

# CITY OF MADISON

# Proposed Conditional Use

Location: 1802 Maplecrest Drive

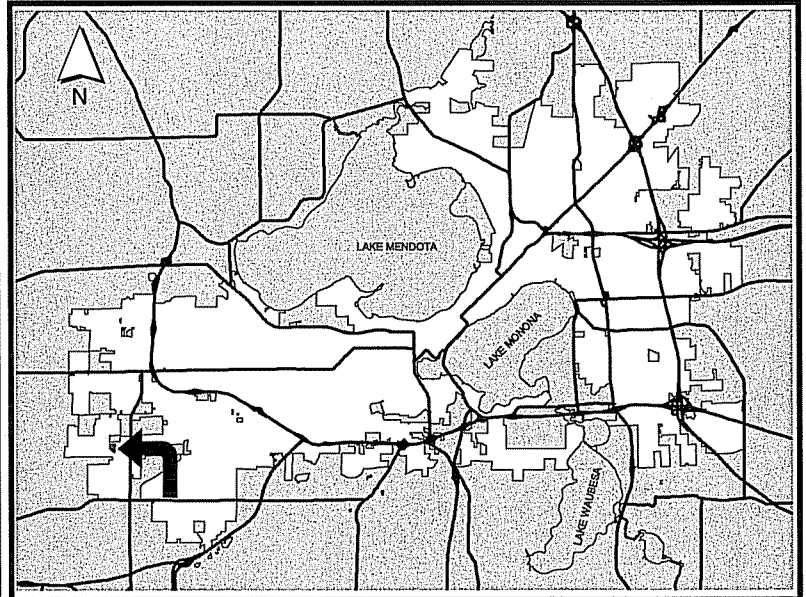
Project Name: Lot 53 - Hawk's Landing  
Golf Course

