



# City of Madison

## Proposed Rezoning

Location

1 Hawks Landing Circle

Applicant

Jeff Haen – JAKS Investments/  
J. Randy Bruce – Knothe & Bruce Architects

From: PUD(SIP)

To: Amended  
PUD(GDP-SIP)

Existing Use

Vacant Land

Proposed Use

Construct 30-Unit Apartment Building  
Instead of Approved Office Building

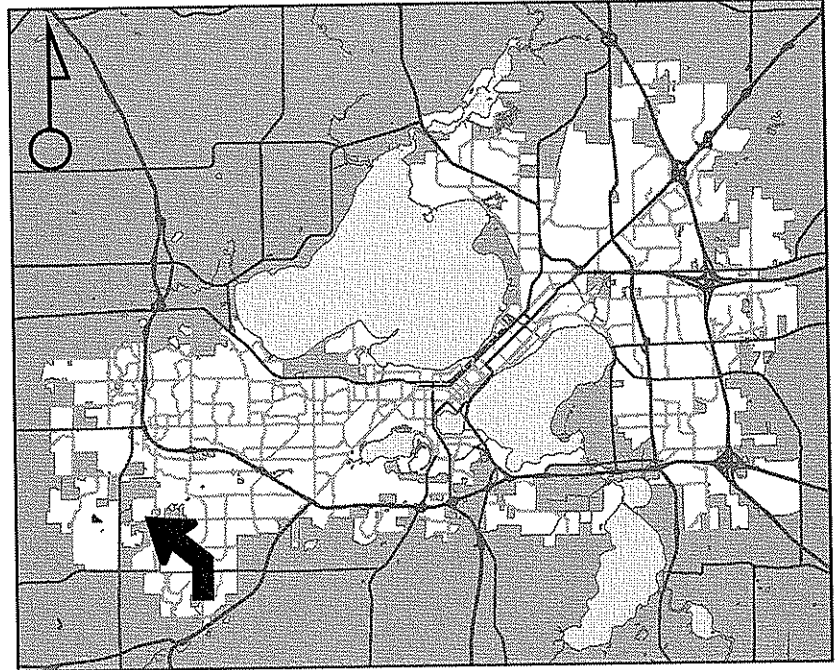
Public Hearing Date

Plan Commission

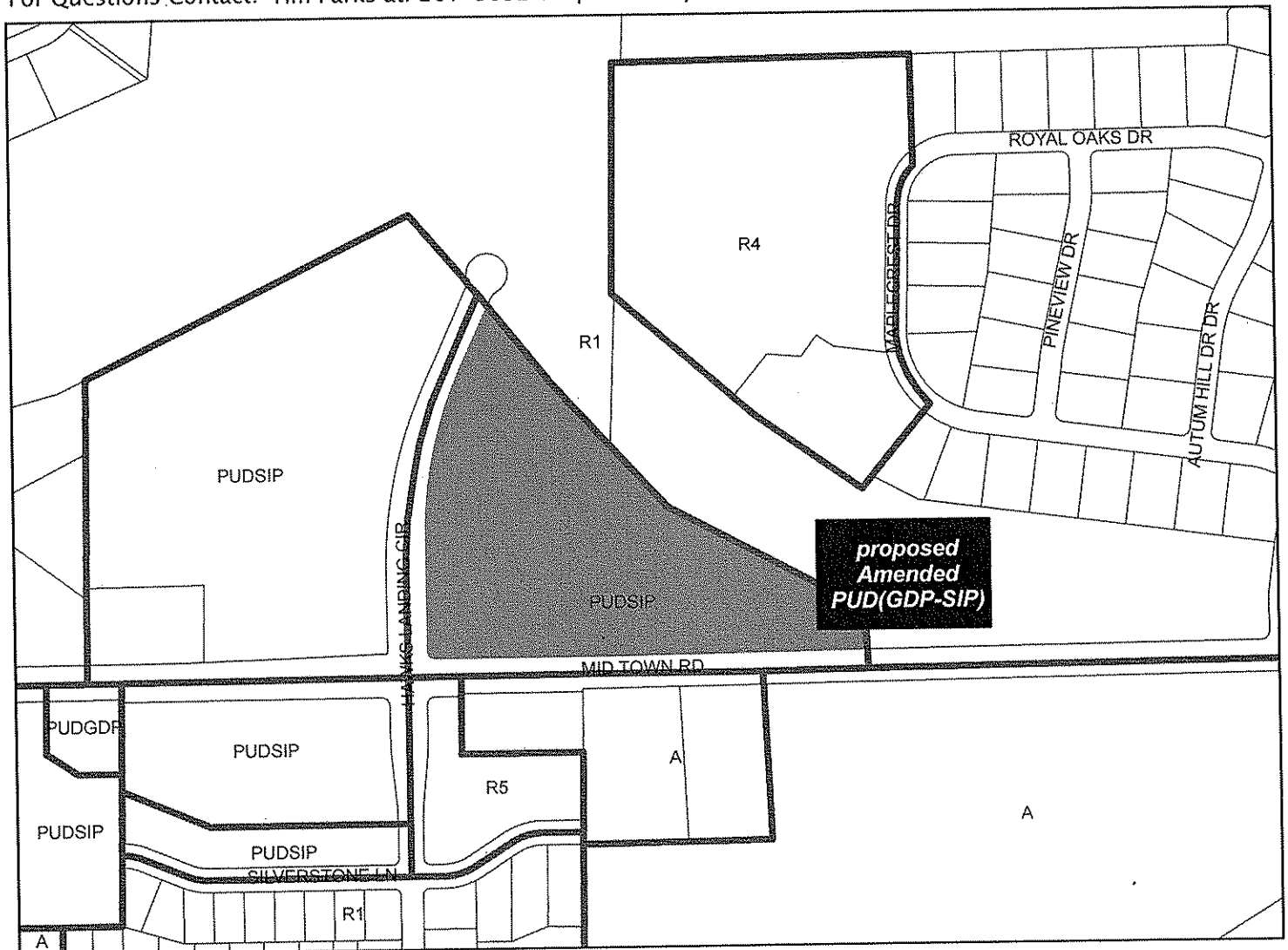
14 September 2009

Common Council

06 October 2009



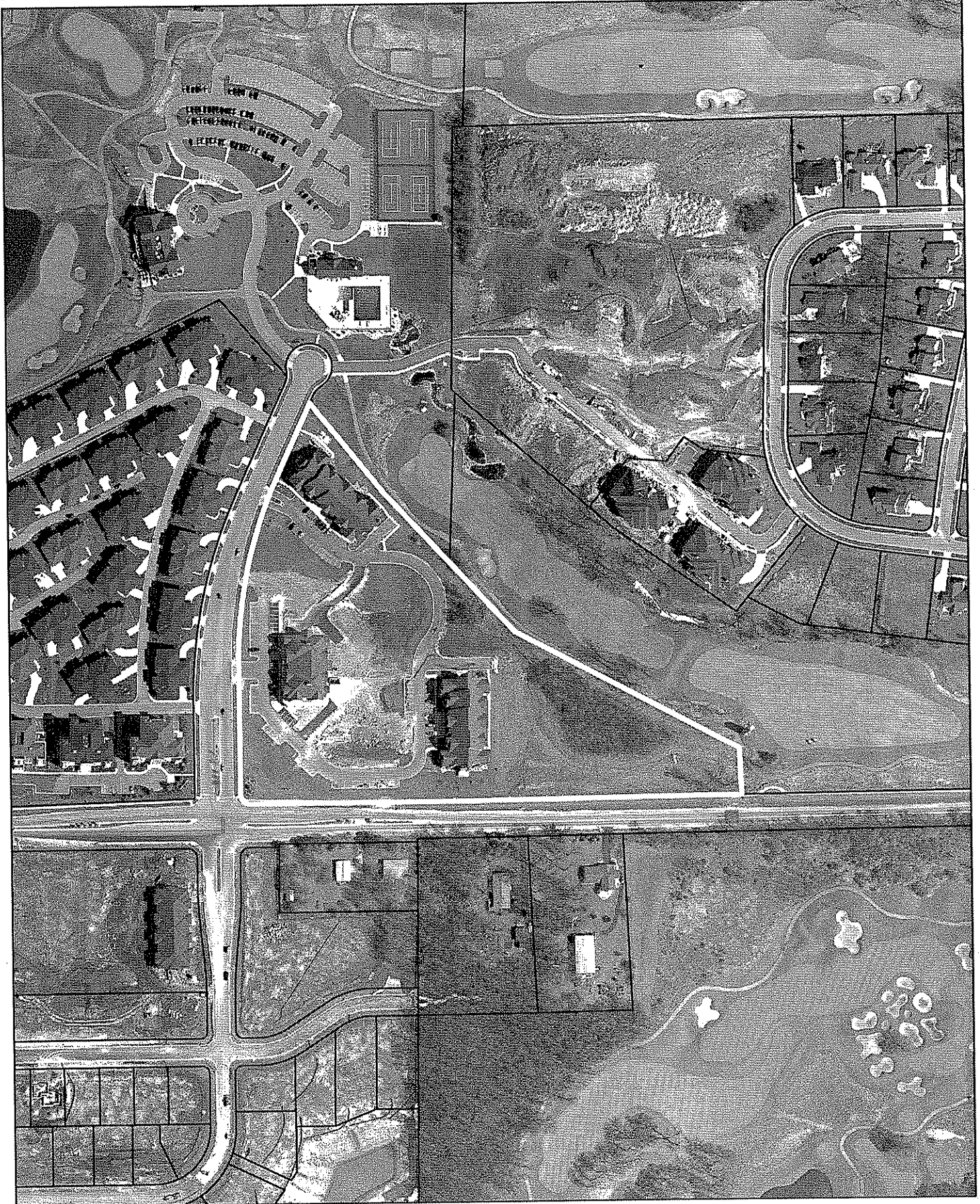
For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 01 September 2009

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# LAND USE APPLICATION

## Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	3250 - Receipt No. 102937
Date Received	7/14/09
Received By	NPF
Parcel No.	0708-243-0727-9
Aldermanic District	1 - Sanborn
GQ	PUD S/D
Zoning District	PUD S/D
For Complete Submittal	
Application	Letter of Intent
IDUP	Legal Descript.
Plan Sets	Zoning Text
Alder Notification	Waiver
Ngbrhd. Assn Not.	Waiver
Date Sign Issued	

1. **Project Address:** 1 Hawks Landing Circle **Project Area in Acres:** 11.2  
**Project Title (if any):** Hawks Landing

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> <b>Rezoning to or Amendment of a PUD or PCD District:</b> <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input checked="" type="checkbox"/> Amended Gen. Dev. Plan <input checked="" type="checkbox"/> Amended Spec. Imp. Plan	
<input type="checkbox"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Jeff Haen Company: JAKS Investments, LLC  
 Street Address: 9 Hawks Landing Circle/P.O. Box 4428 City/State: Madison, WI Zip: 53744  
 Telephone: (608) 845-1550 Fax: (608) 848-8854 Email: jeff@haenrealestate.com

Project Contact Person: Randy Bruce Company: Knothe + Bruce Architects, LLC  
 Street Address: 7601 University Ave, Ste 201 City/State: Middleton, WI Zip: 53562  
 Telephone: (608) 836-3690 Fax: (608) 836-6934 Email: rbruce@knothebruce.com

Property Owner (if not applicant): \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: A previously proposed 30,000 S.F. office building redesigned to be a 30 unit apartment building.

Development Schedule: Commencement Fall 2009 Completion Spring 2010

**5. Required Submittals:**

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded).
  - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee: \$3250** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcaapplications@cityofmadison.com](mailto:pcaapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4633 for assistance.

**In Addition, The Following Items May Also Be Required With Your Application:**

- N/A  For any applications proposing demolition or removal of existing buildings, the following items are required:
- Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>.
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- A **Zoning Text** must accompany all Planned Community or Planned Unit Development (PCO/PUD) submittals.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:  
 → The site is located within the limits of the: Mid-Town Amendment to High-Density Neighborhood Development Plan, which recommends: mixed-use development with offices, neighborhood retail and multi-family for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:  
