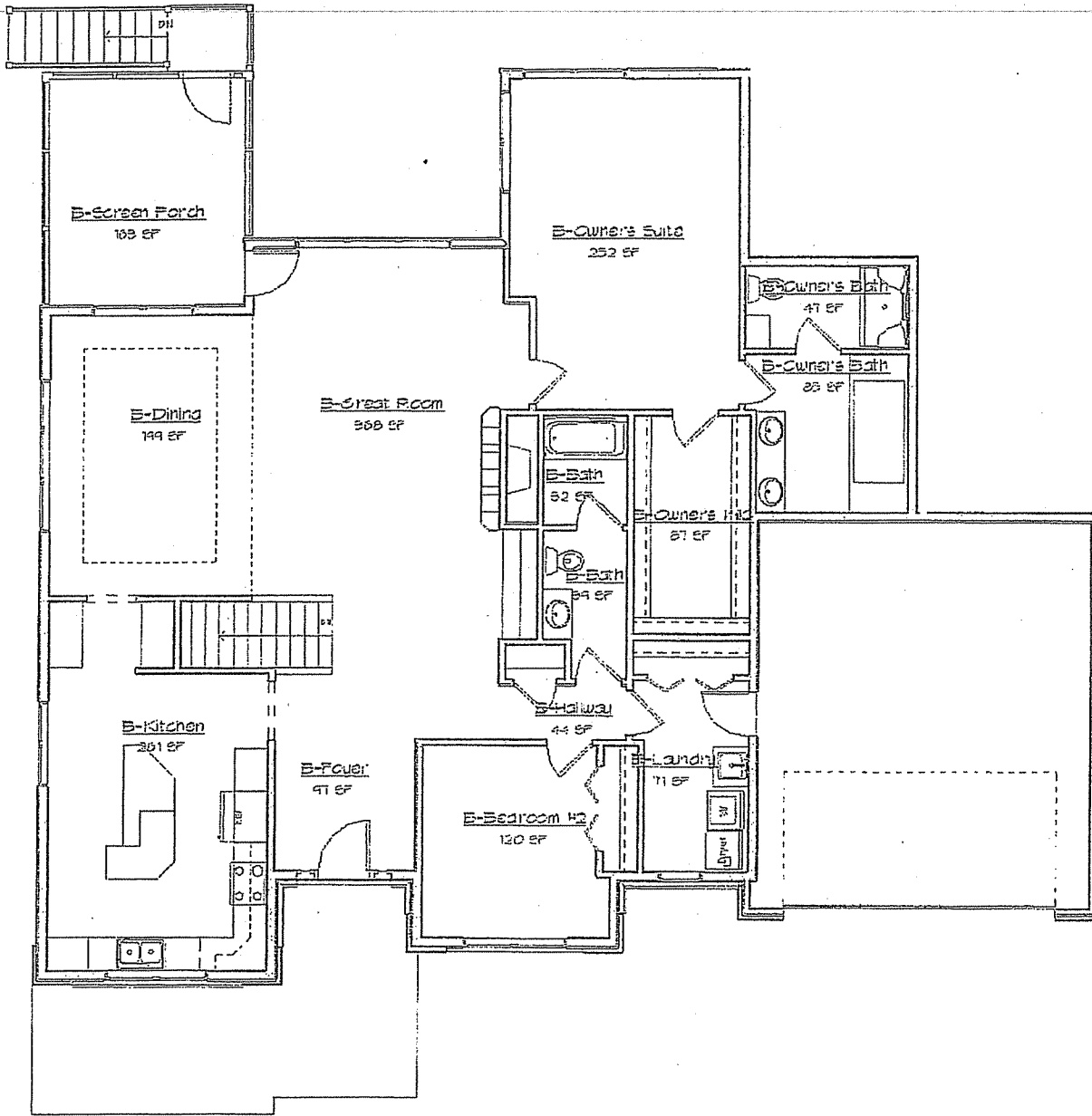
Snow and trash storage and removal will be done private contractor for the entire site. Maintenance