Applicant: Jeff Haen - Haen Real Estate/  
Brian Stoddard - JGS Architects

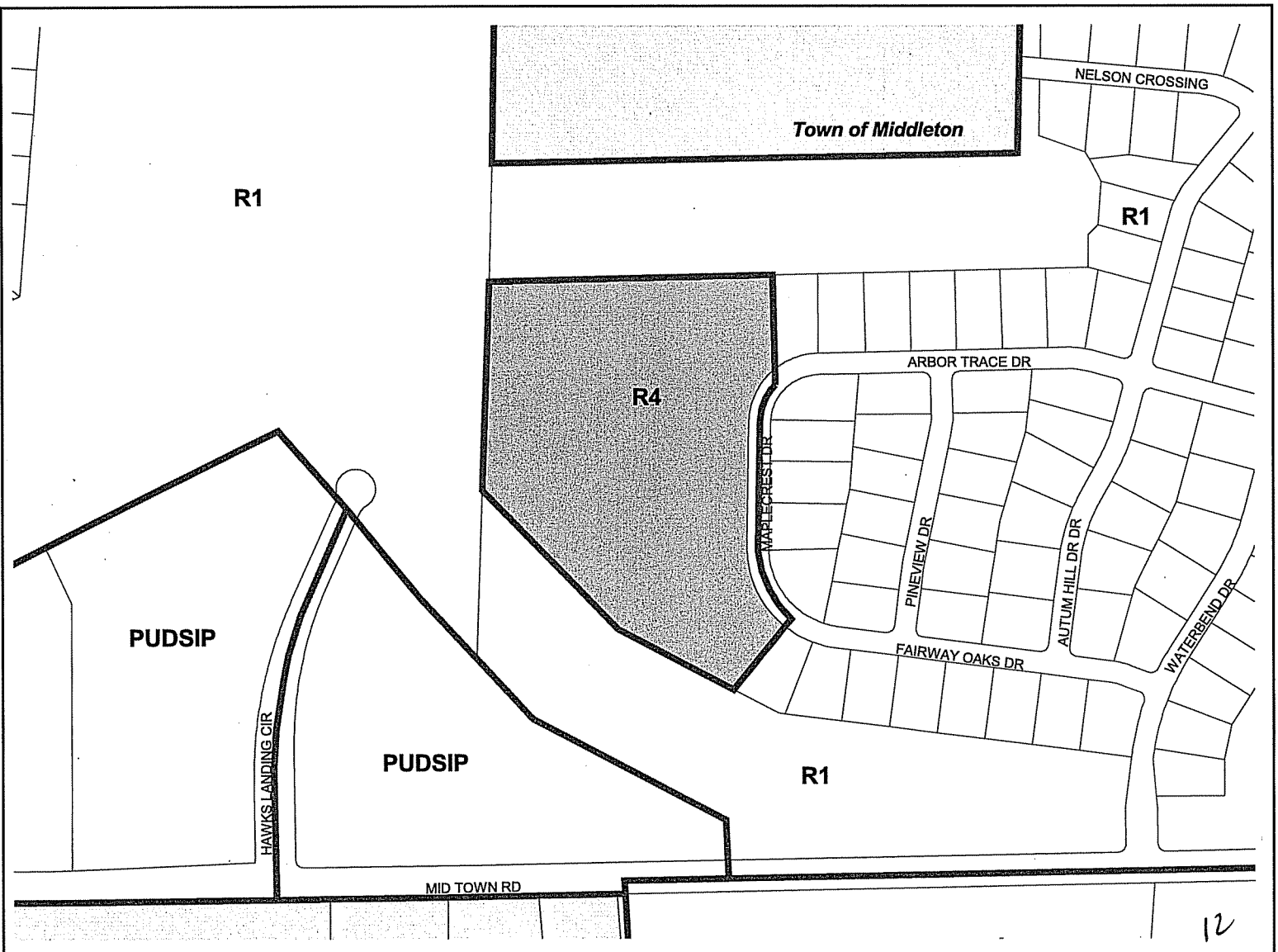
Existing Use: Vacant/Undeveloped

Proposed Use: 114-Unit Residential  
Development

Public Hearing Date:  
Plan Commission 21 February 2005



For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635

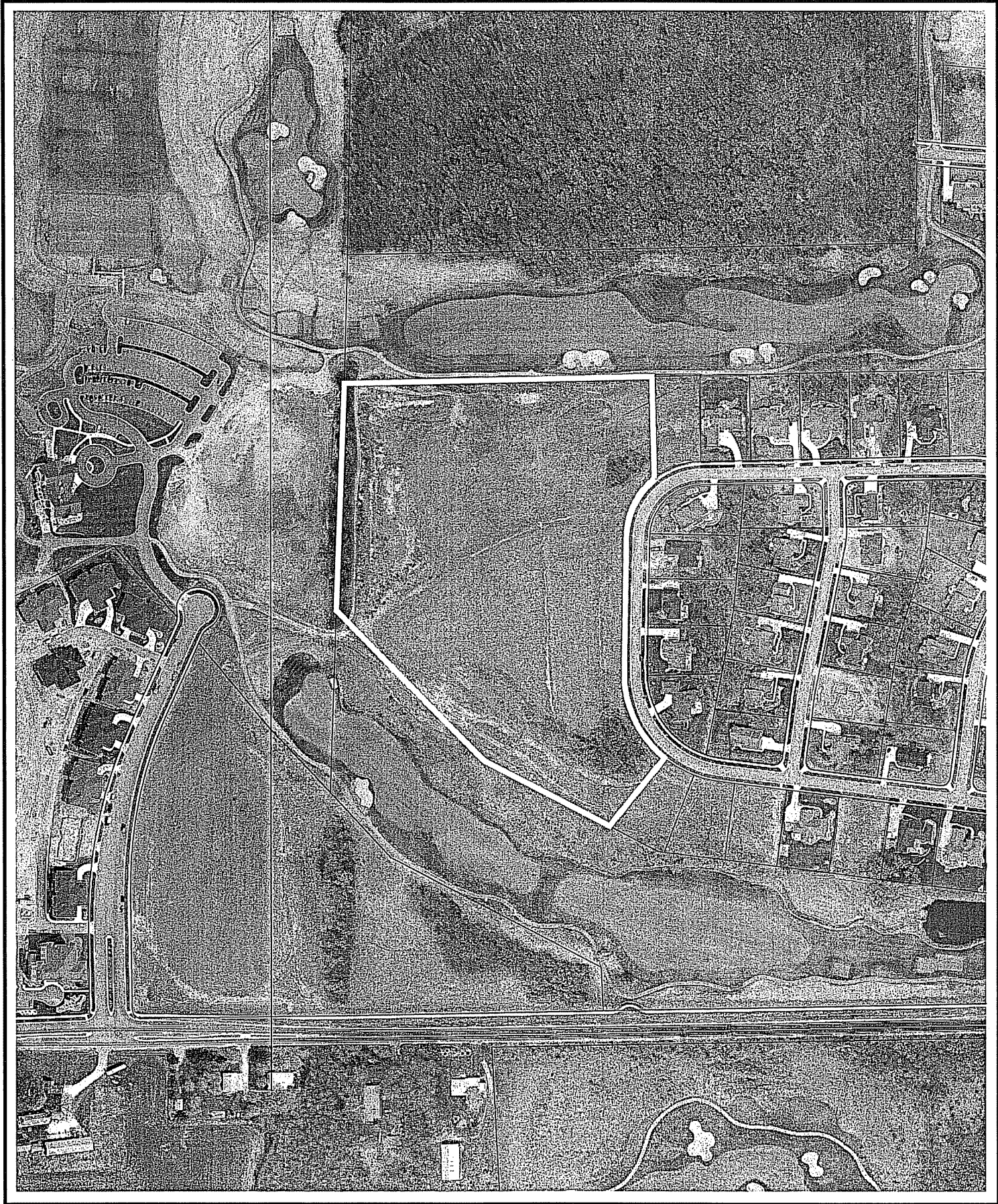


# 1802 Maplecrest Drive

400 0 400 Feet



*Date of Aerial Photography - April 2003*



# PART A

Occupant Notification Fee: \$50  
 Rezoning and Conditional Use application fees see attached.

The following information is REQUIRED for ALL applications for Plan Commission review:

800  
 13  
 2100  
 50  
 -----  
 \$2150

**FOR OFFICIAL USE ONLY:**  
 Amt. Paid \$2,150 Receipt # 57532  
 Date Received 1-12-05  
 Parcel No. 0708-343-0717-0  
 Aldermanic District 01- Ron Ferrell  
 GO Eng. hold  
 Zoning District R-4  
**For complete submittal:**  
 Application   
 Legal Description   
 Letter of Intent   
 Plans   
 Zoning Text N/A  
 Received By KAW  
 Alder notif.  waiver \_\_\_\_\_  
 Nbr.Assn. notif.  waiver \_\_\_\_\_  
 Issued Sign \_\_\_\_\_

1. Address of Site: 1802 MAPLECREST DRIVE  
 Name of Project: LOT 53 HAWKS LANDING GOLF CLUB  
 Acreage of Site: 14 ACRES (13.38 acres)

2. This is an application for (check at least one):  
 Rezoning from \_\_\_\_\_ to \_\_\_\_\_  
 Conditional Use  
 Demolition Permit  
 Other (Describe) \_\_\_\_\_

3. You must include or attach a legal description—Lot and block number of recorded certified survey map or plat, or metes and bounds by surveyor, engineer, title company, etc., (Note: A "Plat of Survey" or "Site Plan" is NOT a legal description). Any extra costs to the City, because of legal description problems, are to be paid by the applicant. (Any application, without a proper, complete and appropriate legal description, will NOT be processed). See attached instruction sheet regarding submittal of legal descriptions on computer diskette.  
LOT 53 OF THE HAWKS LANDING GOLF CLUB PLAT,  
CITY OF MADISON

4. General description of the project or intended use(s) of this property.  
A 114 UNIT CONDOMINIUM DEVELOPMENT, CONSISTING  
OF 19 BUILDING WITH 6 UNITS PER BUILDING,  
WITH UNDERGROUND PARKING.

