

**APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL**

**AGENDA ITEM #** \_\_\_\_\_

**Project #** \_\_\_\_\_

DATE SUBMITTED: August 26, 2009

UDC MEETING DATE: September 2, 2009

**Action Requested**

- ☒ X-II Informational Presentation  
☐ Initial Approval and/or Recommendation  
☐ Final Approval and/or Recommendation

PROJECT ADDRESS: Hawks Landing Golf Club Lot 53 - 1802 Maple Crest Dr.

ALDERMANIC DISTRICT: #1- Jed Sanborn

OWNER/DEVELOPER (Partners and/or Principals)

Hawks Condominums Corp. - Jeff Haen

9 Hawks Landing Circle

Verona, WI 53593

ARCHITECT/DESIGNER/OR AGENT:

Knothe & Bruce Architects, LLC

7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

CONTACT PERSON: J. Randy Bruce/Knothe & Bruce Architects, LLC

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Phone: 608-836-3690

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E-mail address: [rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

**TYPE OF PROJECT:**

(See Section A For:)

- ☒ X Planned Unit Development (PUD)  
☐ General Development Plan (GDP)  
☒ X 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)

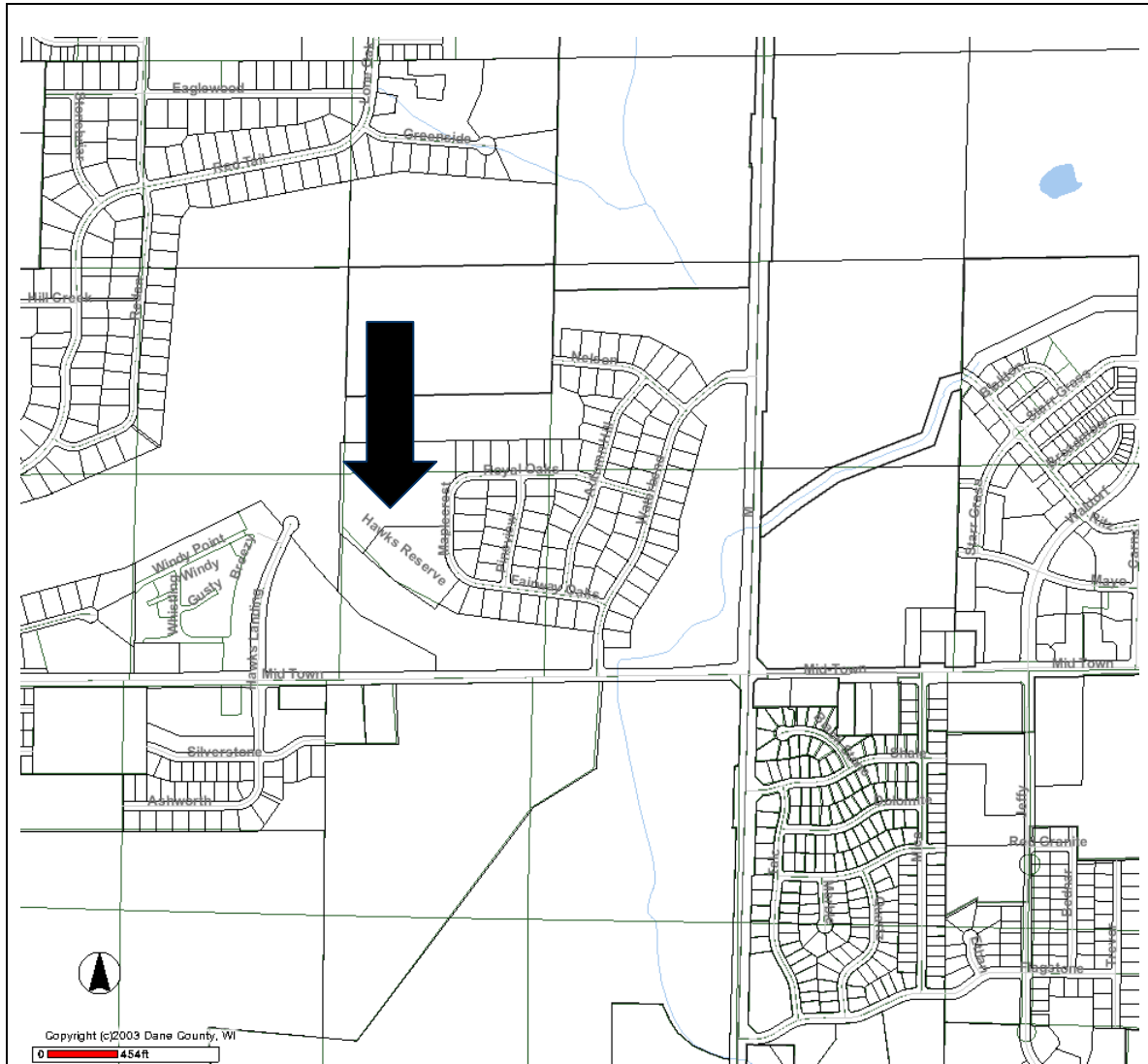
## **Description for Lot 53 of Hawks Landing**