 → List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:  
Jed Sanborn - see e-mails for waiver  
 NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.  
 Planning Staff: Tim Parks Date: 3/31/09 Zoning Staff: \_\_\_\_\_ Date: \_\_\_\_\_
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name John M. Mulvoy Date 7/14/09  
 Signature John M. Mulvoy Relation to Property Owner OWNER REPRESENTATIVE  
 Authorizing Signature of Property Owner John M. Mulvoy for Jeff Haen Date 7/14/09  
 Effective April 27, 2009

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July 15, 2009

Mr. Brad Murphy  
Director of Planning  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, Wisconsin 53701

Re: Letter of Intent  
Amended PUD-GDP-SIP  
Hawks Landing Lot 62  
1 Hawks Landing Circle  
Madison, Wisconsin

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

**Organizational structure:**

Owner: JAKS Investments, LLC  
342 Junction Road  
P.O. Box 44159  
Madison, WI 53744  
608-8829-1155  
608-833-8854 fax  
Contact: Jeff Haen  
[jeff@haenrealestate.com](mailto:jeff@haenrealestate.com)

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
608-836-3690  
608-836-6934 fax  
Contact: Randy Bruce  
[rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

Engineer: Arnold & O'Sheridan Consulting  
Engineers  
1111 Deming Way  
Madison, WI 53717  
(608) 821-8500  
(608) 821-8501 fax  
Contact: David Andruczyk  
[DAndruczyk@arnoldandosheridan.com](mailto:DAndruczyk@arnoldandosheridan.com)

Landscape Design: The Bruce Company  
2830 Parmenter St.  
Middleton, WI 53562  
(608) 836-7041  
(608) 831- 4236  
Contact: Melissa Freer  
[mfreer@bruceco.com](mailto:mfreer@bruceco.com)

**Project Description:**

Hawks Landing is a golf course development along the Hawks Landing golf club located on the north side of Midtown Road and west of County Highway M. This submittal addresses Lot 62 of the Hawks Landing Golf Club Plat. The PUD-SIP for Lot 62 was approved and recorded in November of 2003.

The majority of the Lot 62 PUD-SIP has been constructed. Buildings B, C, E and F are complete and occupied. This submittal is for an alteration to the PUD-GDP-SIP that proposes to change the use of Building A from a 30,000 square foot office building to a 30 unit apartment building. There are only minor revisions to the originally approved building footprint and site plans. The exterior building elevations have been revised to reflect the residential use and to remain consistent with the other apartment buildings in Hawks Landing development.

<u>Site Development Statistics</u>	<u>Previously Approved</u>	<u>Amended</u>
Lot Area	487,291 sf or 11.2 Acres	same
Retail Area		
Office Area		
Dwelling Units	154	184
Density	3,229 sf/du	2,648 sf/du
<u>Parking</u>		
Underground	192 spaces	195 spaces
<u>Surface</u>	<u>174 spaces</u>	<u>174 spaces</u>
Total	366 spaces	369 spaces

**Building A Summary**

Building Area	30,000 sf	31,569 sf
Building Use	Commercial	Multi-family

**Dwelling Unit Mix**


Studio Apartments	3
1 Bedroom Apartments	13
1 Bedroom plus Loft	3
2 Bedroom Apartments	<u>11</u>
Total	30

**Project Schedule:**

This project will start construction as soon as development approvals are obtained in fall 2009 with completion scheduled for spring 2010.

Thank you for your time in reviewing our proposal.