5. Are there existing buildings on this site? NO  
 What is the present zoning of this site? R-4  
 What are the present uses of this site? UNDEVELOPED

6. Do you intend to use the existing building(s)? FOR SALE CONDOMINIUMS 12



7. What exterior changes are proposed to the existing building(s)? N/A

8. What interior changes are proposed to the existing building(s)? N/A

9. Are you proposing to add or build new dwelling units? YES  
How many units? 114  
Owner occupied YES selling price, from \$ 250,000 to \$ 450,000  
Rental N/A rent levels, from \$ \_\_\_\_\_ to \$ \_\_\_\_\_

10. For rental housing will you be accepting section 8 housing vouchers? N/A

11. When do you wish to occupy this site or building? SUMMER 2005

12. Does this proposal involve any development in the public right-of-way?  
No \_\_\_\_\_ Yes X Explain: DRIVEWAY CURB CUTS

13. Please print (or type) name and mailing address of the property owner. (Please include all owners involved in partnerships) JEFF HAEN, HAEN REAL ESTATE, 322 JUNCTION RD, MADISON WI 53717

Phone: 829-1155 Fax: 833-8854

Please print (or type) name and mailing address of contact person for this project [the person that can answer any questions regarding this application or project plans and will appear at the public hearing(s)]. BRIAN STODDARD, JGS ARCHITECTS, 102 S. WASHINGTON ST, SPRING GREEN WI 53588

Phone: 608-588-3691 Fax: 608-588-3582

14. Property owner's authorization signature: [Signature]  
[If offer to purchase or contract owner, please indicate below (check one). Architect's, real estate agent's, contractor's or tenant's signature is NOT adequate].  
X Owner \_\_\_\_\_ Offer to Purchase \_\_\_\_\_ Other (Explain \_\_\_\_\_)

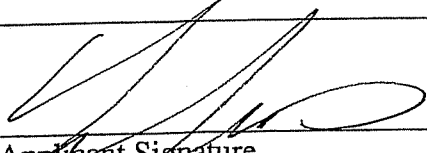
15. It is extremely important that you inform the ALDERPERSON and NEIGHBORHOOD ASSOCIATION of this district about your proposal as soon as possible. As required by Section 28.12(10)(c) and (d), I have notified the appropriate Alderperson and Neighborhood Association in writing by mail no less than thirty (30) days prior to this submittal. Yes X No \_\_\_\_\_  
Date that the alderperson was notified: SPRING 2004  
Date that the Neighborhood Association was notified: SPRING 2004



9. That when applying the above standards to any new construction of a building or an addition to an existing building the City Plan Commission:
- Shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district, and
  - May require the applicant to submit plans to the Urban Design Commission for comments and recommendations, and
  - May consider the use of the proposed building as it relates to the City's Land Use Plan. When a conditional use application is denied, the Plan Commission shall furnish the applicant in writing those standards that are not met and enumerate reasons the Commission has used in determining that each standard was not met. (Sec.28.12(10)(g)8. Cr. by Ord. 5869,6-1-77)

The undersigned applicant or authorized agent of the applicant hereby certifies that he or she has read all of the information contained in this application and that the same is true and correct.

The undersigned further understands and agrees that any review, recommendation, approval, or permit, based upon any statement, drawings, plans, evidence or information furnished by the applicant or any agent of the applicant to the Plan Commission or Common Council with respect to the project which is the subject of this application and which at the time made is misleading, inaccurate, untrue or incorrect in any material respect, shall be declared null and void by the Commission, issuing written notice thereof to the applicant or designated agent without further public hearing.

	AGENT	1/12/05
Applicant Signature	Relationship to Owner	Date

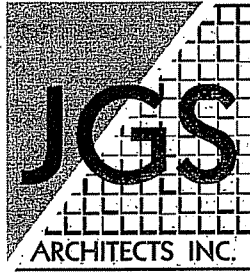
Please print (or type) name and mailing address of above applicant: BRIAN STODDARD  
102 S. WASHINGTON ST., SPRING GREEN WI 53588

Phone 608-588-3691 Fax 588-3582

**The following material is REQUIRED for all applications:**

- Twelve (12) copies of a Letter of Intent describing this application in detail, including: Construction schedules, names of people involved (contractor, architect, landscaper, business manager, etc.), types of businesses, hours of operation, square footage or acreage of the site, number of dwelling units, number of employees, gross square footage of building, number of parking stalls, etc.
- Seven (7) copies of "Full Size" scaled site plans and seven (7) copies of reduced site plans on 11 inch by 17-inch paper. Scaled site plans to be drawn at a scale of one-inch equals 20 feet. All plan sets must include: A site plan showing all lot lines, building locations, building additions, demolitions, or changes, parking areas, driveways, sidewalks, location of any new signs, existing and proposed utility locations, and landscaping. Also include building elevations and floor plans. Plans must be drawn to scale and include all dimensions.

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JEWELL • GREENHECK • STODDARD

January 12, 2005

Plan Commission  
City of Madison  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53701

LETTER OF INTENT

Hawks Landing Golf Club  
Lot 53

The attached submittal is for conditional use approval for a PRD in an existing R-4 zoning district at the Hawks Landing Golf Club. The Hawks Landing Golf Club plat was approved per the adopted Mid-Town Amendment to the High Point Raymond Neighborhood Development Plan; which was adopted in 2001. The project is a 114-unit condominium development consisting of 19 buildings with 6 units in each building. The buildings are two stories with an underground parking garage.

Developer:

Haen Real Estate  
342 Junction Road  
Madison, WI 53717  
608-829-1155  
Fax: 608-833-8854

Civil Engineer:

Arnold & O'Sheridan Consulting Engineers  
1111 Deming Way  
Madison, WI 53717  
608-821-8500  
Fax: 608-821-8501

Architect:

JGS Architects, Inc.  
102 S. Washington St.  
Spring Green, WI 53588  
608-588-3691  
Fax: 608-588-3582

Landscape Design:

The Bruce Company  
2880 W. Beltline Hwy.  
Middleton, WI 53562  
608-836-7041  
Fax: 608-831-4236

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The property will be developed in phases with construction commencing in the 2005, pending conditional use approval. The development will proceed as the economic and financial markets allow.

## Project Data

### BUILDING SUMMARY

6 UNITS PER BUILDING x 19 BUILDINGS=	114 UNITS
DENSITY	8.14 DU/ ACRE
CONDOMINIUMS	18,612 S.F. x 19 BUILDINGS
TOTAL	<u>353,628 S.F.</u>
PARKING GARAGE	9,306 S.F. x 19 BUILDINGS
TOTAL	176,814 S.F.
PROJECT TOTAL	530,442 S.F.

