

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

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: <u>January 27, 2010</u>	Action Requested
UDC MEETING DATE: <u>February 3, 2010</u>	<u>Informational Presentation</u>
	<u>Initial Approval and/or Recommendation</u>
	<u>x</u> 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)

ARCHITECT/DESIGNER/OR AGENT:

Hawks Condominums Corp. - Jeff Haen

Knothe & Bruce Architects, LLC

9 Hawks Landing Circle

7601 University Avenue, Suite 201

Verona, WI 53593

Middleton, Wisconsin 53562

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

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: rbruce@knothebruce.com

TYPE OF PROJECT:

(See Section A For:)

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

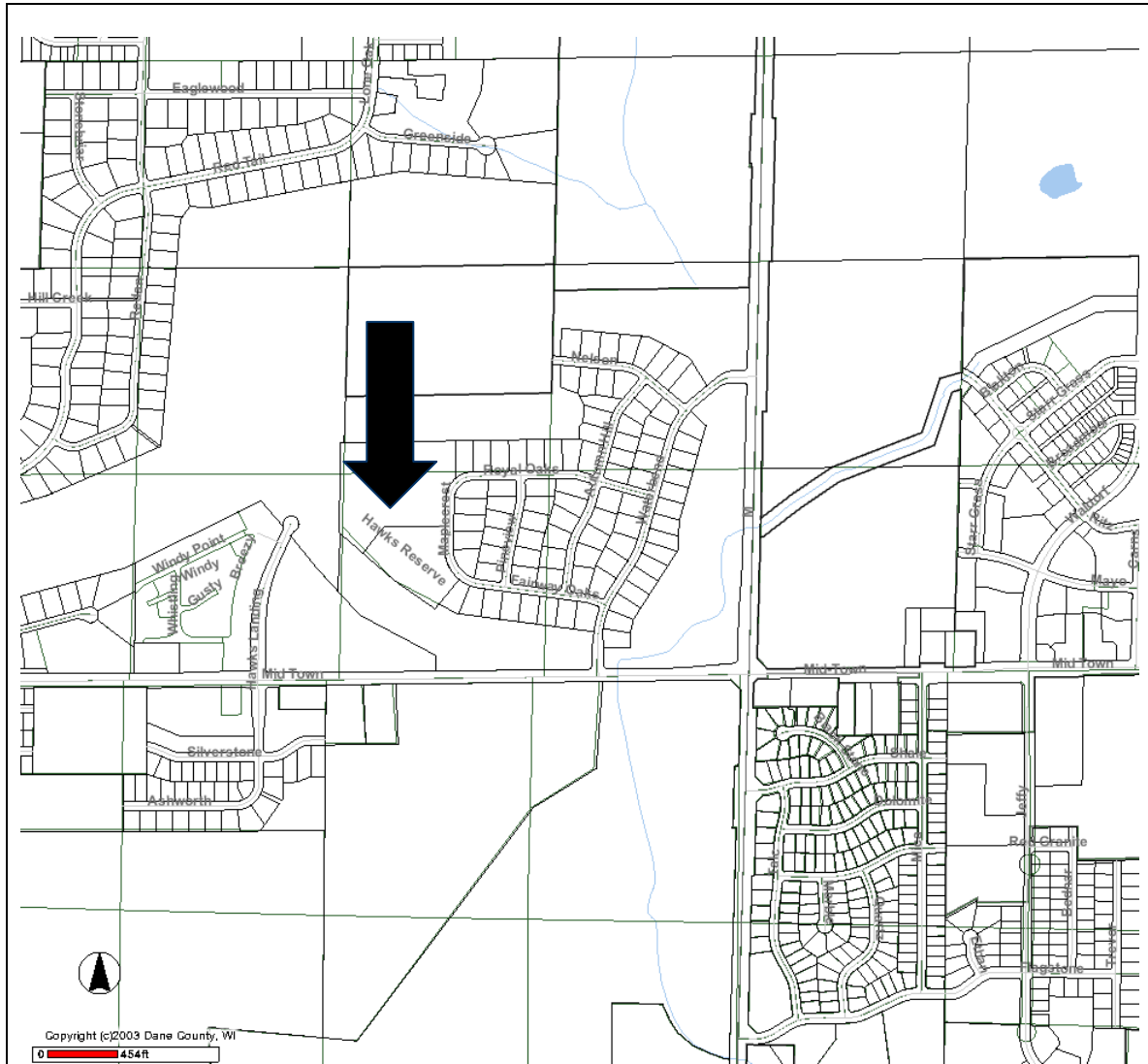
(See Section C for:)

- ☐ 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)



Site Locator Map

1802 Maple Crest Drive
Lot 53 Hawks Landing

January 13, 2010

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
PUD-SIP
Hawks Reserve
1806 Maplecrest Drive
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: Hawks Condominiums Corp.
Hawks Reserve Condo Assoc.
Haen Real Estate
9 Hawks Landing Circle
Verona, WI 53593
608-845-1550
608-848-8854 fax
Contact: Jeff Haen
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

Engineer: Arnold & O'Sheridan Consulting
Engineers
1111 Deming Way
Madison, WI 53717
(608) 821-8500
(608) 821-8501 fax
Contact: Frank Thousand
FThousand@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

Project Description:

Hawks Reserve is a condominium development on Lot 53 of the Hawks Landing Golf Club Plat located on the north side of Midtown Road and west of County Highway M. The Planned Residential Development for Lot 53 was approved by the Commission in January of 2005.

The previously approved PRD provided for the development of 19 six-unit condominium buildings, four buildings on the southerly perimeter of the site have been developed. This rezoning request will revise the development plan for the ten 6-unit buildings that are not constructed. In their place will be 19 duplex units and five 10-unit buildings. This will result in a change in the density on the entire site from 114 units to 112 units. A PUD is being requested to allow flexibility in the floor plans and elevations of the duplex buildings to tailor the condominium home to the specific buyer.

The sidewalks adjacent and parallel to Hawks Reserve Lane, Silver Oak Court and Dominus Court (including the connections to the adjacent parcel west) will be constructed concurrent with the construction of those private drives. The north-south pedestrian connection between Hawks Reserve Lane and Dominus Court will be completed no later than the completion of building #17.

The architectural style and detailing of the new buildings will be varied although some details, materials and forms from the existing buildings will be used to integrate the entire development.