Very Truly Yours,

  
J. Randy Bruce, AIA  
Managing Member

**PUD (GDP/SIP) ZONING TEXT**

**Revised July 15, 2009**

**Lot 62 – Hawks Landing Golf Club  
1 Hawks Landing Circle**

This Zoning District is established to provide regulatory framework for a mixed-use neighborhood development consisting of retail, office, and residential uses.

**A. Permitted Uses:**

The following uses are permitted within Hawks Landing Lot 62.

The development will be a mixed-use development of PUD(GDP/SIP), retail, office and residential as permitted under the C-1 Limited Commercial District permitted under C-1 District along with a maximum of one hundred eighty four (184) multi-family residential units and 20,000 square feet of retail space with height limitations not to exceed six (6) stories.

- a. Owner shall not lease more than an aggregate of 10,000 square feet of space to retail tenants, per the recorded site plan, until ten (10) years after the date the Specific Implementation Plan is recorded. Notwithstanding the foregoing, Owner may lease up to 4,000 square feet of space to Haen Real Estate or an affiliate of Haen Real Estate, and such space so leased to Haen Real Estate or its affiliate will not be considered a retail lease which is subject to, or included in, the 10,000 square foot restriction stated in the preceding sentence.

The restrictions set forth in item a above, may be terminated upon obtaining the written consent thereto of the fee or land contract vendee owners of Lot 1, Lot 90, and Lot 96, Midtown Commons Plat, City of Madison, and the City of Madison Planning Unit Director.

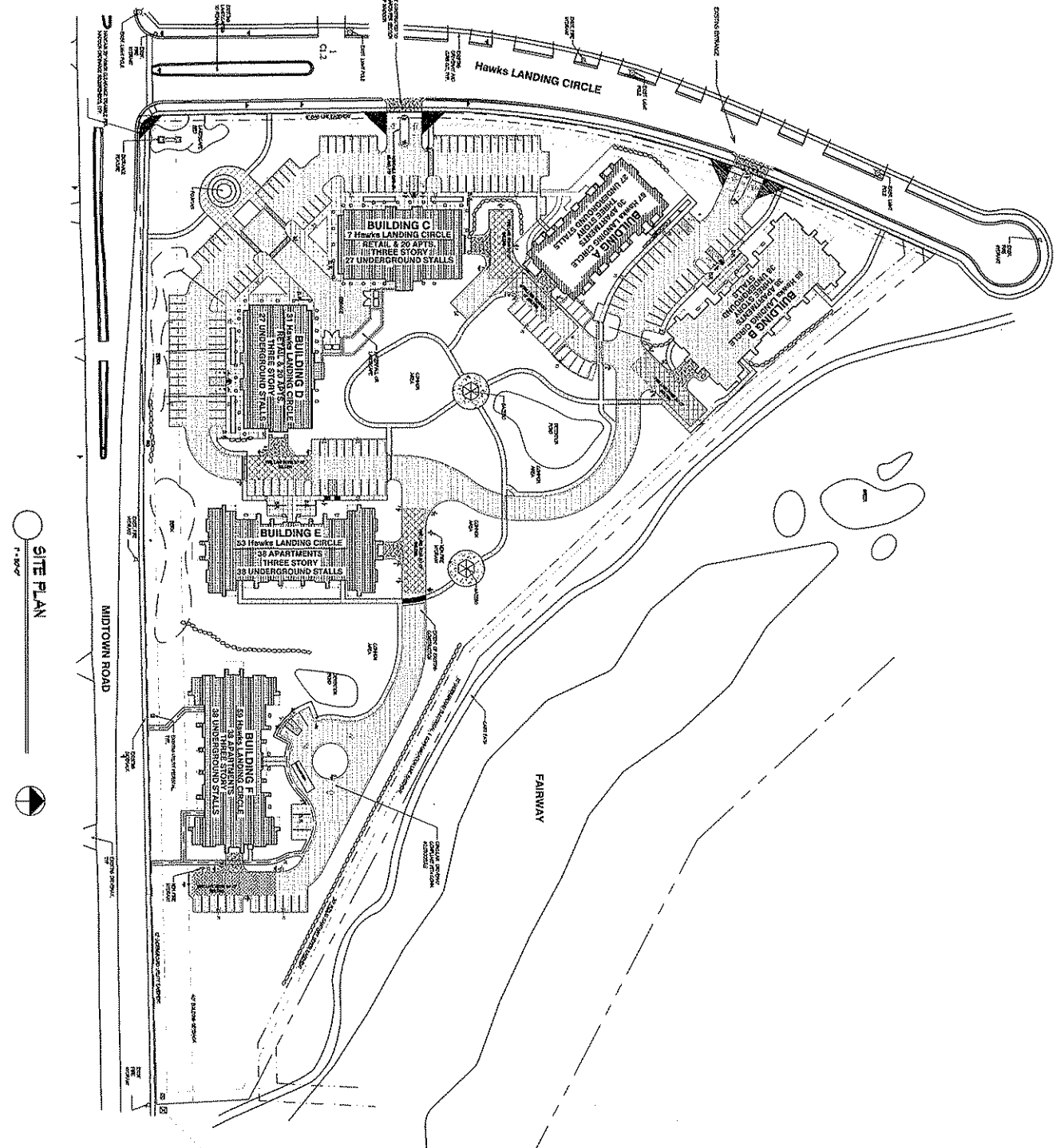
**B. Lot Area, Lot Width, Height, Floor Area Ratio, Yard and Usable Open Space:**

There shall be no predetermined specific lot area, lot width, height, floor area ratio, yard and usable open space requirements as are made part of and approved recorded precise development plan shall be along with the recorded plan itself, construed to be an enforceable plan within the Planned Community Development Ordinance.

- C. Site Landscaping will be provided as shown on approved plans.**

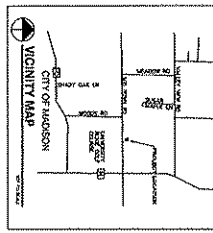
- D. Off Street Parking:  
Off street parking facilities shall be provided in accordance with applicable regulations set forth in Section 28.11, Madison General Ordinances and shown on approved plans.
- E. Site Lighting will be provided as shown on approved plans.
- F. Signs:  
Signs shall not exceed the limits of the Street Graphics Control Ordinances. Lot 62 shall conform to the C-1 Limited Commercial District Signage, Subdivision identification signs may be placed at the entrance of the development. The subdivision identification signs may be lit.
- G. The family definition for this PUD(GDP/SIP) shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R-5 Zoning District.
- H. 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 which are approved by the Director of Planning and Development and the district Alderperson and are compatible with the concept stated in the underlying General Development Plan approved by the City Plan Commission.