### APARTMENT UNIT SUMMARY

	3 BEDROOM	2 BEDROOM	TOTAL
UNIT A	38		38
UNIT B	38		<u>38</u>
UNIT C		<u>38</u>	38
TOTALS	<u>76</u>	<u>38</u>	114

### SITE SUMMARY

	14
TOTAL SITE ACREAGE	
TOTAL SITE SQUARE FOOTAGE	609,030 S.F.
USEABLE OPEN SPACE REQUIRED	57,000 S.F.
USEABLE OPEN SPACE PROVIDED	80,650 S.F.
LOT AREA REQUIRED	266,000 S.F.
LOT AREA PROVIDED	609,030 S.F.

### PARKING SUMMARY

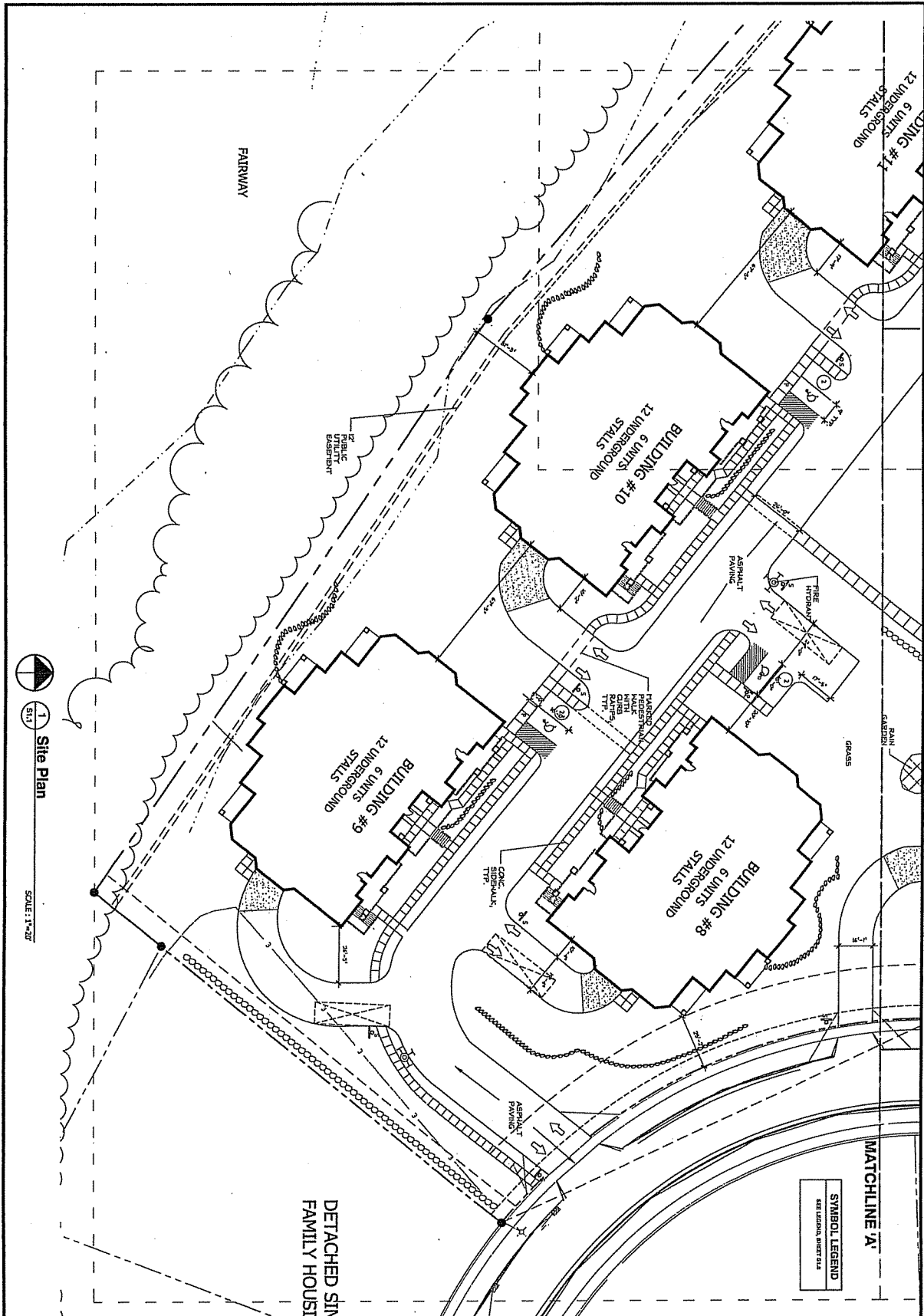
PROVIDED	
UNDERGROUND	228 SPACES
SURFACE	<u>40 SPACES</u>
TOTAL	268 SPACES
(ACCESSIBLE STALLS=17)	

Trash removal will be done privately. Trash storage for the condominiums will be located in the underground parking garages. Snow removal and maintenance will be private.

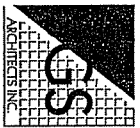
Signage to be reviewed under a separate submittal.







SYMBOL LEGEND	
[Symbol]	EXIST. LOTION, STREET ETC.