August 26, 2009

We are proposing to modify the approved site plan by replacing (10) 6-unit buildings with (19) duplex units. We are also proposing to replace (5) 6-unit buildings and with (5) 10-unit buildings. The overall density will change from 114 units to 112 units.

Comments from the previous UDC meeting have been incorporated into the site design. The exterior architecture of the proposed buildings will be determined as the design process continues. The intent will be to implement some diversity of design while keeping a cohesive and attractive development.

The individual duplex buildings may be designed to allow some modification of plan and elevations to accommodate individual owners' preferences.



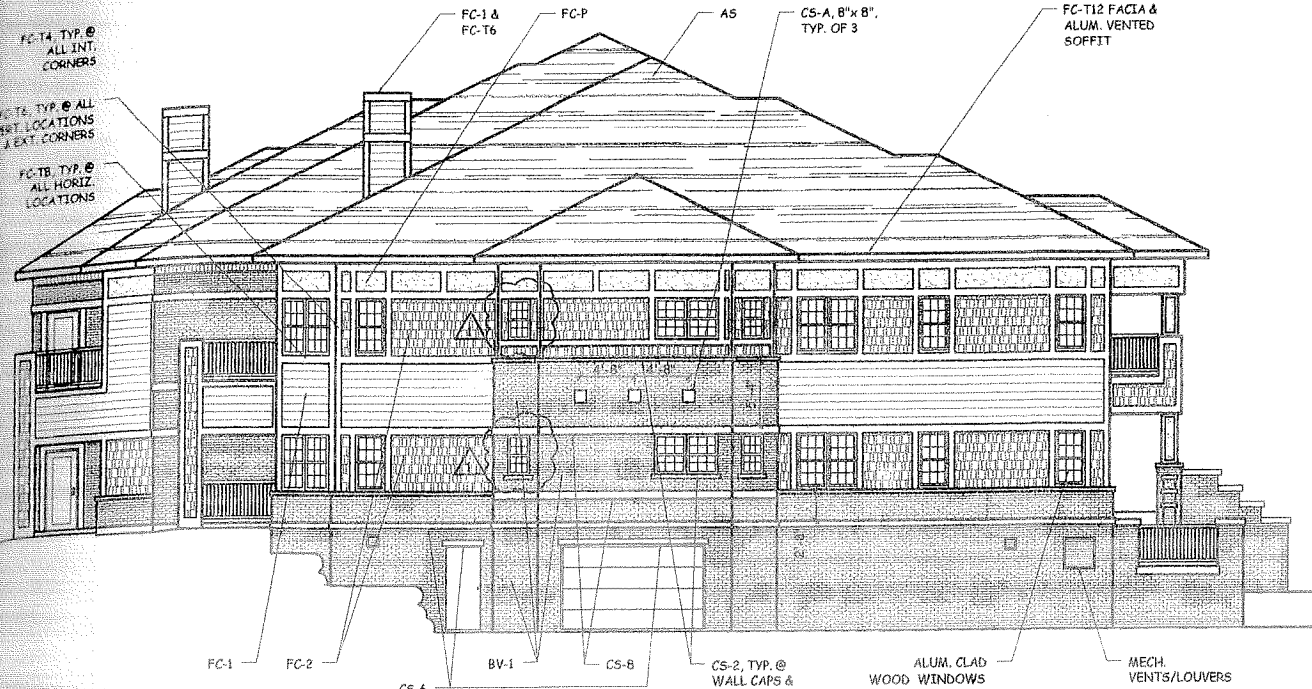
# Site Locator Map

1802 Maple Crest Drive  
Lot 53 Hawks Landing

# PREVIOUSLY APPROVED SITE

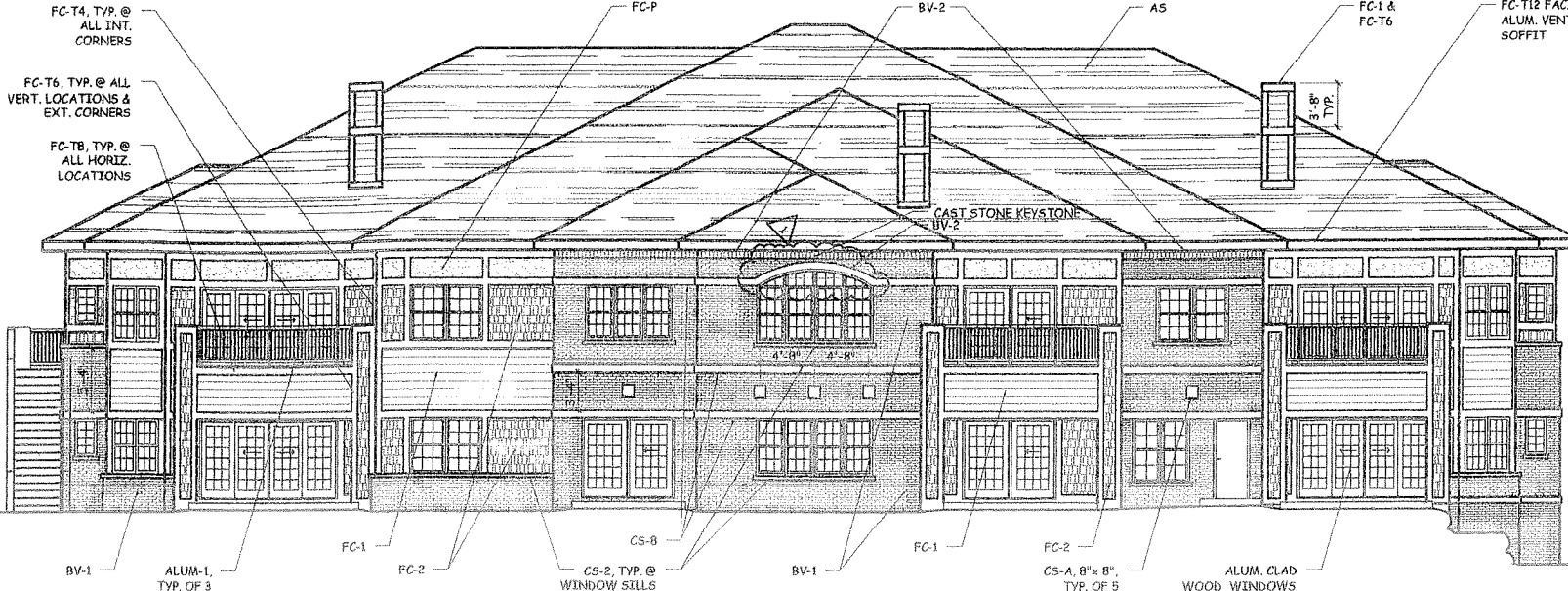


## EXISTING 6-UNIT BUILDINGS



### EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

MISC. EXTERIOR ACCESSORIES			
MARK	MANUFACTURER	STYLE	SIZE
ALUM-1	SUPERIOR ALUMINUM PRODUCTS, INC.	HEAVY DUTY ALUMINUM RAIL SYSTEM, SERIES 950	2 1/4" W x 1 3/4" H TOP RAIL 42" ABOVE FINISHED FLOOR, W/ 4" O.C. PICKETS AND 4" MAX. BETWEEN FLOOR & BOTTOM RAIL
NOTES: 1. SUBMIT PRODUCT DATA & SHOP DRAWINGS TO THE OWNER FOR REVIEW.			