**SITE PLAN**  
1:1/8"

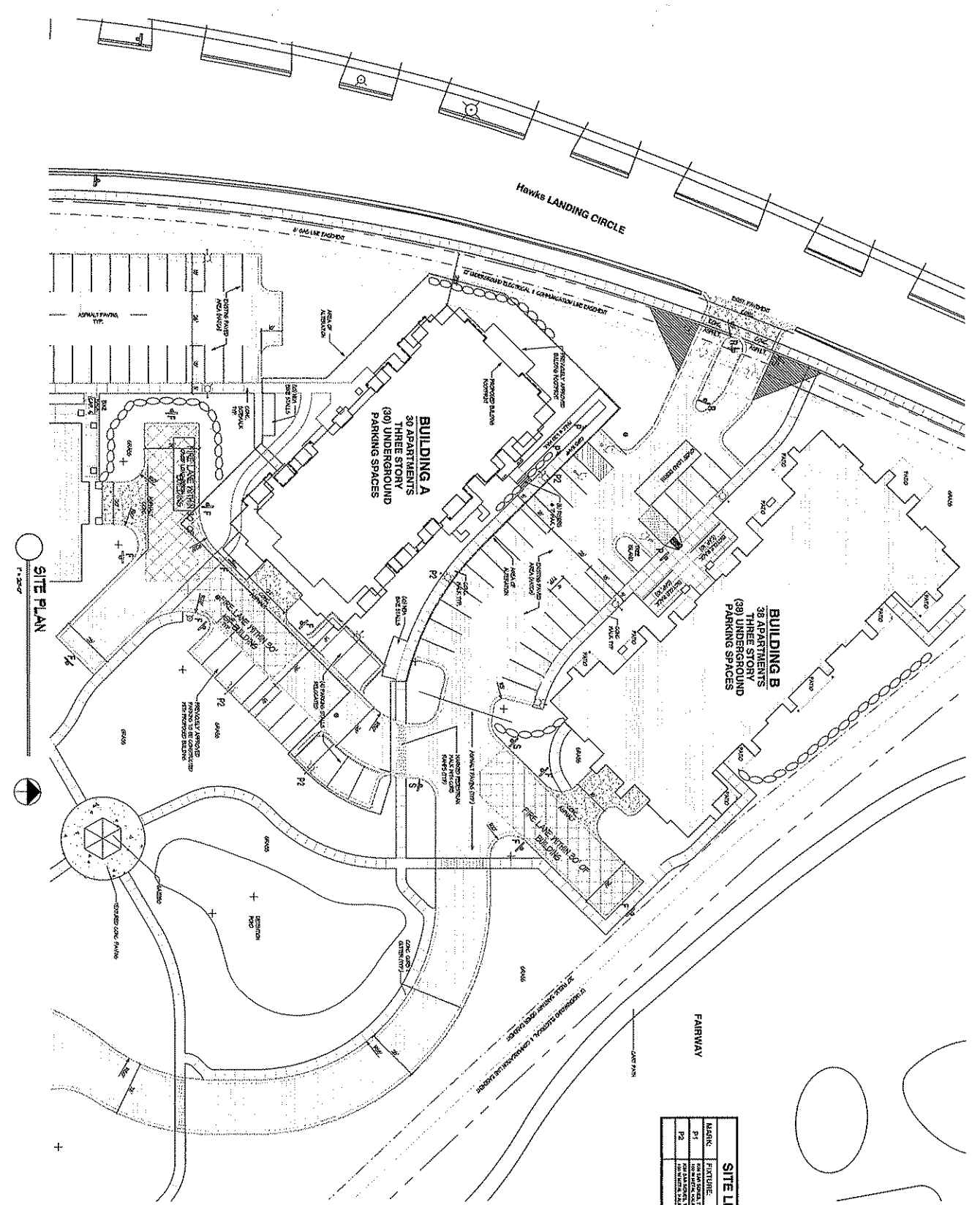
SHEET INDEX	
010	GENERAL SITE PLAN
011	SITE PLAN - ALTA/CA/REGISTRATION
012	CONCEPTUAL SITE PLAN
013	LANDSCAPE PLAN
014	PROPOSED SIGNAGE
015	PROPOSED SIGNAGE
016	PROPOSED SIGNAGE
017	PROPOSED SIGNAGE
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**KNOTHE & BRUCE ARCHITECTS**  
7841 University Avenue, Suite 201  
Jackson, Mississippi 39208  
601.353.3939 Fax: 601.353.4433

**Project:** Hawks Landing Lot 62  
**Site:** Hawks Landing Lot 62  
**Date:** July 15, 2009

**Project:** Hawks Landing Lot 62  
**Site:** Hawks Landing Lot 62  
**Date:** July 15, 2009



SITE LIGHTING SCHEDULE	
MARK	FEATURE
P1	PERIMETER LIGHTING
P2	UNDERGROUND PARKING LIGHTING

**KNOTHE & BRUCE ARCHITECTS**  
 7601 University Avenue Suite 201  
 Middleton, Wisconsin 53542  
 608.834.1800 Fax: 608.834.0994

Project: Hawks Landing  
 Site Plan - Building A  
 Date: 04/10  
 Drawing: C-11



CITY OF MADISON

LANDSCAPE POINTS REQUIREMENTS

NUMBER OF PLANT SPECIES	25
NUMBER OF PLANT CULTIVARS	15
NUMBER OF LANDSCAPE POINTS REQUIRED	150

SOLUTION

1. CLUMP TREES (2" X 1 1/2" X 20 FT)	125
2. PROCTORA (4" X 4" X 1 1/2")	5
3. PERIVIA (1 1/2" X 1 1/2" X 1 1/2")	20
4. 1/2" WOOD SPECIES	10
5. 1 1/2" WOOD SPECIES	5
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TOTAL POINTS 1500

GENERAL NOTES

1) Areas marked with a "D" indicate "Disturbed Wooded Area" and require a maximum of 30% of total landscape points.

2) Areas marked with a "P" indicate "Partial Wooded Area" and require a maximum of 15% of total landscape points.

3) Areas marked with a "C" indicate "Clear Wooded Area" and require a maximum of 5% of total landscape points.

4) Areas marked with a "V" indicate "Wooded Area" and require a maximum of 5% of total landscape points.

5) Areas marked with a "W" indicate "Wooded Area" and require a maximum of 5% of total landscape points.

6) Areas marked with a "S" indicate "Wooded Area" and require a maximum of 5% of total landscape points.

7) Areas marked with a "T" indicate "Wooded Area" and require a maximum of 5% of total landscape points.

8) Areas marked with a "M" indicate "Wooded Area" and require a maximum of 5% of total landscape points.

9) Areas marked with a "L" indicate "Wooded Area" and require a maximum of 5% of total landscape points.

10) Areas marked with a "K" indicate "Wooded Area" and require a maximum of 5% of total landscape points.

11) Areas marked with a "J" indicate "Wooded Area" and require a maximum of 5% of total landscape points.

12) Areas marked with a "I" indicate "Wooded Area" and require a maximum of 5% of total landscape points.

13) Areas marked with a "H" indicate "Wooded Area" and require a maximum of 5% of total landscape points.

14) Areas marked with a "G" indicate "Wooded Area" and require a maximum of 5% of total landscape points.