101 East Washington Ave.  
Madison, Wis. 53703  
Phone: 445-5371  
Fax: 445-5371  
E-Mail: LLA@L.L.ARCHITECTS.COM

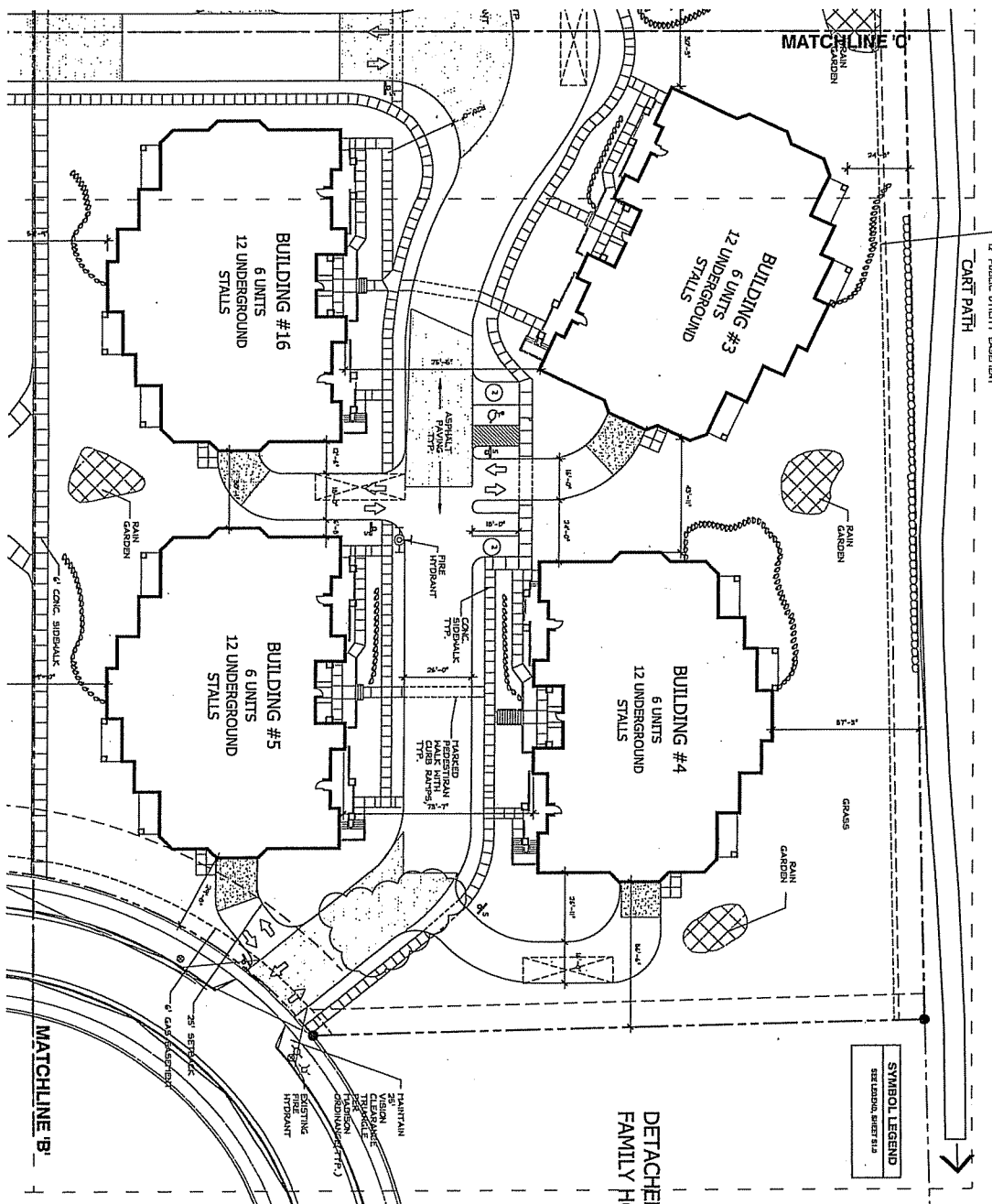
# Hawk's Landing Lot 53 Madison, Wisconsin

DATE: 1-12-05 P.C.  
REVISIONS:

PROJECT NUMBER: 0320  
SHEET NO.: S1.1  
DRAWING TITLE: Detailed Site Plan

1 Site Plan  
S1.1  
SCALE: 1"=20'





1 Site Plan  
S1.4

SCALE: 1"=20'

**SYMBOL LEGEND**

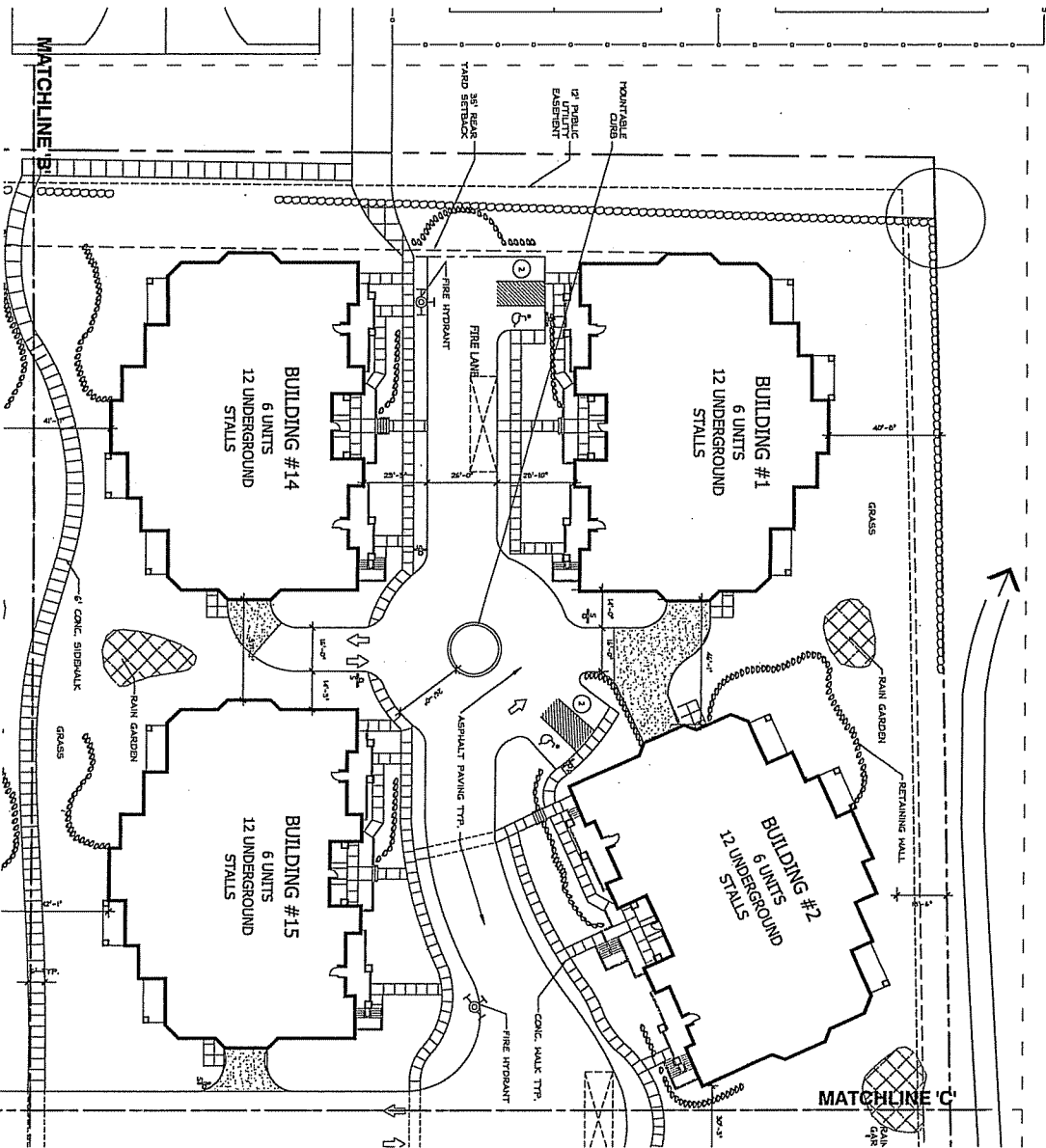
[Symbol]	SEE SYMBOL SCHEDULE
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**CS ARCHITECTS INC.**  
104 East Washington Ave.  
Madison, WI 53703  
Phone: (608) 251-5771 | Fax: (608) 251-4343