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



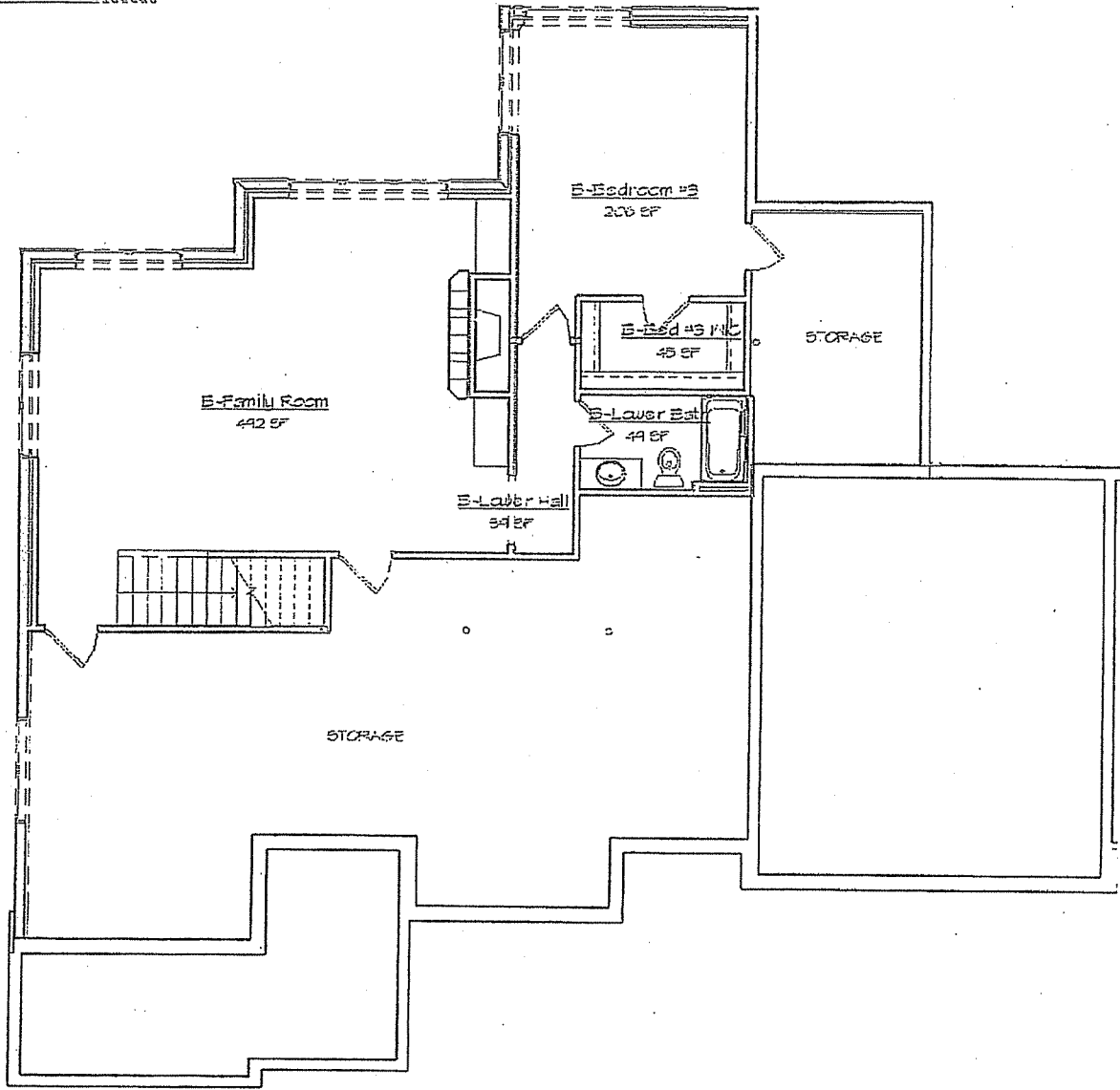
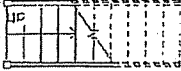
# Hawks Ridge