<u>Site Development Statistics</u>	<u>Previously Approved</u>	<u>Amended</u>
<u>Lot Area</u>	607,839 S.F. or 13.95 Acres	same
<u>Dwelling Units</u>	114	112
<u>Density</u>	5,332 S.F. /D.U.	5,427 S.F. /D.U.
<u>Building height</u>	2 Story	1-2 Story
<u>Usable Open Space</u>		76,472 S.F.
<u>Gross Floor Area</u> (excluding basement)		232,510 S.F.
Floor Area Ratio		0.38
<u>Dwelling Unit Mix</u>		
2 Bedroom		108
<u>3 Bedroom</u>		<u>4</u>
Total	114	112
<u>Vehicle Parking Stalls</u>		
Underground Garage		148 spaces
Garage		76 spaces
<u>Surface</u>		<u>53 spaces</u>
Total		277 spaces

Letter of Intent –PUD-GDP-SIP
Hawks Reserve
1806 Maplecrest Dr
January 13, 2010
Page 3 of 3

Bicycle Parking Stalls

Underground Garage	74 spaces
Garage	38 spaces
<u>Surface</u>	<u>18 spaces</u>
Total	130 spaces

Project Schedule:

This project will start construction as soon as development approvals are obtained in 2010 with completion scheduled for 2013.

Thank you for your time in reviewing our proposal.

Very Truly Yours,

J. Randy Bruce, AIA
Managing Member

Legal Description: The lands subject to this Planned Unit Development District are described in the attached Exhibit A.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a multi-family development with 112 dwelling units.
- B. **Permitted Uses:** Following are permitted uses within this P.U.D.
 - 1. Multifamily residential uses as shown on the approved plans.
 - 2. Two family residential uses as shown in the approved plans.
 - 3. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses, including parking for residents and guests as shown on the approved plans.
 - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. **Lot Area:** As shown on the approved plans.
- D. **Height Regulations:** As shown on the approved plans. For the duplex buildings the building height will be limited to two (2) stories or thirty-five (35) feet as measured from the grade adjacent to the front entrance.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** General site landscaping will be provided as shown on the approved plans. Landscaping for the individual buildings shall be submitted, reviewed and approved along with the individual building plans as set forth in paragraph K.
- G. **Usable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- H. **Parking & Loading:** Off-street parking shall be provided as shown on the approved plans.
- I. **Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R-4 zoning district.
- J. **Signage:** Signage shall be limited to the maximum permitted in the R-4 district and as approved by the Urban Design Commission and Zoning Administrator.
- K. **Individual Building Plans:** The final architectural and landscaping details for the duplex buildings shall be approved by the staff of the Urban Design and Plan Commissions prior to issuance of permits for construction. Plan submittals shall include a detailed site plan, contextual site information, building elevations with materials and colors, and a landscaping plan with size and species of landscape materials to be planted. Staff shall approve the plans based on the general design guidelines provided in paragraph L. Any appeal of the staff decision shall be made to the Urban Design Commission for consideration.

- L. ***Design Guidelines:*** The buildings within this development will have a variety of exterior elevations designed around a set of three (3) common architectural themes. Buildings will be individually designed and will vary to enhance the development's interest and aesthetic value. Architectural details, colors and materials will be chosen to maintain compatibility with the surrounding neighborhood.

Building Envelope: The locations of the duplex condominium homes have been predetermined and are indicated by a designated building envelope. The building envelope represents the outside limits of the available building footprint area. In no case shall any building element (except patios or other landscape elements) extend outside of the predetermined envelope.

Building Massing: The overall volume of each building is limited both by the building footprint and building height. The massing of the building will provide appropriately-scaled elements and facades. A variety of roof forms and wall elements will be used to define the massing of the buildings. These elements will be further articulated through the selection of exterior materials and detailing.

Exterior Materials & Details: The material choices for these homes will be used consistently throughout the development. Materials used will be masonry, horizontal fiber-cement or composite wood siding, and wood trim elements. The exterior materials will be used to differentiate the different elements of the buildings and to provide building facades with appropriate balance, proportion and detailing. Three prototypical examples of exterior architecture have been developed as guideline for future designs. This limited set of architectural details will be used throughout the development to encourage interest in the exterior architecture. Variations in the dimensions and materials will be allowed to accommodate construction methods.

Windows: Window openings will vary as room layouts are adapted for specific residents. The window sizes and the grille pattern will be chosen to support the architecture of the building. Windows may be single windows, paired or in groups as is necessary to provide the proper light and ventilation to the interiors. Window and door openings will be distributed across all four building facades. Windows may be wood, aluminum-clad wood, or vinyl.

Doors: Exterior entry and vehicular (garage) door styles will be limited to one of three selected styles. The door styles will be used to support the architecture of the building. Entry door colors may vary to allow individualization; vehicular doors will be painted to match the siding color for the building or stained for a wood grain effect. Each duplex unit will include a front door facing either Silver Oak Court or Dominus Court, and the combined width of any attached garage doors facing a public street will be limited to no more than 50% of the width of the street-facing façade of a duplex building.

Roof: The roof forms will be a combination of hipped and gable roofs. A dimensional asphalt or fiberglass shingle will be used. Roof soffits may be beaded vinyl or aluminum or a cement fiber panel.

Detailed Landscaping: An overall landscaping plan has been prepared that provides for the street tree, buffer yard, and common area plantings. Foundation plantings will vary to accommodate the actual building footprint and orientation and will incorporate a mix of plantings from the provided plant list.

- M. ***Alterations and Revisions:*** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning 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 alderperson of the district and are compatible with the concept approved by the City Planning Commission.