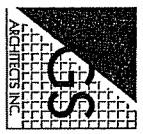
**Hawk's Landing  
Lot 53  
Madison, Wisconsin**

Date: 1-12-05 P.C.  
Project Number: 0320  
Sheet: S1.3

Detailed Site Plan



**SYMBOL LEGEND**  
 SEE EXHIBIT, SHEET 51.4



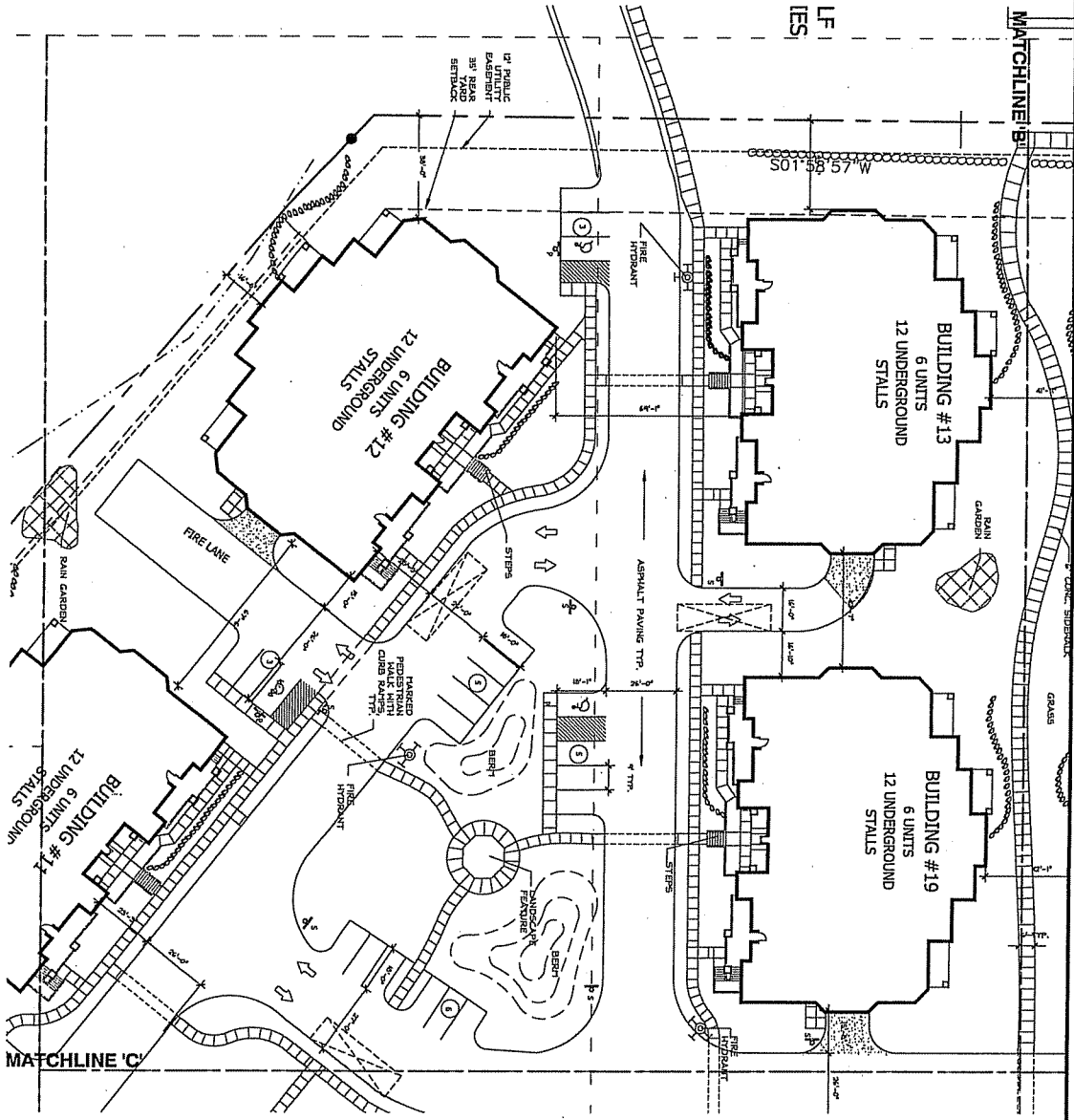
101 East Washington Ave.  
 Madison, WI 53703  
 Phone: (608) 251-1111  
 Fax: (608) 251-1111

**Hawk's Landing  
 Lot 53  
 Madison, Wisconsin**

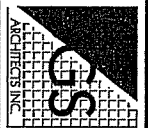
DATE: 1-12-05 P.C.