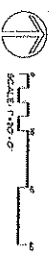
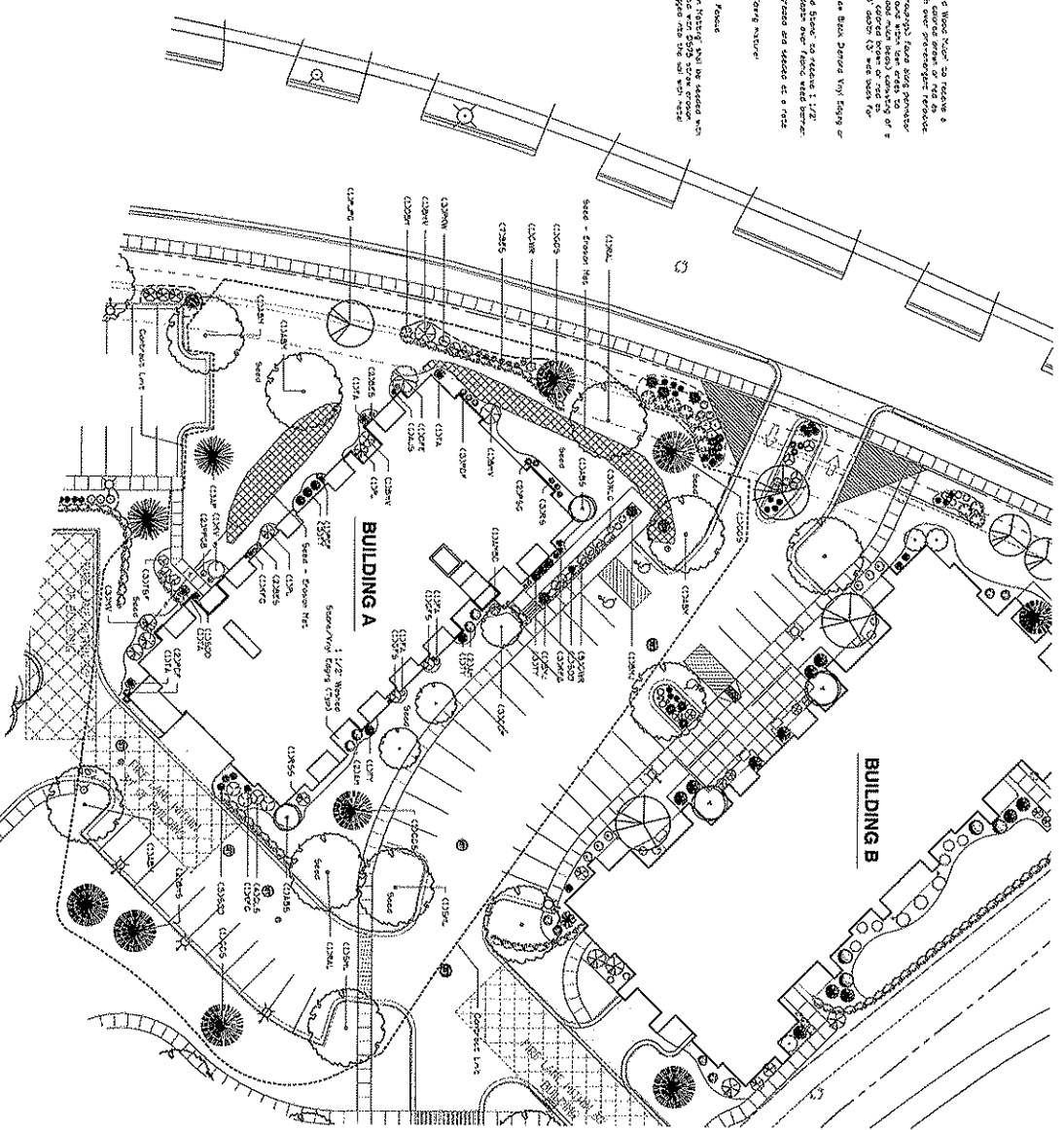
15) Areas marked with a "F" indicate "Wooded Area" and require a maximum of 5% of total landscape points.

16) Areas marked with a "E" indicate "Wooded Area" and require a maximum of 5% of total landscape points.

17) Areas marked with a "D" indicate "Wooded Area" and require a maximum of 5% of total landscape points.

Plant Material List

Quantity	Code Name	Common Name	Pacing Size
1	A15	Acacia Nyctagynae	3" x 4"
2	A16	Acacia Nyctagynae	4" x 4"
3	A17	Acacia Nyctagynae	5" x 4"
4	A18	Acacia Nyctagynae	6" x 4"
5	A19	Acacia Nyctagynae	7" x 4"
6	A20	Acacia Nyctagynae	8" x 4"
7	A21	Acacia Nyctagynae	9" x 4"
8	A22	Acacia Nyctagynae	10" x 4"
9	A23	Acacia Nyctagynae	11" x 4"
10	A24	Acacia Nyctagynae	12" x 4"
11	A25	Acacia Nyctagynae	13" x 4"
12	A26	Acacia Nyctagynae	14" x 4"
13	A27	Acacia Nyctagynae	15" x 4"
14	A28	Acacia Nyctagynae	16" x 4"
15	A29	Acacia Nyctagynae	17" x 4"
16	A30	Acacia Nyctagynae	18" x 4"
17	A31	Acacia Nyctagynae	19" x 4"
18	A32	Acacia Nyctagynae	20" x 4"
19	A33	Acacia Nyctagynae	21" x 4"
20	A34	Acacia Nyctagynae	22" x 4"
21	A35	Acacia Nyctagynae	23" x 4"
22	A36	Acacia Nyctagynae	24" x 4"
23	A37	Acacia Nyctagynae	25" x 4"
24	A38	Acacia Nyctagynae	26" x 4"
25	A39	Acacia Nyctagynae	27" x 4"
26	A40	Acacia Nyctagynae	28" x 4"
27	A41	Acacia Nyctagynae	29" x 4"
28	A42	Acacia Nyctagynae	30" x 4"
29	A43	Acacia Nyctagynae	31" x 4"
30	A44	Acacia Nyctagynae	32" x 4"
31	A45	Acacia Nyctagynae	33" x 4"
32	A46	Acacia Nyctagynae	34" x 4"
33	A47	Acacia Nyctagynae	35" x 4"
34	A48	Acacia Nyctagynae	36" x 4"
35	A49	Acacia Nyctagynae	37" x 4"
36	A50	Acacia Nyctagynae	38" x 4"
37	A51	Acacia Nyctagynae	39" x 4"
38	A52	Acacia Nyctagynae	40" x 4"
39	A53	Acacia Nyctagynae	41" x 4"
40	A54	Acacia Nyctagynae	42" x 4"
41	A55	Acacia Nyctagynae	43" x 4"
42	A56	Acacia Nyctagynae	44" x 4"
43	A57	Acacia Nyctagynae	45" x 4"
44	A58	Acacia Nyctagynae	46" x 4"
45	A59	Acacia Nyctagynae	47" x 4"
46	A60	Acacia Nyctagynae	48" x 4"
47	A61	Acacia Nyctagynae	49" x 4"
48	A62	Acacia Nyctagynae	50" x 4"
49	A63	Acacia Nyctagynae	51" x 4"
50	A64	Acacia Nyctagynae	52" x 4"
51	A65	Acacia Nyctagynae	53" x 4"
52	A66	Acacia Nyctagynae	54" x 4"
53	A67	Acacia Nyctagynae	55" x 4"
54	A68	Acacia Nyctagynae	56" x 4"
55	A69	Acacia Nyctagynae	57" x 4"
56	A70	Acacia Nyctagynae	58" x 4"
57	A71	Acacia Nyctagynae	59" x 4"
58	A72	Acacia Nyctagynae	60" x 4"
59	A73	Acacia Nyctagynae	61" x 4"
60	A74	Acacia Nyctagynae	62" x 4"
61	A75	Acacia Nyctagynae	63" x 4"
62	A76	Acacia Nyctagynae	64" x 4"
63	A77	Acacia Nyctagynae	65" x 4"
64	A78	Acacia Nyctagynae	66" x 4"
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66	A80	Acacia Nyctagynae	68" x 4"
67	A81	Acacia Nyctagynae	69" x 4"
68	A82	Acacia Nyctagynae	70" x 4"
69	A83	Acacia Nyctagynae	71" x 4"
70	A84	Acacia Nyctagynae	72" x 4"
71	A85	Acacia Nyctagynae	73" x 4"
72	A86	Acacia Nyctagynae	74" x 4"
73	A87	Acacia Nyctagynae	75" x 4"
74	A88	Acacia Nyctagynae	76" x 4"
75	A89	Acacia Nyctagynae	77" x 4"
76	A90	Acacia Nyctagynae	78" x 4"
77	A91	Acacia Nyctagynae	79" x 4"
78	A92	Acacia Nyctagynae	80" x 4"
79	A93	Acacia Nyctagynae	81" x 4"
80	A94	Acacia Nyctagynae	82" x 4"
81	A95	Acacia Nyctagynae	83" x 4"
82	A96	Acacia Nyctagynae	84" x 4"
83	A97	Acacia Nyctagynae	85" x 4"
84	A98	Acacia Nyctagynae	86" x 4"
85	A99	Acacia Nyctagynae	87" x 4"
86	A100	Acacia Nyctagynae	88" x 4"
87	A101	Acacia Nyctagynae	89" x 4"
88	A102	Acacia Nyctagynae	90" x 4"
89	A103	Acacia Nyctagynae	91" x 4"
90	A104	Acacia Nyctagynae	92" x 4"
91	A105	Acacia Nyctagynae	93" x 4"
92	A106	Acacia Nyctagynae	94" x 4"
93	A107	Acacia Nyctagynae	95" x 4"
94	A108	Acacia Nyctagynae	96" x 4"
95	A109	Acacia Nyctagynae	97" x 4"
96	A110	Acacia Nyctagynae	98" x 4"
97	A111	Acacia Nyctagynae	99" x 4"
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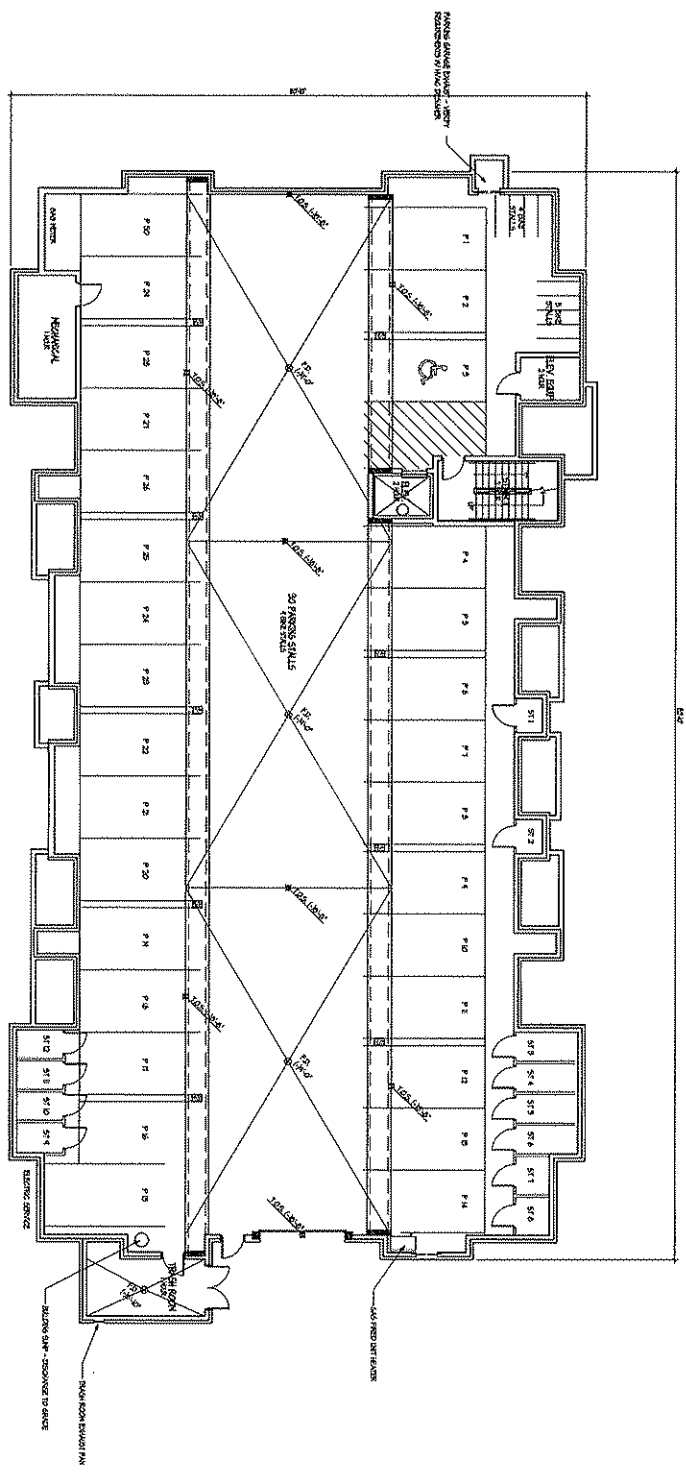