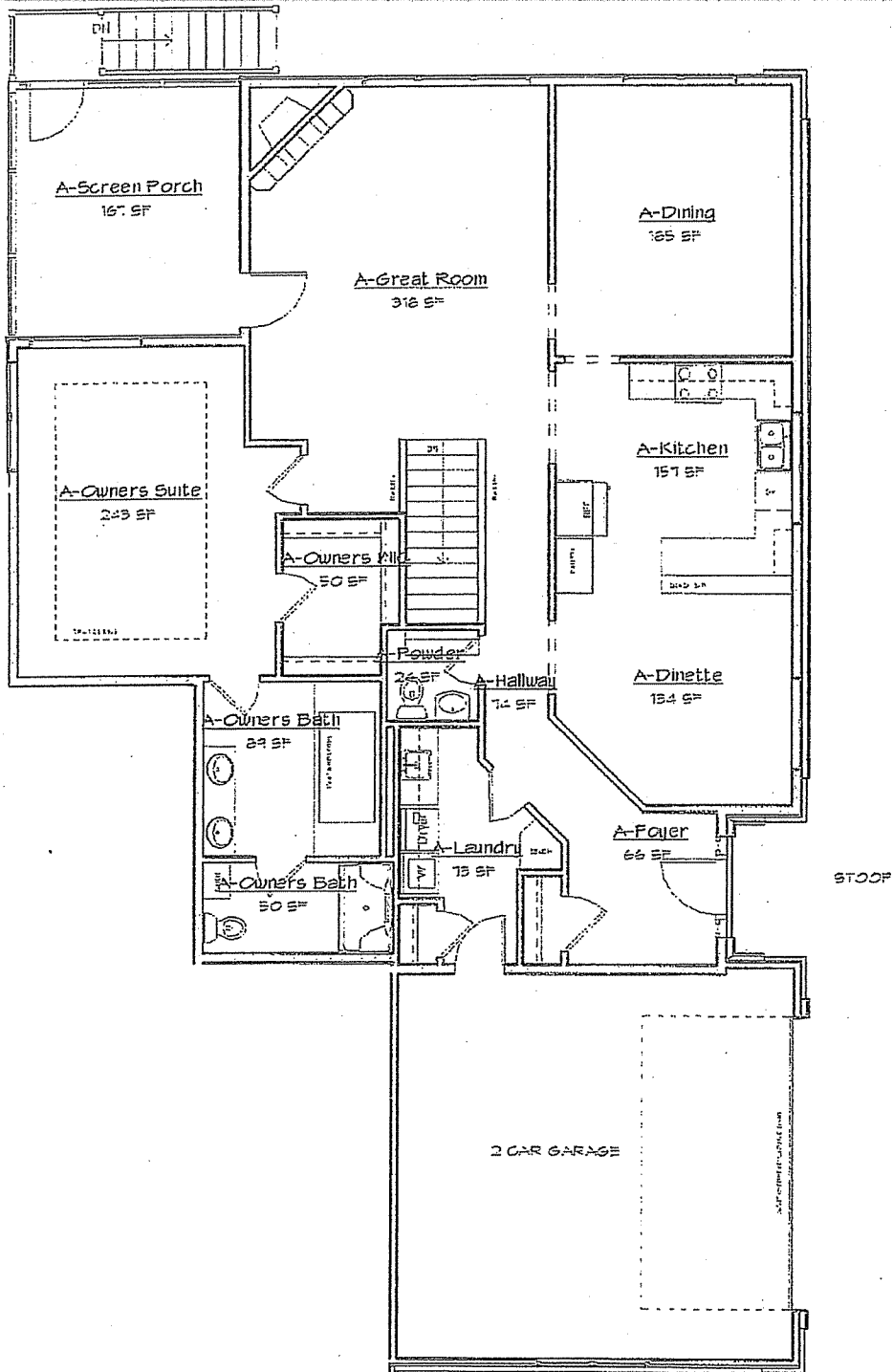
## CONDOMINIUMS

Lynne Ward • 608.225.6747 direct • 866.476.0426 fax • Anne Boyle • 608.334.7559 direct • 866.476.0425 fax

The drawings herein are conceptual and should not be relied upon as representing the final detail. Dimensions, features and specifications of the home are subject to change without notice. Developer reserves the right to substitute building materials, appliances and equipment of similar quality.