**Detailed Site Plan**

Project Number: 0320  
 Sheet No: S1.4



**Hawk's Landing**  
**Lot 53**  
**Madison, Wisconsin**



Project Number	0920
Sheet No.	S1.5
Date	1-12-05 P.C.
Author	
Checker	
Designer	
Project Name	Hawk's Landing
Project Location	Lot 53, Hawk's Landing, Madison, WI
Project Description	Site Plan
Project Status	Final
Project Owner	
Project Architect	Architects Inc.
Project Engineer	
Project Surveyor	
Project Planner	
Project Designer	
Project Checker	
Project Designer	
Project Checker	
Project Designer	
Project Checker	

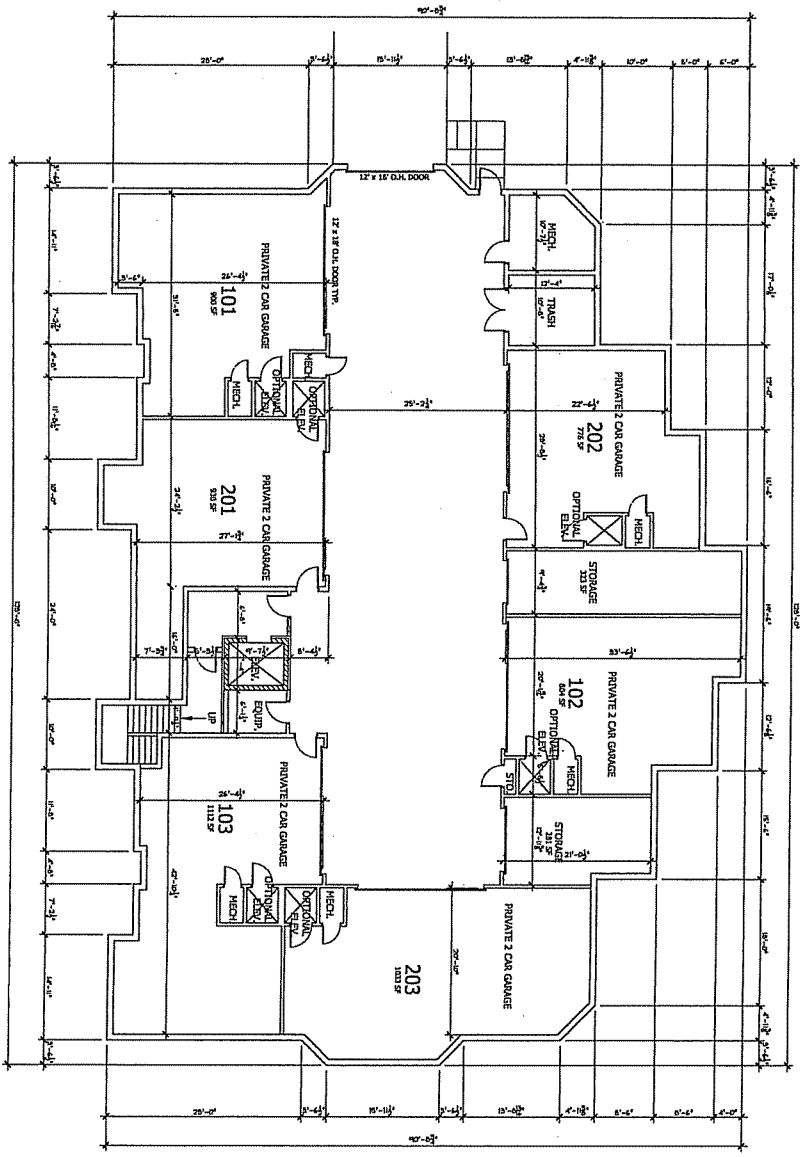
12



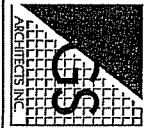








1  
 FIG. 10  
**Basement Plan**  
 SCALE: 1/8" = 1'-0"



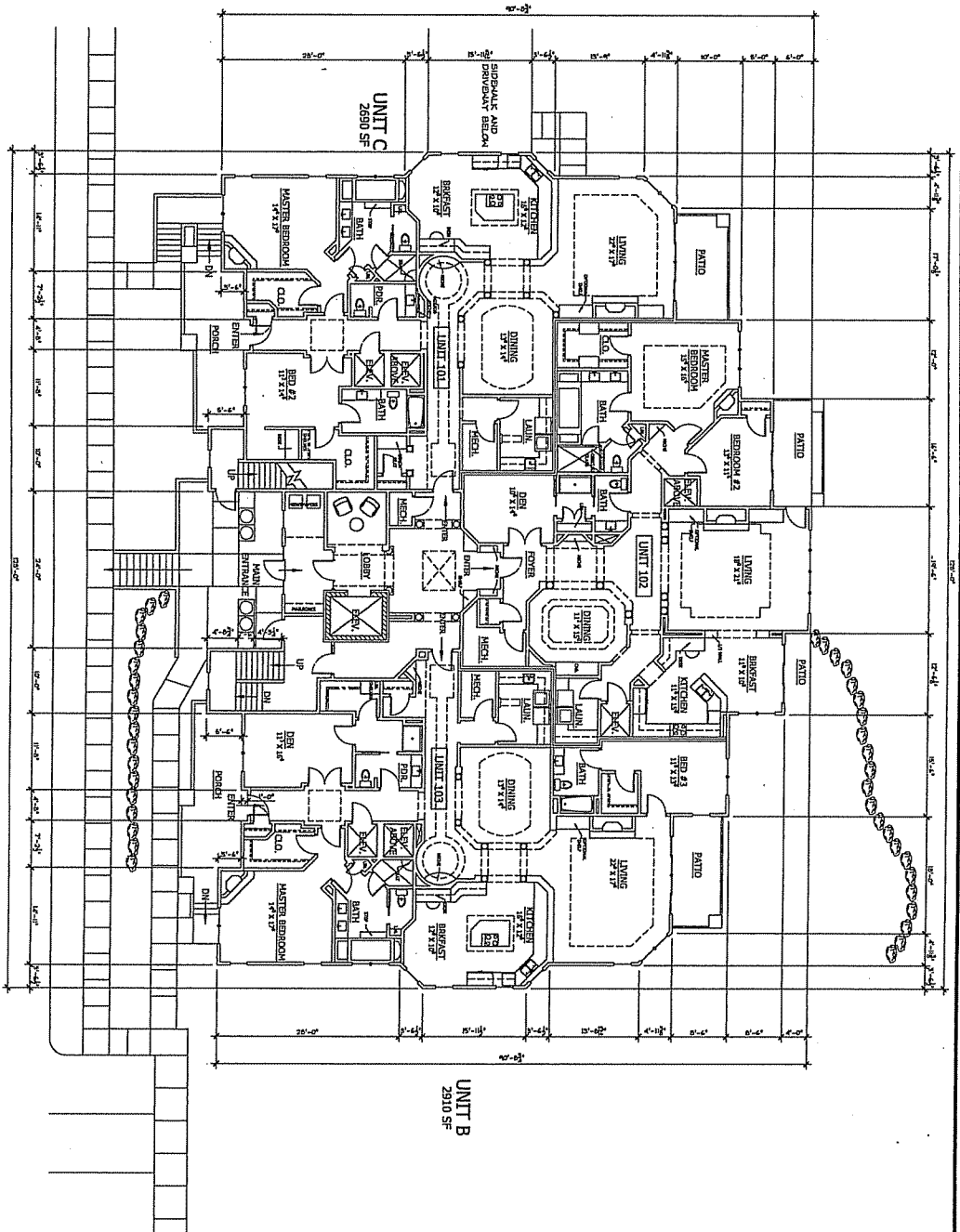
121 East Washington Street  
 Madison, WI 53703  
 Phone: 608/251-1211 Fax: 608/251-1212