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**KNOTHE & BRUCE ARCHITECTS**  
 7501 University Avenue Suite 201  
 Middleton, Wisconsin 53122  
 608.833.5289 Fax 608.833.8574

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



**BASEMENT PLAN**  
 07-11-10

Project No. \_\_\_\_\_  
 Date \_\_\_\_\_  
 09/10 A-10

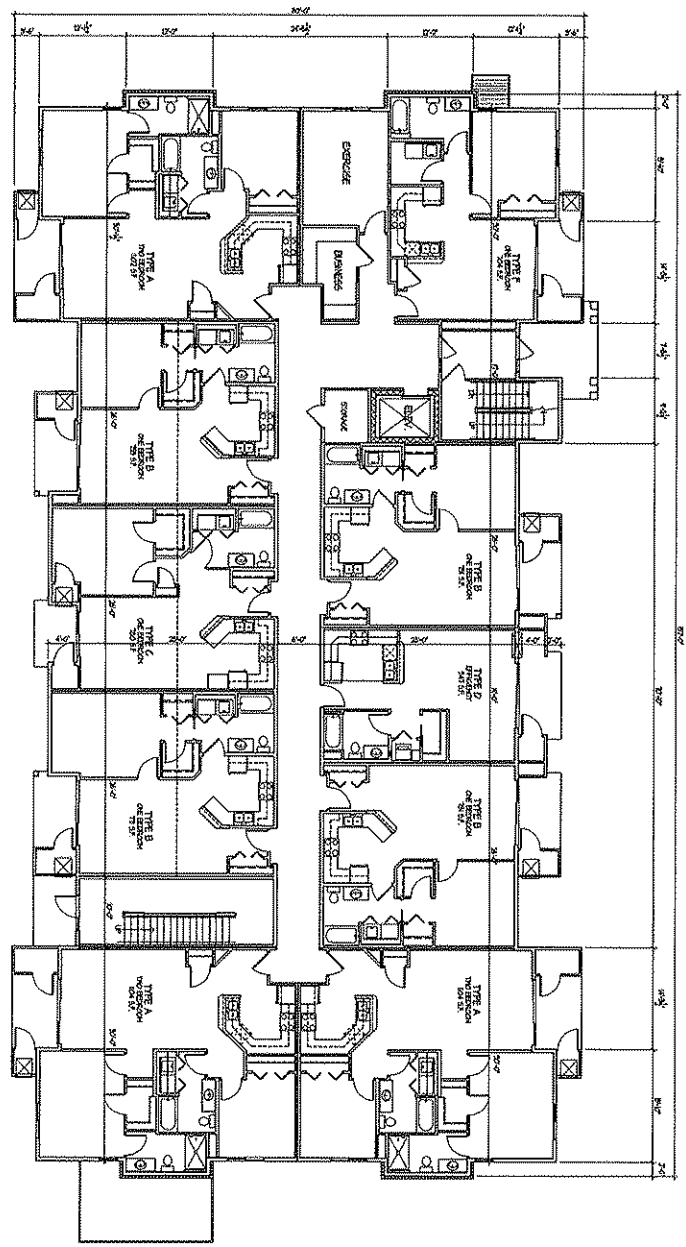
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 Building Address: 07 Hawk's Landing Cr.  
**Basement Plan**

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

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**KNOTHE & BRUCE ARCHITECTS**  
 701 University Avenue, Suite 201  
 Madison, Wisconsin 53522  
 608.261.1390 Fax 608.439.4194

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



○ FIRST FLOOR PLAN

Project No. \_\_\_\_\_  
 Hawk's Landing  
 Lot 62

Site Address: Hawks Landing Cr.  
 Building Address: 61 Hawk's Landing Cr.  
 Drawing No. \_\_\_\_\_  
**First Floor Plan**