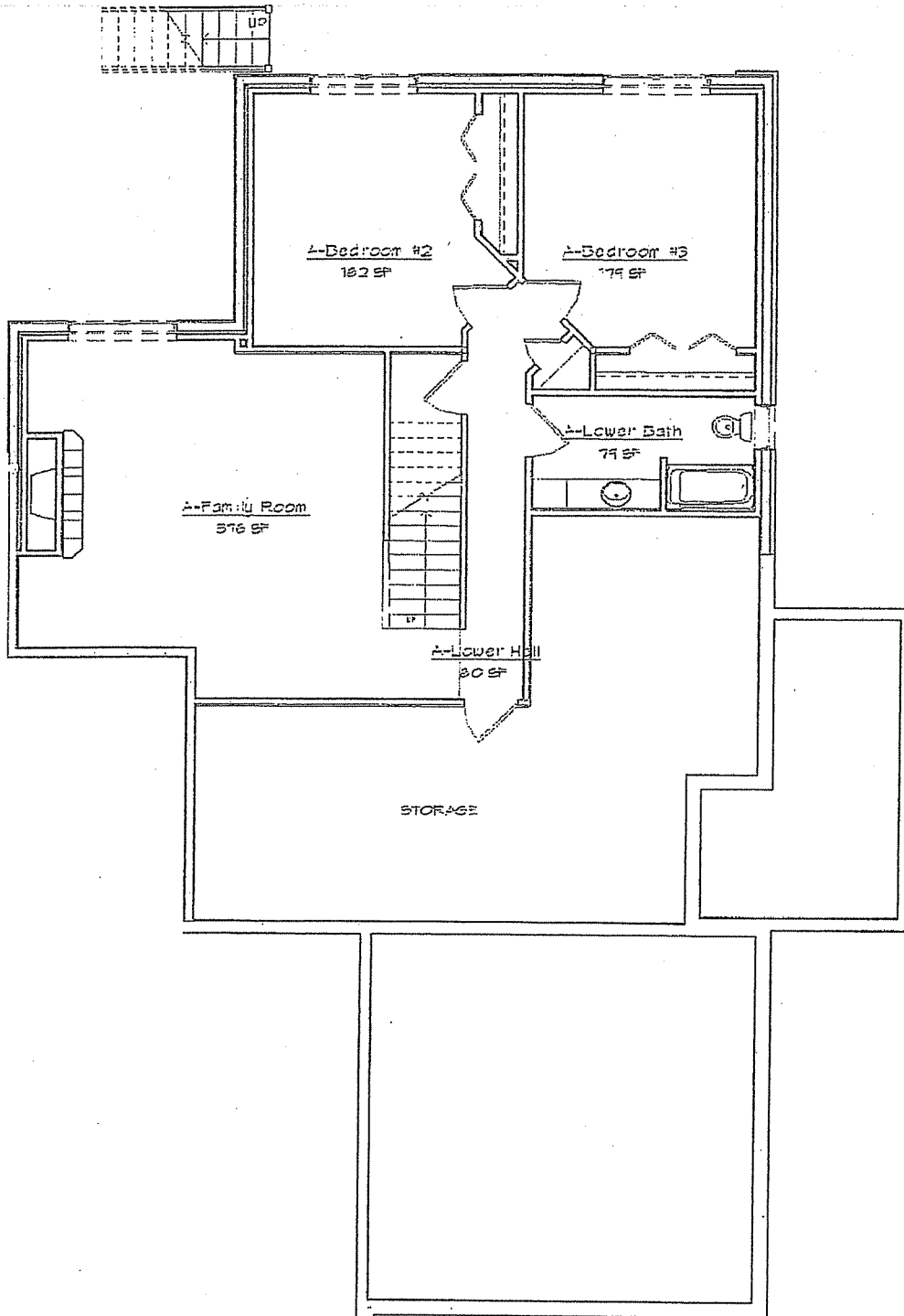


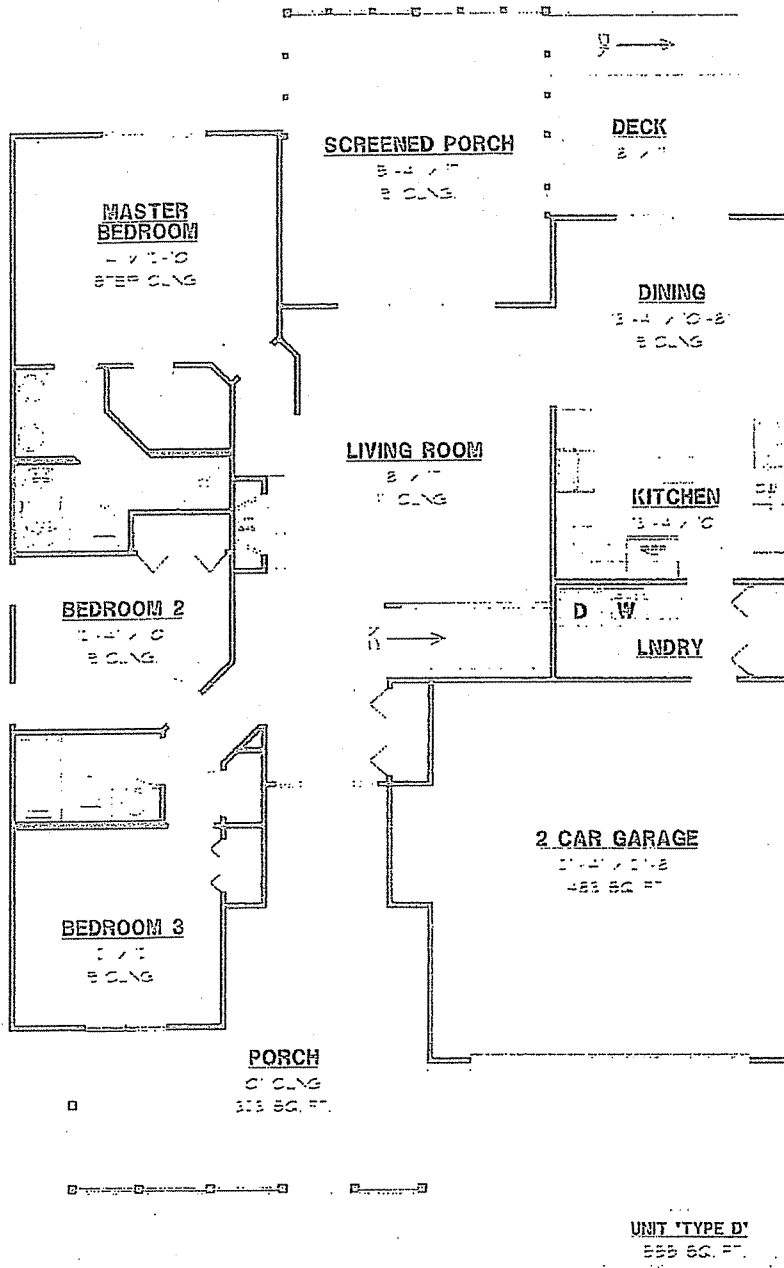
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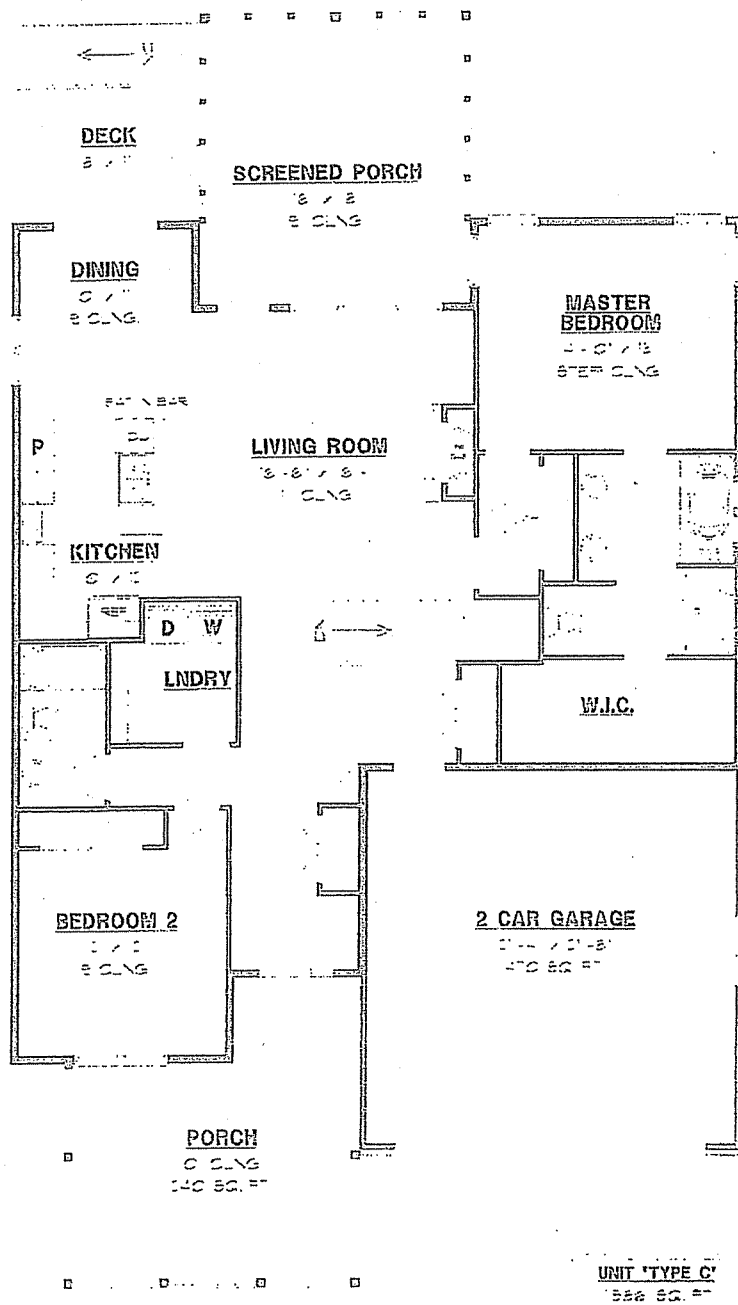
NOTE: THESE DRAWINGS ARE CONCEPTUAL AND SHOULD NOT BE RELIED UPON AS REPRESENTING THE FINAL DETAIL. DIMENSIONS, FEATURES AND SPECIFICATIONS OF THE HOME ARE SUBJECT TO CHANGE WITHOUT NOTICE. DEVELOPER RESERVES THE RIGHT TO SUBSTITUTE BUILDING MATERIALS, APPLIANCES AND EQUIPMENT OF SIMILAR QUALITY.