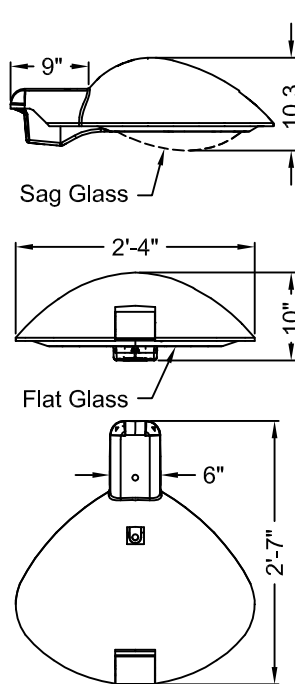
Pechina™

DESIGNERS
GROUP

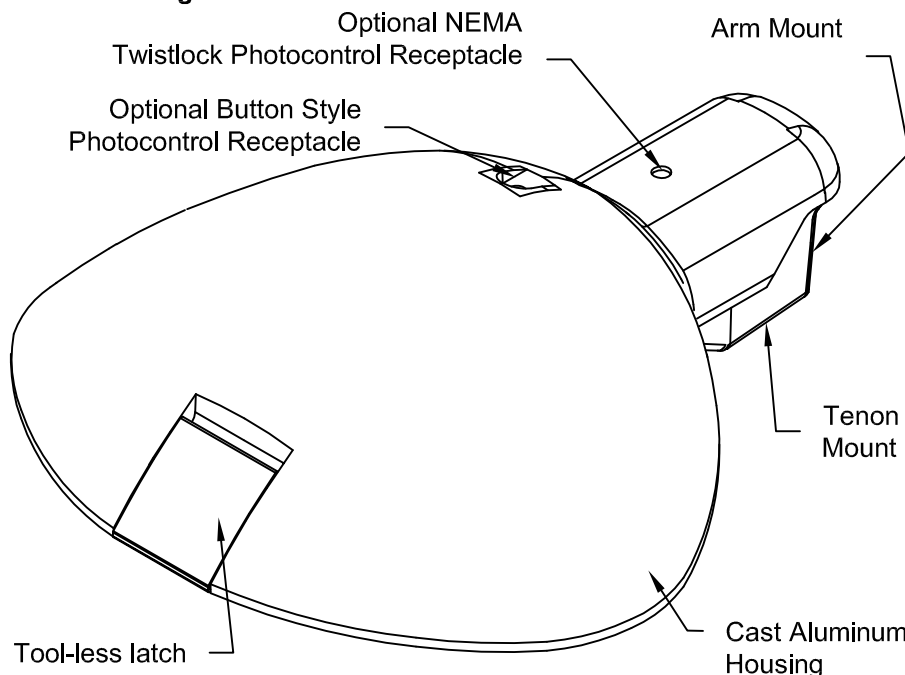
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ORDER #:
TYPE:
DRAWN: BHH
DATE: 12/17/08
DRAWING NO: US-3845



Maximum Effective Projected Area - 0.8 ft²
Maximum Weight - 55 lbs.



ORDERING INFORMATION

EXAMPLE: P 70DHP 12 N F G *
P *

BALLAST TYPE
(MOGUL BASE)
100HP = 100W HPS
15AHP = 150W 55V HPS
250HP = 250W HPS
400HP = 400W HPS
(REQUIRES ED18 OR ET18)
175MH = 175W MH *
175PM = 175W PM
250MH = 250W MH *
250PM = 250W PM
350PM = 350W PM **
400MH = 400W MH ***
400PM = 400W PM **

BALLAST TYPE
(MEDIUM BASE)
70DHP = 70W HPS
10DHP = 100W HPS
15DHP = 150W 55V HPS
70DMH = 70W MH (NOT AVAIL. IN 480V)
10DMH = 100W MH (NOT AVAIL. IN 480V)
15DMH = 150W MH (NOT AVAIL. IN 480V)
17DMH = 175W MH *

VOLTAGE
12 = 120 VOLT
20 = 208 VOLT
24 = 240 VOLT
27 = 277 VOLT
48 = 480 VOLT
34 = 347V
MT = MULTITAP (120, 208, 240 & 277 VOLTS)
MA = MT (PREWIRED TO 120V)
MB = MT (PREWIRED TO 208V)
MC = MT (PREWIRED TO 240V)
MD = MT (PREWIRED TO 277V)

REFLECTOR DISTRIBUTION
N = ASYMMETRIC NARROW
W = ASYMMETRIC WIDE
F = FORWARD THROW

GLASS
F = FLAT (SHOWN)
S = SAG

FINISH
GR = GRAY
BK = BLACK
WH = WHITE
GH = GRAPHITE
BD = DARK BLUE
BM = BROWN
METALLIC
GN = GREEN
BZ - BRONZE
AS = AS SPECIFIED

OPTIONS

PS = PROTECTED STARTER
PR = BUTTON STYLE PHOTOCONTROL-175W MAX.
PI = PLUG IN STARTER
PG = PLUG IN PROTECTED STARTER
R = NEMA TWIST-LOCK PHOTOCONTROL RECEPTACLE
PCTWSTLKXXX = TWISTLOCK PHOTOCONTROL
PCTWSTSHORTCAP = SHORTING CAP
NEMA LABEL = LABEL EQUALS WATTAGE

ACCESSORIES

F1 = SINGLE FUSING FOR VOLTAGES 120, 240, 277
F2 = DOUBLE FUSING FOR VOLTAGES 208, 240, 480
PECHINAHSSXX = HOUSE SIDE SHIELD (REPLACE XX WITH COLOR)

*** NOT AVAILABLE FOR SHIPMENT
IN THE US AFTER 12-31-08 DUE TO
EISA 2007 LEGISLATION**

**** REQUIRES BT28 OR E28 LAMP**

Specifications

The luminaire shall consist of a curved sag glass or a flat glass housed in a cast aluminum alloy body. The body shall be comprised of a door frame and canopy which houses integral control gear to suit a wide range of high intensity discharge lamps. The optical assembly shall consist of an anodized asymmetric distribution reflector. The door shall be secured by a corrosion resistant aluminum latch providing tool-less access for maintenance. The canopy and door shall be sealed by a silicone gasket ensuring the IP66 rating is maintained. The universal mounting system can be secured on a 2.38" to 3.0" O.D. X 5.5" tall minimum vertical pole tenon, or on a 1.88" to 2.38" O.D. X 7.5" long minimum horizontal arm. The glass lens shall be thermal resistant.

SHEET INDEX:

SITE

C-1.0	SITE PLAN
C-1.1	GRADING PLAN
C-1.2	SITE LIGHTING PLAN
L-1	OVERALL LANDSCAPE PLAN
L-1.1	TYPICAL BUILDING LANDSCAPE

ARCHITECTURAL

1	BASEMENT PLAN
2	FIRST FLOOR PLAN
3	SECOND FLOOR PLAN
4	FIRST FLOOR PLAN - DUPLEX TYPE I
5	FIRST FLOOR PLAN - DUPLEX TYPE II
6	ELEVATIONS - 10 UNIT STYLE A
7	ELEVATIONS - 10 UNIT STYLE B
8	ELEVATIONS - 10 UNIT STYLE C
9	ELEVATIONS - DUPLEX TYPE I STYLE A
10	ELEVATIONS - DUPLEX TYPE I STYLE B
11	ELEVATIONS - DUPLEX TYPE I STYLE C
12	ELEVATIONS - DUPLEX TYPE II STYLE A
13	ELEVATIONS - DUPLEX TYPE II STYLE B
14	ELEVATIONS - DUPLEX TYPE II STYLE C

SITE DEVELOPMENT STATISTICS

LOT AREA	607,889 S.F./13.95 ACRES
DWELLING UNITS	112 D.U.
LOT AREA/ D.U.	5,427 S.F./D.U.
DENSITY	8 UNITS/ACRE
BUILDING HEIGHT	1-2 STORY
USABLE OPEN SPACE	76,472 S.F.