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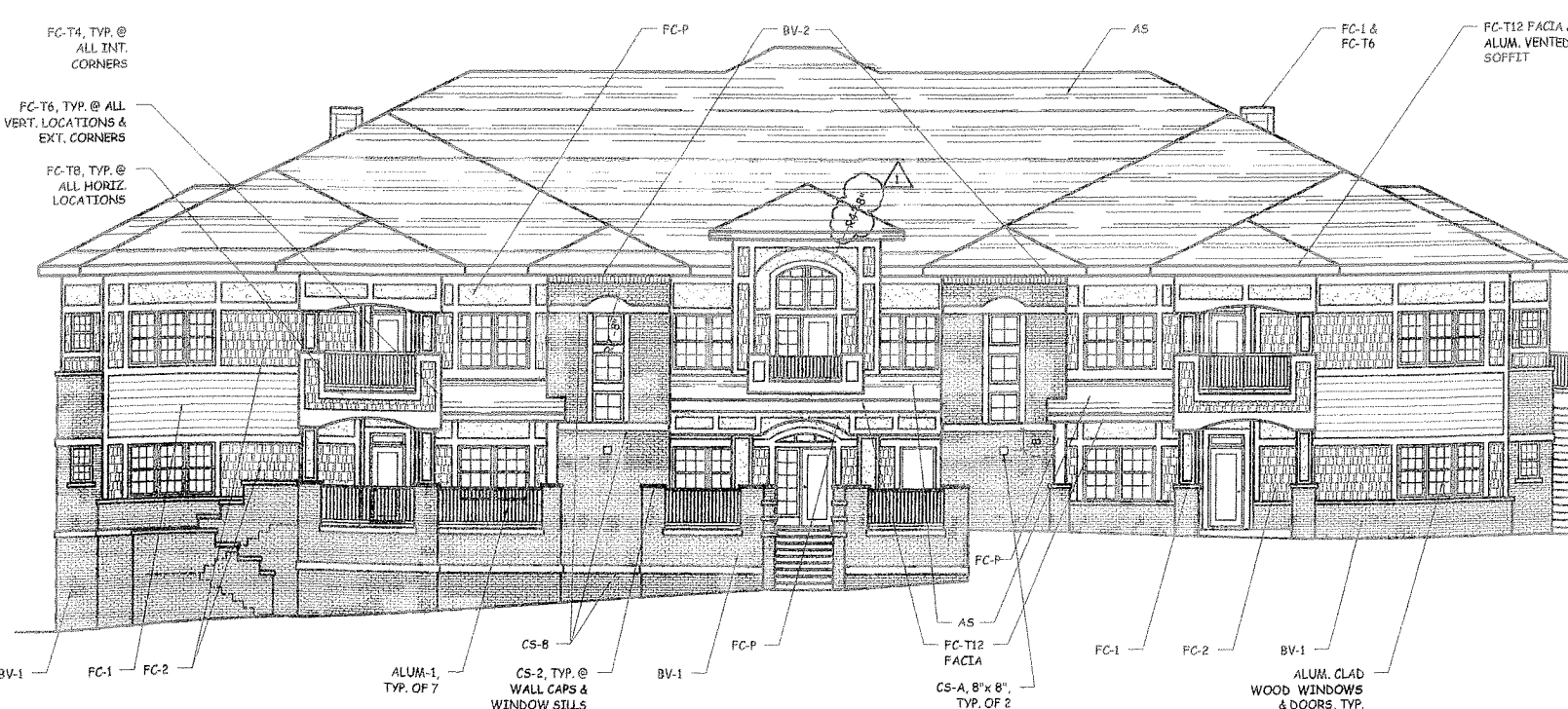
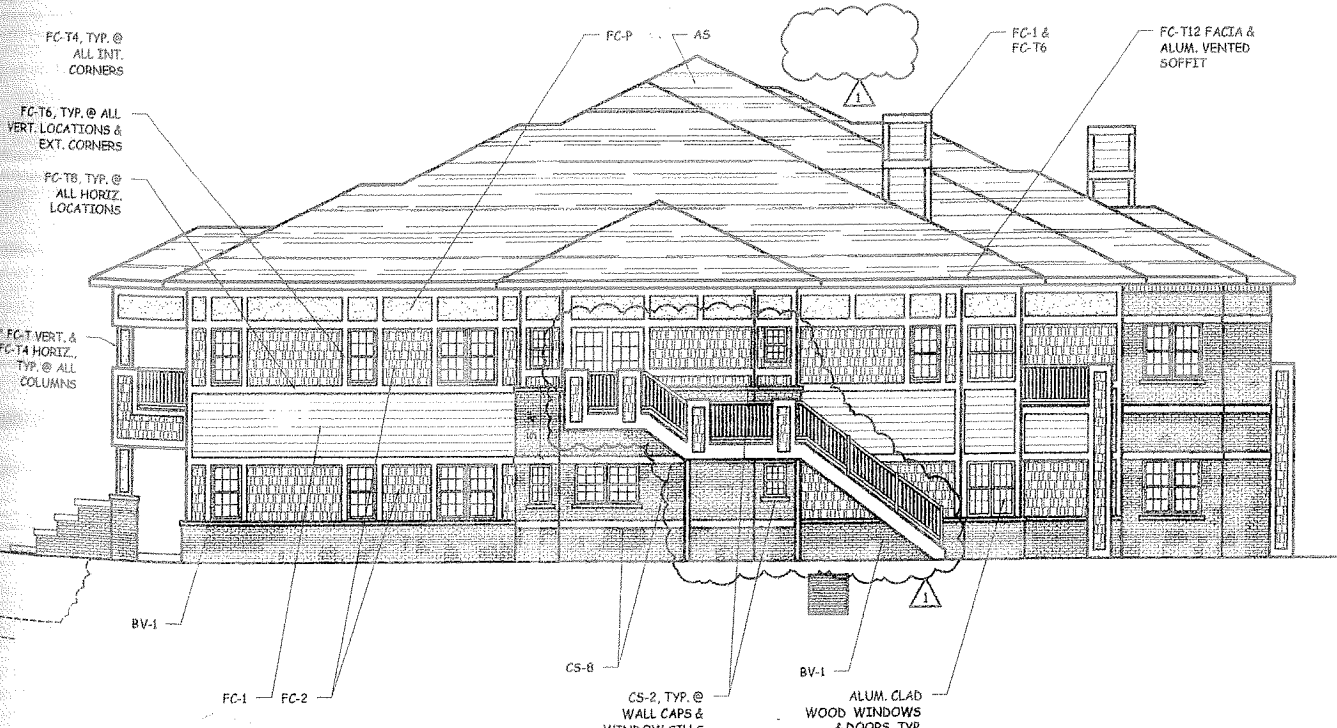
1. VERTICAL BRICK VENEER CONTROL JOINTS, UNLESS NOTED OTHERWISE, SHALL BE WITHIN 4'-0" OF CORNERS AND 40'-0" O.C. MAX.