# Hawks Ridge

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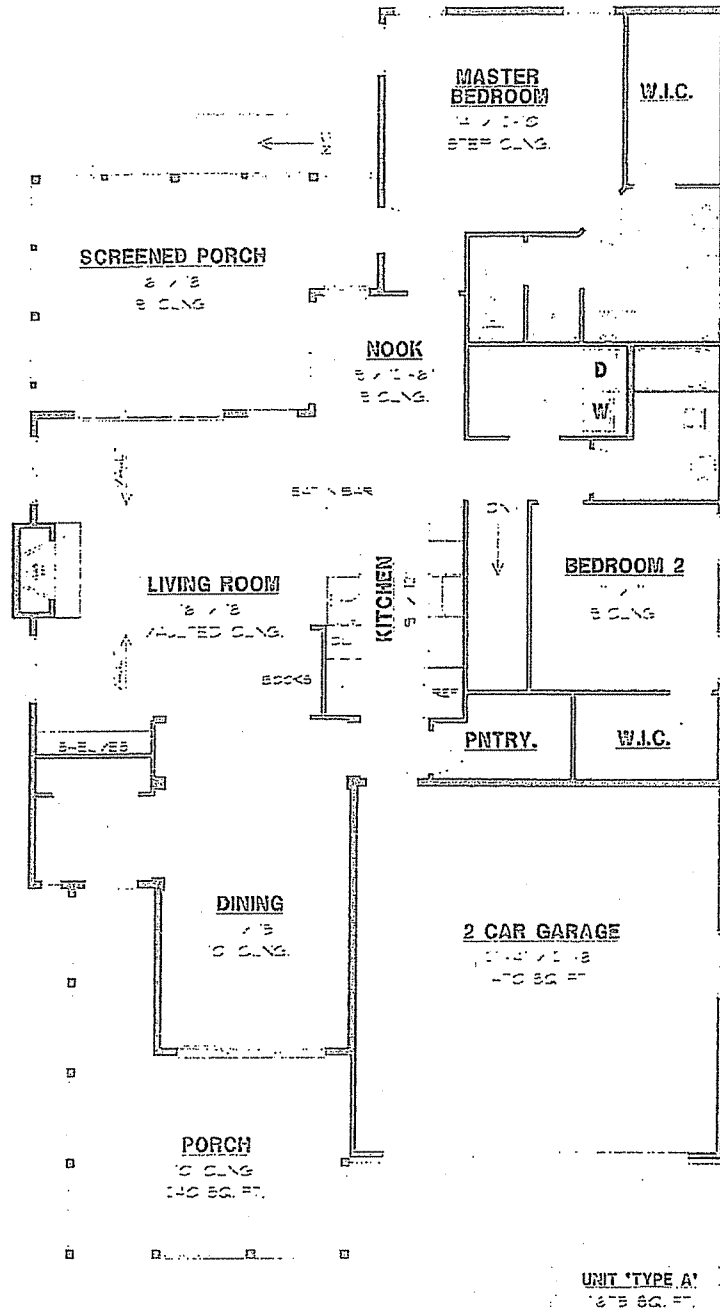