GROSS FLOOR AREA

(excluding basement)	232,510 S.F.			
FLOOR AREA RATIO	0.38			
UNIT MIX	DUPLEX	10-UNIT	6-UNIT	TOTAL
TWO BEDROOM	38	50	20	108
THREE BEDROOM			4	4
				112

VEHICLE PARKING

UNDERGROUND/GARAGE	76	100	48	TOTAL
		HC		224
SURFACE	45	0		53
TOTAL				277

BIKE PARKING

UNDERGROUND/GARAGE				112
SURFACE				18
TOTAL				130

Project Title

Hawks Reserve

Lot 53 of
Hawks Landing Golf Club
1802 Maple Crest Drive
9002 Hawks Reserve Lane

Drawing Title

Site Plan

Project No.

0922

Drawing No.

C-1.0

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GRADING AND EROSION CONTROL

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE PROPOSED ROADS, PARKING AREAS, BUILDING PADS AND EROSION CONTROL DEVICES TO THE PROPOSED GRADE ELEVATIONS AND LOCATIONS SHOWN ON THE GRADING PLAN.
2. THE CONTRACTOR SHALL STRIP AND REMOVE TOPSOIL AND ORGANIC SOILS FOUND WITHIN THE GRADING LIMITS IN ACCORDANCE WITH SECTION 625 OF THE STANDARD SPECIFICATIONS. GRADE LANDSCAPE AREAS LOW TO ALLOW FOR PLACEMENT OF TOPSOIL, SOD AND PLANTINGS BY LANDSCAPE CONTRACTOR PER THE LANDSCAPE SPECIFICATIONS.
3. THE SUB GRADE FOR THE ROAD, PARKING AREAS, AND THE BUILDING PADS SHALL BE PREPARED IN ACCORDANCE WITH SECTION 207 OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 1996 EDITION. COMPACTION OF THE SUB GRADE IN CUT SECTIONS SHALL BE IN ACCORDANCE WITH SECTION 273.6.2 USING MECHANICAL COMPACTION EQUIPMENT. OPERATION OF SPREADING AND HAULING EQUIPMENT WILL NOT BE CONSIDERED AS ADEQUATE COMPACTION.
4. THE GRANULAR BASE COURSE SHALL BE PLACED ONLY ON SUB GRADE THAT HAS BEEN PROOF-ROLLED.
5. GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING PROPERTY CORNERS AND PERTINENT AREAS WITHIN ALL EASEMENTS.
6. CONTRACTOR IS RESPONSIBLE TO INSTALL ALL EROSION CONTROL DEVICES SHOWN ON THE PLANS IN ACCORDANCE WITH THE WDNR BEST MANAGEMENT PRACTICES.

1. ALL GRADES SHOWN ARE FINISHED GRADES.
2. ALL DIMENSIONS ARE TO FACE OF CURB.

NOTES:
1. BENCHMARK IS THE TOP NUT OF THE HYDRANT AT THE SOUTHWEST CORNER OF LOT 52. ELEVATION 252.62 CITY OF MADISON DATUM.

LEGEND

SECTION CORNER FOUND	SANICUT LINE
IRON STAKE FOUND	CATCH CURB
REBAR PLACED	REJECT CURB
CHISEL CROSS	PROPOSED CONCRETE PAVEMENT
DRILL HOLE	PROPOSED CONCRETE SIDEWALK
SURVEY NAIL	PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT
WOOD STAKE	PROPOSED SANICUT REMOVE AND REPLACE PAVEMENT
RECORDED AS DATA	NEW ASPHALT
MEASURED DATA	EX ASPHALT TO BE MILLED AND OVERLAID
SOIL BORING	TW 900.00 TOP OF WALL ELEVATION
SANITARY MANHOLE	BW 899.00 BOTTOM OF WALL ELEVATION
YARD CLEANOUT	PERIMETER SILT FENCE
STORM MANHOLE	EROSION MATTING
STORM INLET	STRAIN BALES
STORM CATCH BASIN	INLET PROTECTION
STORM CLEAN OUT	STRAIN BALE/SILT FENCE INLET PROTECTION
APRON ENDWALL	STABILIZED CONSTR. ENTRANCE
WATER MANHOLE	
HYDRANT	
WATER VALVE	
SIAMSESE CONNECT	
POST INDICATOR VALVE	
GAS METER	
GAS VALVE	
TRAFFIC SIGNAL	
TRAFFIC CONTROL BOX	
LIGHT POLE	
ELECTRICAL OUTLET	
UTILITY POLE	
GUY WIRE / DEAD MAN	
TRAFFIC SIGNAL	
TRAFFIC CONTROL BOX	
ELECTRIC PEDESTAL	
ELECTRIC METER	
ELECTRIC MANHOLE	
TELEPHONE PEDESTAL	
TELEPHONE MANHOLE	
CABLE PEDESTAL	
SPRINKLER HEAD	
BOLLARD	
SIGN	
MONITORING WELL	
HANDICAP RAMP	
HANDICAP STALL	
STONE WALL	
FENCE LINE	
EDGE OF TREES	
PROPERTY LINE	
CENTER LINE	
EXISTING BUILDING	
EXISTING CONCRETE	
EXISTING GRAVEL	
EXISTING ASPHALT	
CANOPY SHADE TREE	
SHRUB	
CONIFEROUS TREE	
BURIED WATER MAIN	
SANITARY SEWER	
STORM SEWER	
ROOF DRAIN	
OVERHEAD WIRES	
BURIED CABLE TV LINE	
BURIED ELECTRIC	
BURIED TELEPHONE	
FIBER OPTIC	
BURIED GAS MAIN	
CONTOUR	
SPOT ELEVATION	
CAUTION	
PROPERTY LINE	
UTILITY EASEMENT	
SETBACK LINE	
EDGE OF WATER	
WETLAND BOUNDARY	
100 YEAR FLOOD BOUNDARY	

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

MILWA. AREA 254-1101

SCALE 1" = 50'

0' 10' 25' 50' 100'



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O'SHERIDAN INC
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BROOKFIELD, WISCONSIN
WWW.ARNOLDOSHERIDAN.COM

HAWK'S LANDING

LOT 53

MADISON, WISCONSIN

HAWKS CONDOMINIUM CORPORATION

Sheet Title:

OVERALL
GRADING
PLAN

Revisions:

No.	Date:	Description:	By:
1	4-06-05	REVISED GRADING	DDA
2	4-29-05	PROFILE EDITS	PUK

Project Number: 090128

Designed By: A&O

Date Issued: 9-16-09




Reviewed By: A&O

Sheet Number:

C1.1

Notes

LIGHTING STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
TYPICAL PARKING LOT	+	1.2 fc	5.3 fc	0.3 fc	17.7:1	4.0:1