EXTERIOR FINISH SCHEDULE				
MARK	DESCRIPTION	MANUFACTURER	STYLE	SIZE
AS	ASPHALT SHINGLES	--	30 YEAR ARCHITECTURAL	--
BV-1	BRICK VENEER	SIoux CITY BRICK	RUNNING BOND	2 3/4" H x 8" L x 4" D
BV-2	BRICK VENEER	SIoux CITY BRICK	SOLDIER COURSE	2 3/4" H x 8" L x 4" D
CS-A	CAST STONE	--	PLAIN	SEE ELEVATIONS
CS-2	CAST STONE	--	PLAIN BAND	2 3/4" H x 5" D
CS-6	CAST STONE	--	PLAIN BAND	6" H x 4" D
CS-B	CAST STONE	--	PLAIN BAND	8" H x 4" D
FC-1	FIBER CEMENT SIDING	JAMES HARDIE	HARDT PLANK LAP SIDING	8"
FC-2	FIBER CEMENT SIDING	JAMES HARDIE	HARDT SHINGLE SIDING	--
FC-T4	FIBER CEMENT TRIM	JAMES HARDIE	HARDT TRIM	3 1/2" x 3/4"
FC-T6	FIBER CEMENT TRIM	JAMES HARDIE	HARDT TRIM	5 1/2" x 3/4"
FC-T8	FIBER CEMENT TRIM	JAMES HARDIE	HARDT TRIM	7 1/4" x 3/4"
FC-T12	FIBER CEMENT TRIM	JAMES HARDIE	HARDT TRIM	1 1/2" x 3/4"
FC-P	FIBER CEMENT PANEL	JAMES HARDIE	HARDT PANEL	3/8" THICK

NOTES:  
1. DIMENSIONS ARE NOMINAL.  
2. SUBMIT PRODUCT DATA & SHOP DRAWINGS TO THE OWNER FOR REVIEW.