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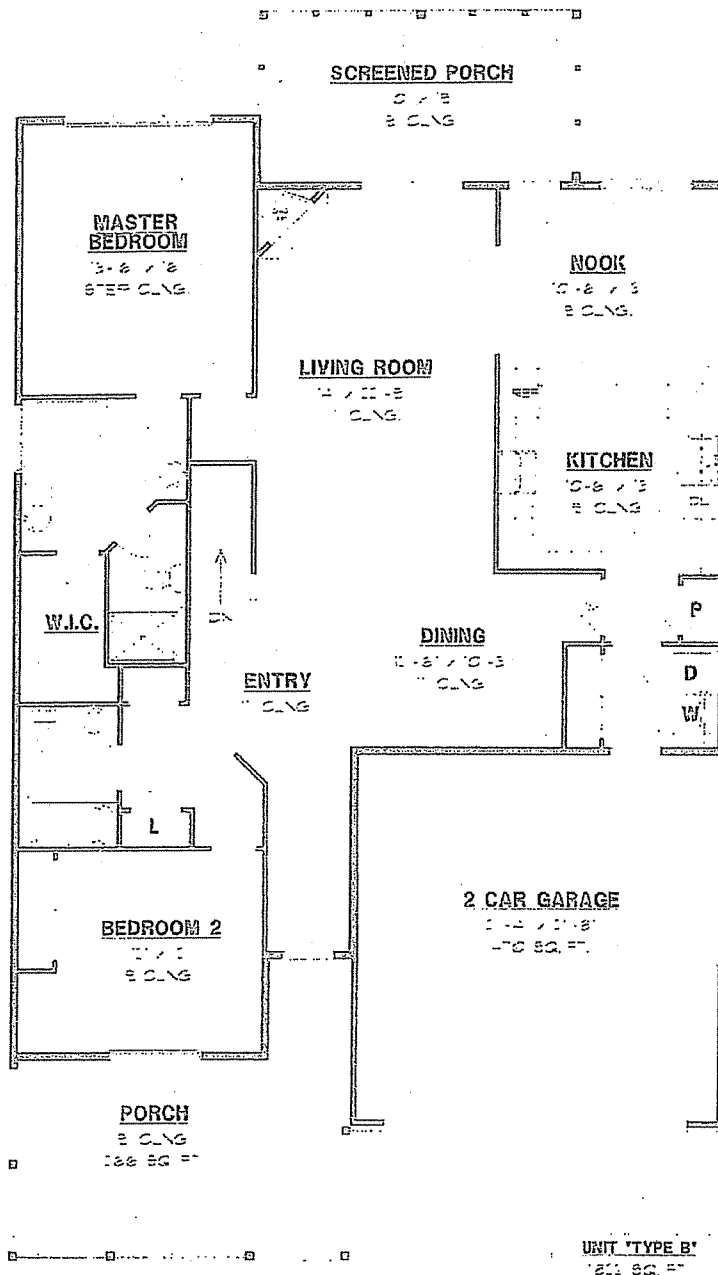
NOTE

# Hawks Ridge

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NOTE

# Hawks Ridge

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Sidewalk Connection to Midtown Road

Stormwater Management Area

(16) Unit Condo

(16) Unit Condo

Sign

(16) Unit Condo

(16) Unit Condo

Sign

Community Center

Pool

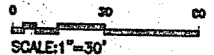
Duplex Home

Project Monument Sign

(6) Single Family Homes

1 MASTER PLAN

1"=30'-0"



SCALE: 1"=30'