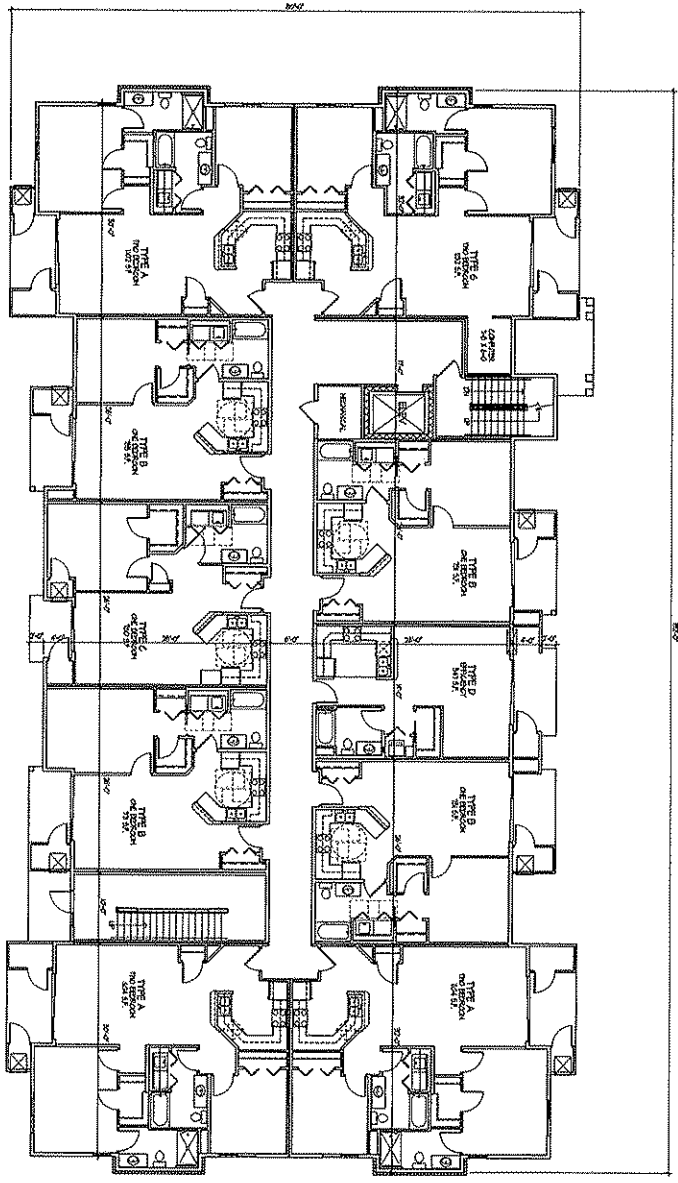
Project No. \_\_\_\_\_  
 Drawing No. \_\_\_\_\_  
**0410** A-11

Revision  
 Issued For Viewing - July 15, 2004

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**KNOTHE & BRUCE ARCHITECTS**  
 7401 University Avenue Suite 201  
 Middleton, Wisconsin 53522  
 608-316-1190 Fax 608-699-1141

North



○ SECOND FLOOR PLAN



PLANNING  
 Issued to Planning - July 18, 2004

PROJECT  
 Hawk's Landing  
 Lot 62

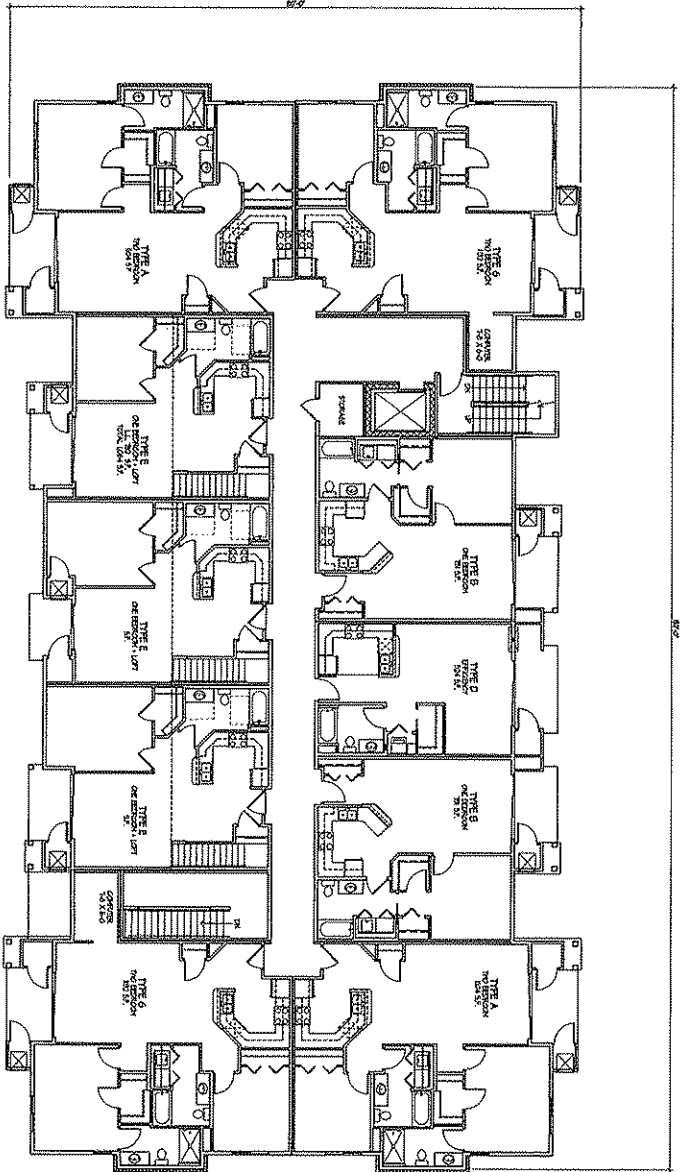
Site Address: Hawk's Landing Co.  
 Building Address: 57 Hawk's Landing Co.  
 Drawing No.  
 Second Floor Plan

Revision:  
 0910 A-12  
 Drawing No.

5

**KNOTHE & BRUCE ARCHITECTS**  
 7001 University Avenue, Suite 20  
 Madison, Wisconsin 53706  
 608.261.1100 Fax 608.499.1141

Scale: \_\_\_\_\_



○ THIRD FLOOR PLAN

Project: **Hawk's Landing**  
 Lot 62

Site Address: Hawk's Landing Dr.  
 Building Address: 61 Hawk's Landing Dr.  
 Drawing No. **Third Floor Plan**

Project No. **0410**  
 Drawing No. **A-13**

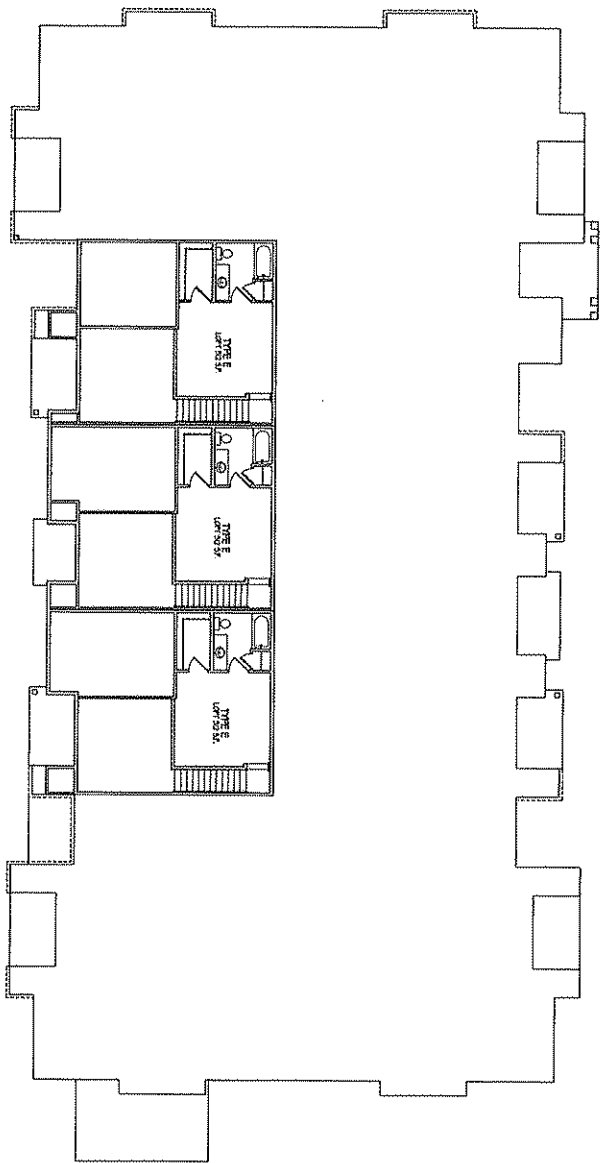
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**KNOTHE  
& BRUCE  
ARCHITECTS**  
 700 University Avenue, Suite 201  
 Madison, Wisconsin 53706  
 608.231.1480 Fax: 608.499.4344