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Consultant

## Notes

## Revisions

UDC Informational Submittal II- August 26, 2009

Project Title

## Hawks Reserve

Lot 53 of  
Hawks Landing Golf Club  
1802 Maple Crest Drive

Drawing Title

# Concept Site Plan

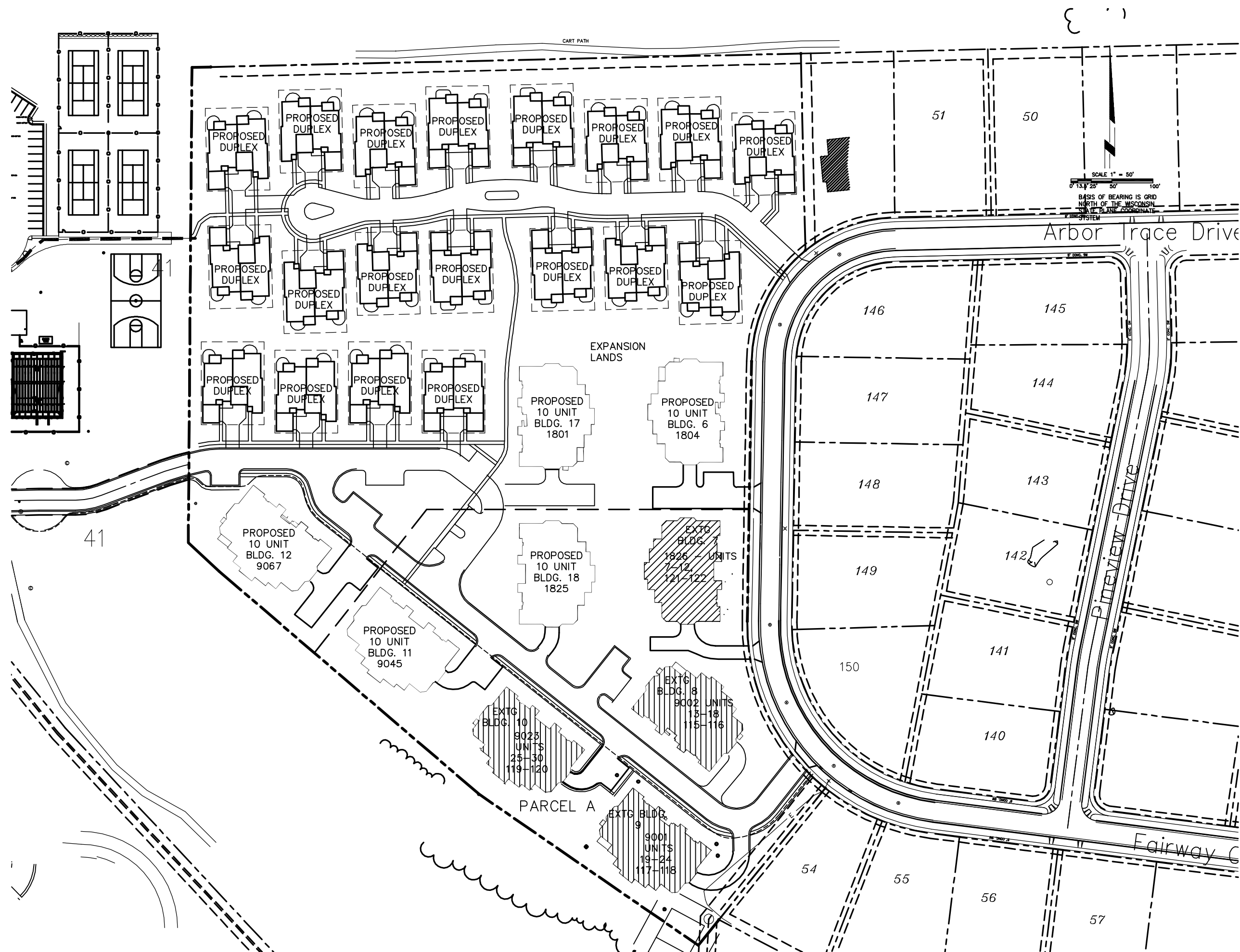
Project No. \_\_\_\_\_

0922

Drawing No.

C-1.1

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Notes  
1. EACH GARAGE IS DESIGNED TO  
ACCOMMODATE A HANDICAP ACCESSIBLE  
PARKING STALL IF NEEDED BY CONDO  
OWNER.



Revisions  
UDC Informational Submittal - August 13, 2009

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

Project Title  
Lot 53 of Hawks  
Landing Golf Club  
1802 Maple Crest Drive

Drawing Title  
Concept Elevations  
SCALE 1/8"=1'  
Project No. Drawing No.  
0922 A-1.1

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