**LOUTHER & ASSOCIATES DEVELOPMENT**  
 704 Midway Drive, Madison, WI 53718 • 608.248.5171

**HAWKS RIDGE ASSOCIATES DESIGN LLC**  
 1515 W. Wisconsin Ave., Suite 200, Madison, WI 53704 • 608.248.5171

**WILLY TELLE**  
 1515 W. Wisconsin Ave., Suite 200, Madison, WI 53704 • 608.248.5171

**CONTRACTOR**  
 1515 W. Wisconsin Ave., Suite 200, Madison, WI 53704 • 608.248.5171

**DATE**  
 10/20/11

**PROJECT**  
 HAWKS RIDGE DEVELOPMENT

**SITE MASTER PLAN**

**MT**

(4) Single Family Homes

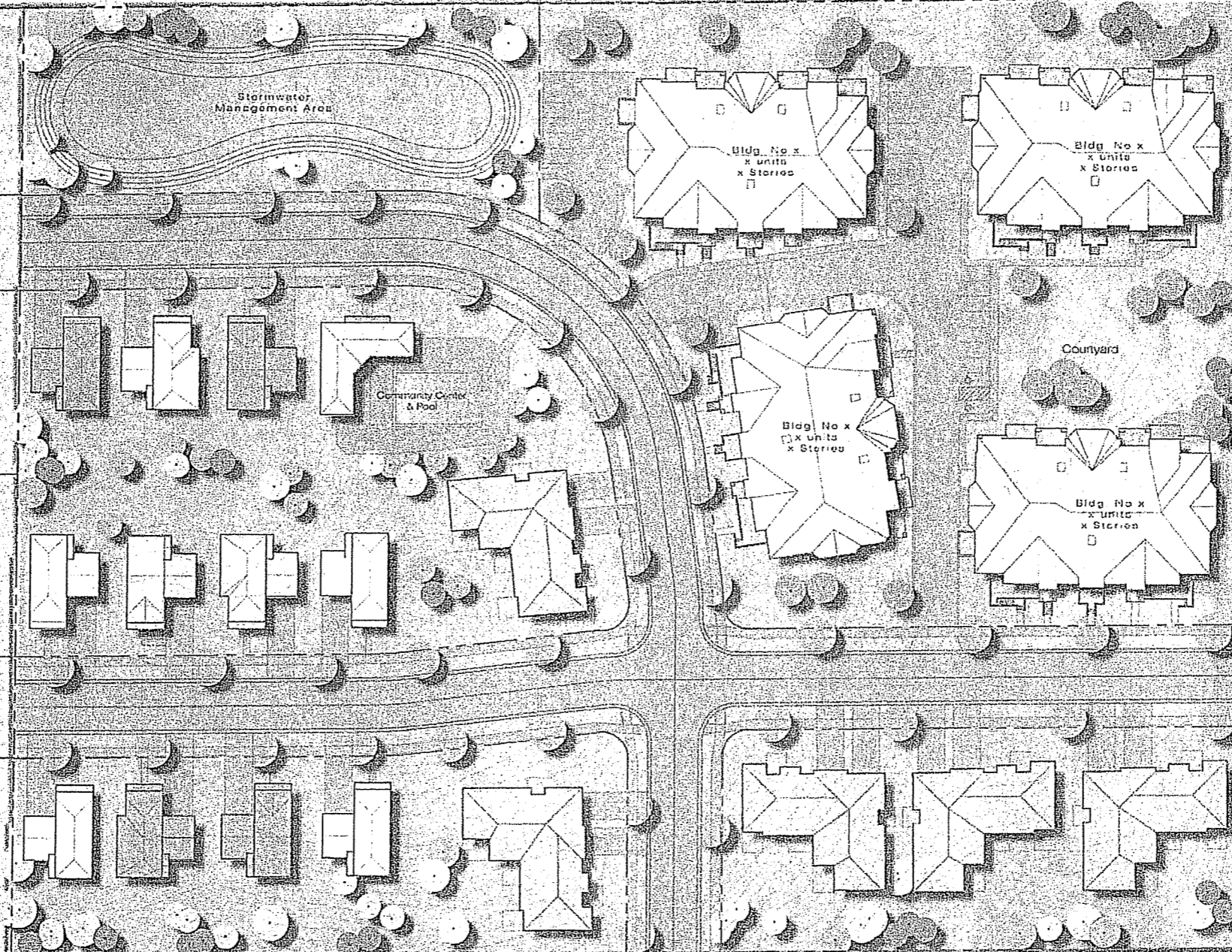
Duplex Home

(3) Duplex Homes



Midtown Road

CLIENT  
REVIEW  
COPY



  
 9401 Midtown Road

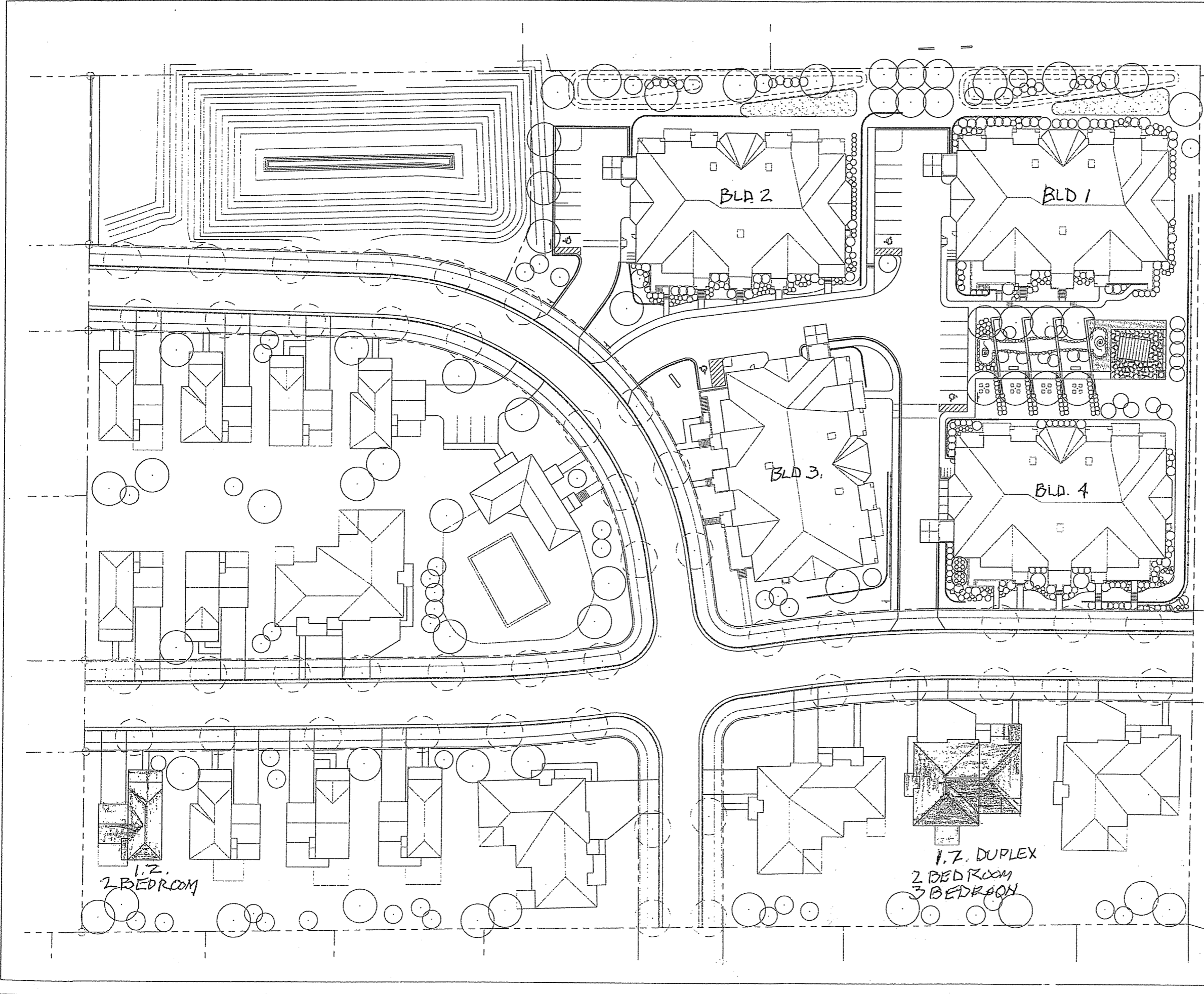
**Proposed Condominium Project**  
 Neighborhood Plan Amendment

0 10' 20'  
 scale



March 13, 2006

Madison Wisconsin



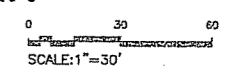
I.Z. UNITS

- SINGLE FAMILY (1) 2 BED
- DUPLEX (1) 2 BED
- (1) 3 BED
  
- BLD 1. 2ND FL. (1) 1 BED
- 1ST FL. (1) 2 BED
  
- BLD 2 1ST FL. (1) 1 BED
- 2ND FL. (1) 2 BED
  
- BLD. 3 2ND FL. (1) 1 BED
- 1ST FL. (1) 2 BED
- 1ST FL (1) 3 BED
  
- BLD. 4 1ST FL. (1) 1 BED
- 2ND FL. (1) 2 BED
- 2ND FL. (1) 3 BED

TOTAL (13) UNITS

I.Z.  
CONCEPT  
REVIEW

1 MASTER PLAN  
1"=30'-0"



**LOUTHER & ASSOCIATES DESIGNS LLC**  
 100 WILSON DRIVE, MADISON, WISCONSIN 53719  
 (608) 263-9711

**HAWKS RIDGE DEVELOPMENT**

WILLY COOPER, PROJECT MANAGER  
 JOHN P. HANSEN, ARCHITECT  
 JOHN J. HANSEN, ARCHITECT  
 JOHN J. HANSEN, ARCHITECT

**SITE MASTER PLAN**

DATE: 08/20/12

BY: [Signature]

I.Z.  
2 BED ROOM

I.Z. DUPLEX  
2 BED ROOM  
3 BED ROOM