LIGHTING SCHEDULE								
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Mounting Height
	A	1	Holophane	P10DMH00NFX-HSS	PECHINA, Asymmetric Narrow Reflector Distribution w/ House Side Shield	100W CLEAR MH	102604.IES	20'-0" POLE
	B	10	Holophane	P10DMH03WFX-HSS	PECHINA, Asymmetric Narrow Reflector Distribution w/ House Side Shield	100W CLEAR MH	102599.IES	20'-0" POLE
	C	5	RUUD	E8405-D	Rectangular Security / Deep Shielded	50 WATT MH	E8507.IES	8'-0" ABOVE GRADE ON BUILDING

SIP Submittal - September 16, 2009
Revised Site for UDC Initial Meeting - 10/7/09
UDC Final Submittal - January 27, 2010

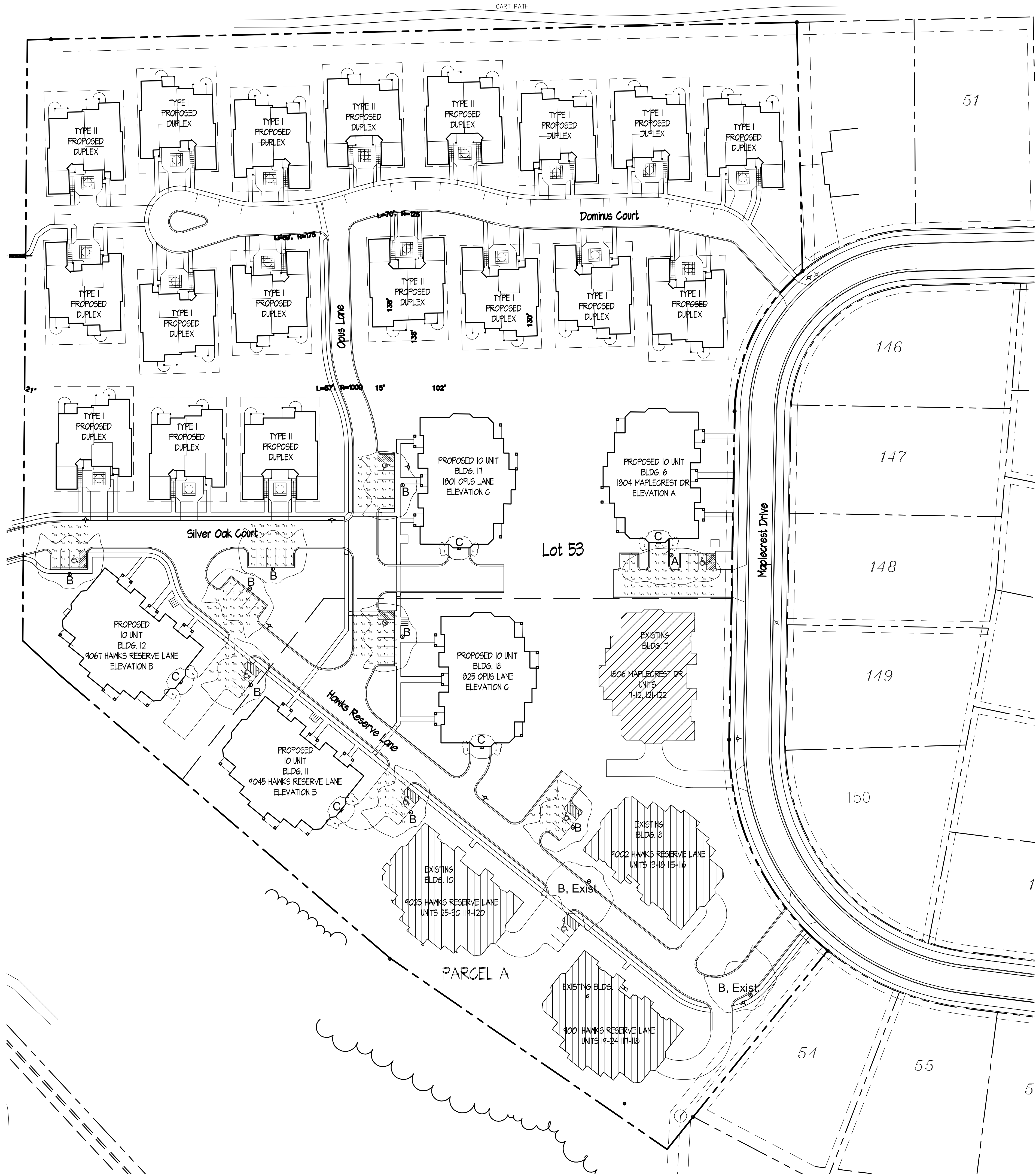
Hawks Reserve
 Lot 53 of
 Hawks Landing Golf Club
 1802 Maple Crest Drive
 9002 Hawks Reserve Lane

Site Lighting Plan

Drawing No.

C-1.2

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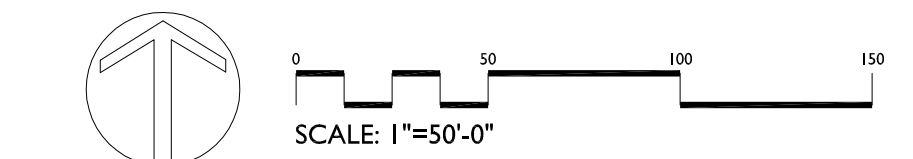


CITY OF MADISON			
LANDSCAPE POINTS REQUIREMENTS			
NUMBER OF PARKING STALLS		53	
NUMBER OF 2'-2 1/2" MIN. CAL. TREES REQUIRED		4	
NUMBER OF LANDSCAPE POINTS REQUIRED		252	
SOLUTION			
Qty	Points	Credits	Points
14	490	5	175
CANOPY TREES (2'-2 1/2") @ 35 PTS.			
CANOPY TREES OR SMALL ORNAMENTAL TREES (1 1/2'-2") @ 15 PTS.			
DECIDUOUS SHRUBS @ 2 PTS.			
EVERGREEN SHRUBS @ 3 PTS.			
6	90		
EVERGREEN TREES (3' HT.) @ 15 PTS.			
DECORATIVE WALL OR FENCE @ 3 PTS. (PER 10 L.F.)			
EARTH BERM (PER 10 L.F.)			
AVERAGE HEIGHT - 30' @ 5 PTS.			
AVERAGE HEIGHT - 15' @ 2 PTS.			
Subtotals		580	175
TOTAL POINTS		755	