**Lot 53**  
**Hawk's Landing Golf Club**  
**Madison, Wisconsin**

DATE: 1-12-2005 P.C.

PROJECT NUMBER: 0320  
 SCALE: F1.0  
**Basement Plan**

PROJECT NUMBER: 0320  
 SCALE: F1.0

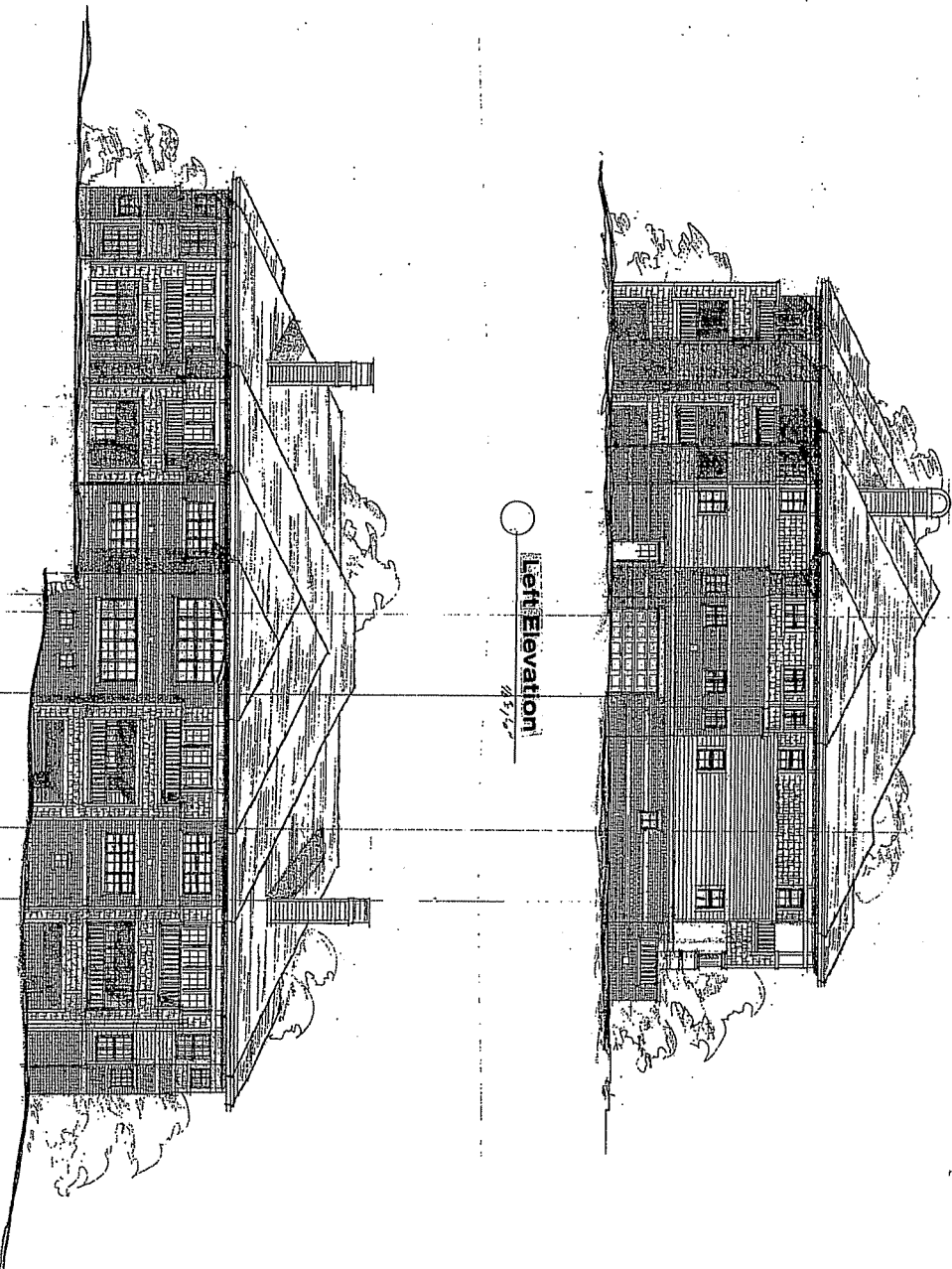


1 First Level Floor Plan  
 THIRD FLOOR SIM. SCALE: 1/8" = 1'-0"

FLOOR LEVEL, S.F. (GROSS) = 9,306

Project Number <b>0320</b>	Sheet No. <b>A1.0</b>	Drawing Title <b>First Level Floor Plan</b>	Date <b>1-12-2005 P.C.</b>	Lot 53 <b>Hawk's Landing Golf Club</b> <b>Madison, Wisconsin</b>	





Left Elevation  
1/5/04

Rear Elevation  
8/3/04



James J. Gorman, AIA, Principal  
1040 Oak Hill Road  
Madison, WI 53718  
Phone: 608.278.3777 Fax: 608.278.3778

**Lot 53**  
**Hawks Landing Golf Club**  
**Madison, Wisconsin**

DATE  
10-19-04

PROJECT NUMBER  
0440

PRELIMINARY  
ELEVATIONS

0440

2