Scale: \_\_\_\_\_



LOFT PLAN

Project No. \_\_\_\_\_  
 Hawk's Landing  
 Lot 62

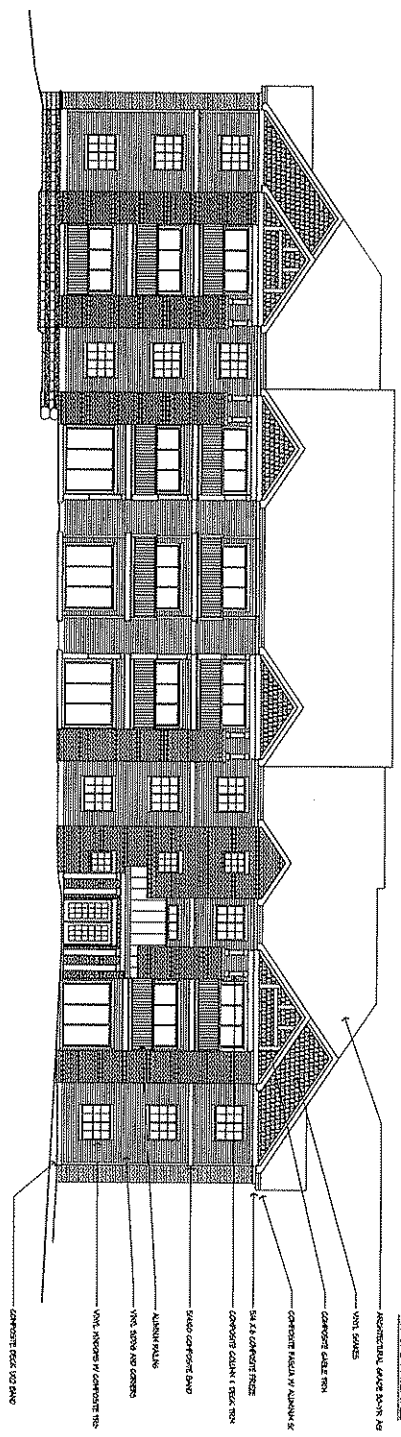
Site Address: Hawk's Landing of  
 Building Address: 67 Hawk's Landing Dr.  
 Building No. \_\_\_\_\_  
 Drawing No. \_\_\_\_\_  
 Loft Plan

Project No. 0910  
 Drawing No. A-14

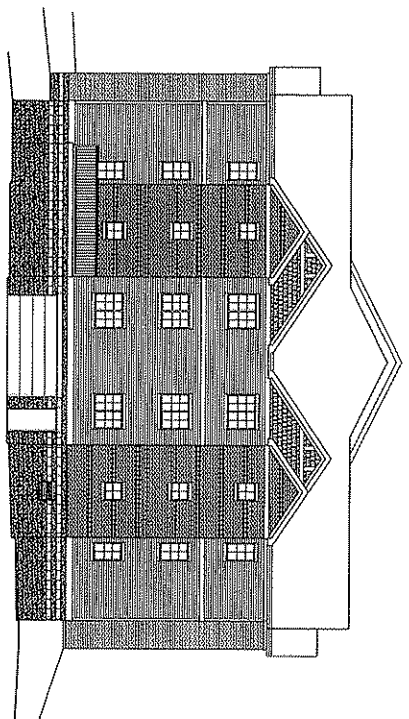
**KNOTHE & BRUCE ARCHITECTS**  
 7601 University Avenue, Suite 201  
 Madison, Wisconsin 53746  
 608.261.3440 Fax: 608.494.9344

Client:

Scale:



**NORTHEAST ELEVATION**  
 09-1109



**SOUTHEAST ELEVATION**  
 09-1109

Revision:  
 Issued To: Planning - July 18, 2004

Project For:  
**Hawk's Landing**  
**Lot 62**

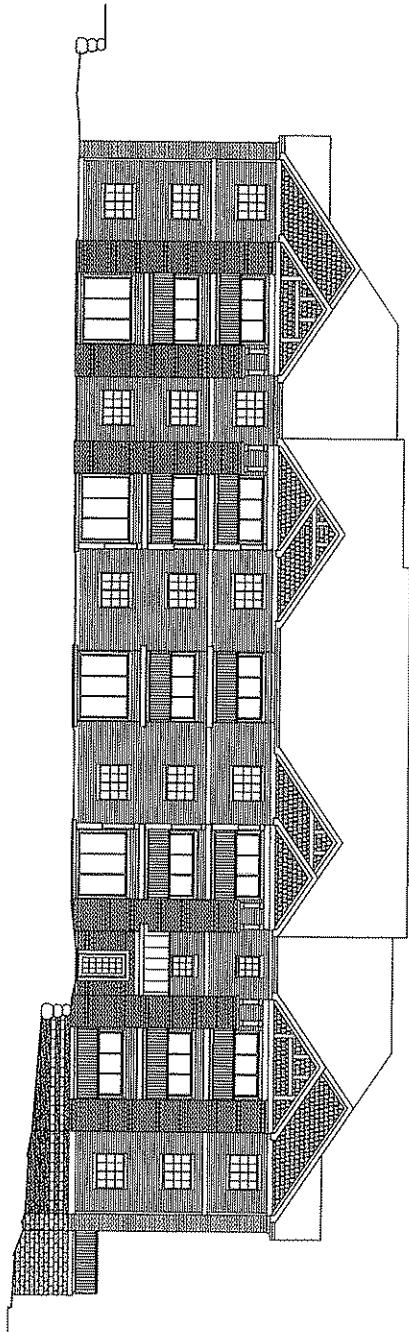
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 Building Address: 01 Hawk's Landing Cr.  
 Drawing No.  
**0910**  
**Exterior Elevations**

Project No.:  
**0910**  
 Drawing No.:  
**A-2.1**

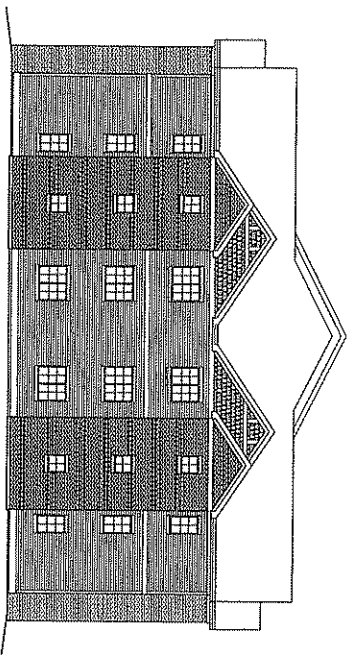
**KNOTHE  
& BRUCE  
ARCHITECTS**

1801 University Avenue Suite 201  
Madison, WI 53706  
608.263.3200 Fax 608.463.4334

Scale: \_\_\_\_\_



SOUTHWEST ELEVATION  
SP-1-12



NORTHWEST ELEVATION  
SP-1-12

Revision  
Issued by: *Strong* - July 23, 2008

Project Title  
**Hawk's Landing  
Lot 62**

Site Address: 1 Hawk's Landing Cr.  
Building Address: 671 Hawk's Landing Cr.  
Building A  
Drawing Title  
**Exterior Elevations**

Project No: \_\_\_\_\_ Drawing No: \_\_\_\_\_  
0910 A-22

Scale: \_\_\_\_\_