Representative Rain Garden and/or Biorenovation Basin Plants - 4.5" Plugs	
Wildflowers	Grasses, Sedges and Bulrushes
Nodding Pink Onion	Yellow Coneflower
Red Milkweed	Black-eyed Susan
New England Aster	Sweet Black-eyed Susan
Pale Indian Plantain	Porcupine Sedge
Wild Sienna	Brown-eyed Susan
Canada Tick Trefoil	Rosinweed
Joe Pye Weed	Cupplant
Boneset	Prairie Dock
Dogtooth Daisy	Ohio Goldenrod
Ox Eye Sunflower	Stiff Goldenrod
Blue Flag Iris	Blue Vervain
Wild Iris	Ironweed
Prairie Blazingstar	Culver's Root
Dense Blazingstar	Golden Alexanders
Great Blue Lobelia	Annual Rye

Plant Material List - Treescape			
Quantity	Code Name	Common Name	Planting Size
15	ABM	Autumn Blaze Maple	2" B&B
4	ABST	Autumn Brill Serviceberry (cf)	1 3/4" B&B
2	CMCA	Candy mint Crabapple	1 3/4" B&B
3	GSL	Greenspire Littleleaf Linden	2" B&B
8	JTLT	Japanese Tree Lilac (cf)	2" TS
9	NRM	Northwood Red Maple	2" B&B
6	PO	Pin Oak	2" B&B
5	PWE	Prospector Elm	2" B&B
2	RO	Red Oak	2" B&B
3	RAL	Redmond Amer. Linden	2" B&B
11	SHL	Skyline Thins Honeylocust	2" B&B
3	SSC	Spring Snow Crabapple	1 1/2" B&B
4	SSM	State Street Miyabe Maple	2" B&B
2	SWO	Swamp White Oak	2" B&B
8	TCHT	Thins Cockspur Hawthorn (cf)	1 3/4" B&B
10	WBC	Whitespire Gray Birch (clp)	8" B&B
Conifer Evergreen			
Quantity	Code Name	Common Name	Planting Size
28	EWP	Eastern White Pine	4" B&B
14	GCS	Green Colorado Spruce	5" B&B
6	TA	Techny/mission Arborvitae	5" B&B

Landscape Plan



HAWKS RESERVE

LOT 53 OF HAWKS LANDING GOLF CLUB
1802 MAPLE CREST DRIVE
9002 HAWKS RESERVE LANE
VERONA, WISCONSIN

Checked By: SS
Drawn By: MK
9/16/09
Revised: 11/13/10
Revised:
Revised:
Revised:
Revised:

Job #

L1

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10-Unit Building Typical Landscape Plan

 **the
bruce
company**
OF WISCONSIN INC.

**LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS**

2830 PARMENTER STREET
P.O. BOX 620330
MIDDLETON, WI 53562-0330

TEL (608) 836-7041
FAX (608) 831-6266

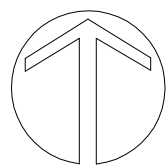
HAWKS RESERVE
LOT 53 OF HAWKS LANDING GOLF CLUB
1802 MAPLE CREST DRIVE
9002 HAWKS RESERVE LANE
VERONA, WISCONSIN

Checked By: SS
 Drawn By: MK
 9/16/09
 Revised: 11/13/10
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:

Job #

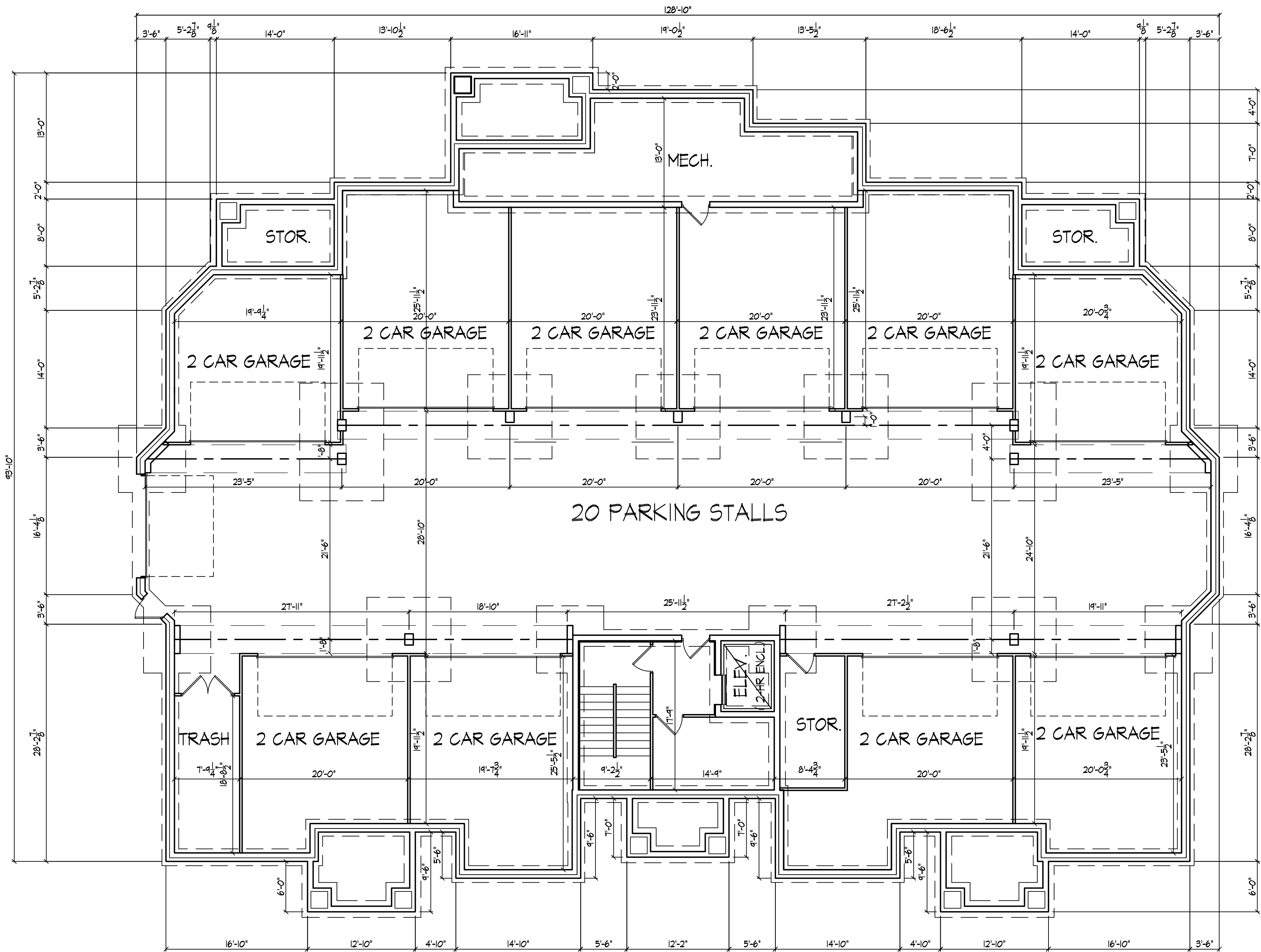
L1.1

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Consultant

Notes
Date



Revisions
PRD Submittal - September 16, 2009
UDC Final Submittal - January 13, 2010

Project Title
Hank's Landing
Condominiums
Lot 53
Madison, Wisconsin

 BASEMENT PLAN
1/8" = 1'-0"

Drawing Title
Basement Plan

Project No. Drawing No.

0922

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Consultant

Notes
Date

Revisions

PRD Submittal - September 16, 2009
UDG Final Submittal - January 13, 2010

Project Title

Hank's Landing
Condominiums
Lot 53
Madison, Wisconsin

Drawing Title

First Floor Plan

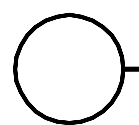
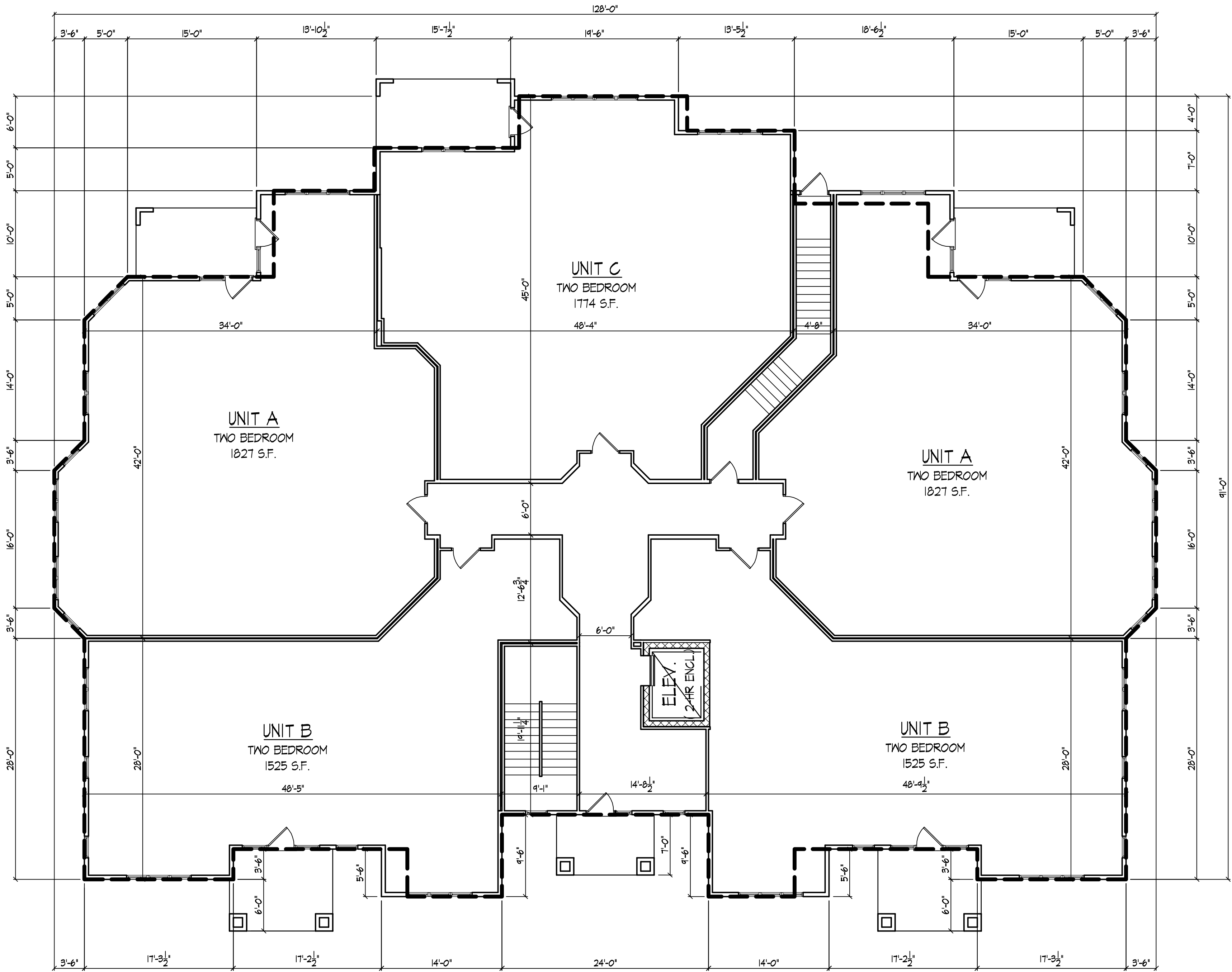
Project No.

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Drawing No.

2

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FIRST FLOOR PLAN

1/8" = 1'-0"

Consultant

Notes
Date

Revisions

PRD Submittal - September 16, 2009
UDG Final Submittal - January 13, 2010

Project Title

Hank's Landing
Condominiums
Lot 53
Madison, Wisconsin

Drawing Title

Second Floor Plan

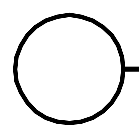
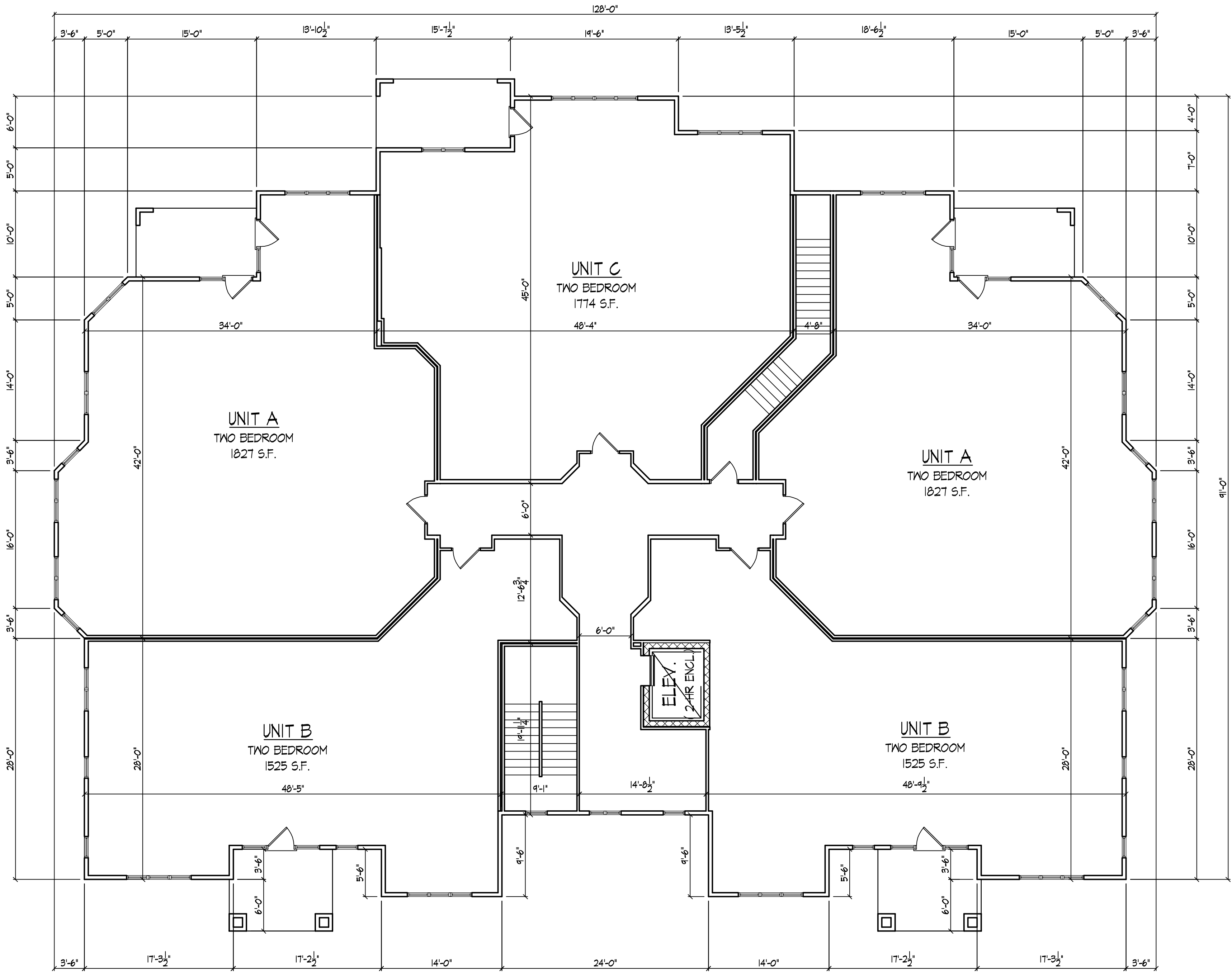
Project No.

0922

Drawing No.

3

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SECOND FLOOR PLAN

1/8" = 1'-0"

Consultant

Notes
Date

Revisions
Final UDC Submittal - January 13, 2010

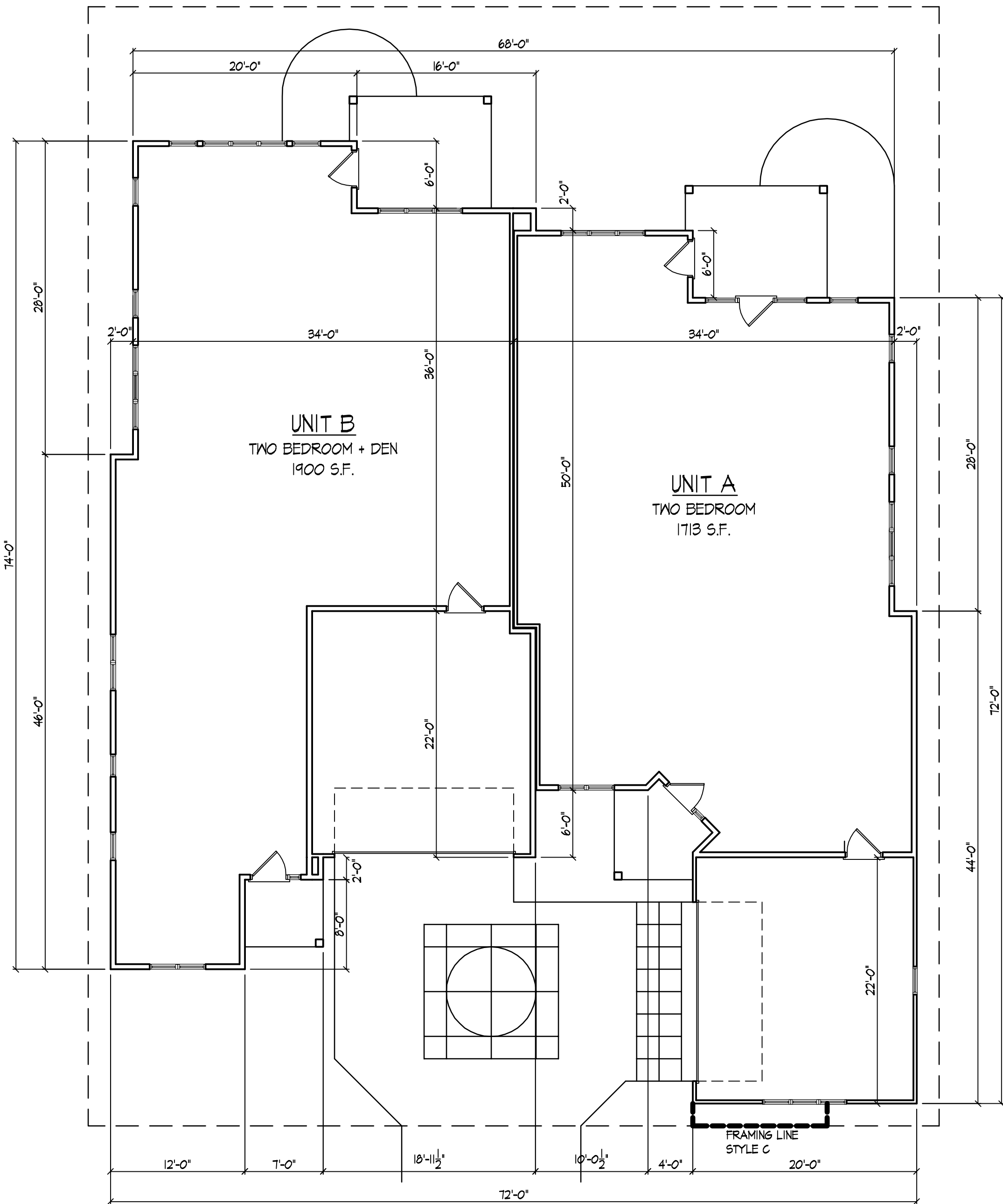
Project Title
Hanks Reserve

1802 Maplecrest Drive &
9002 Hanks Reserve Lane
Drawing Title
First Floor Plan
Duplex Type I
Project No. Drawing No.

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4

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DUPLEX TYPE I
1/8" = 1'-0"

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Notes
Date

Revisions
Final UDC Submittal - January 13, 2010

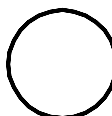
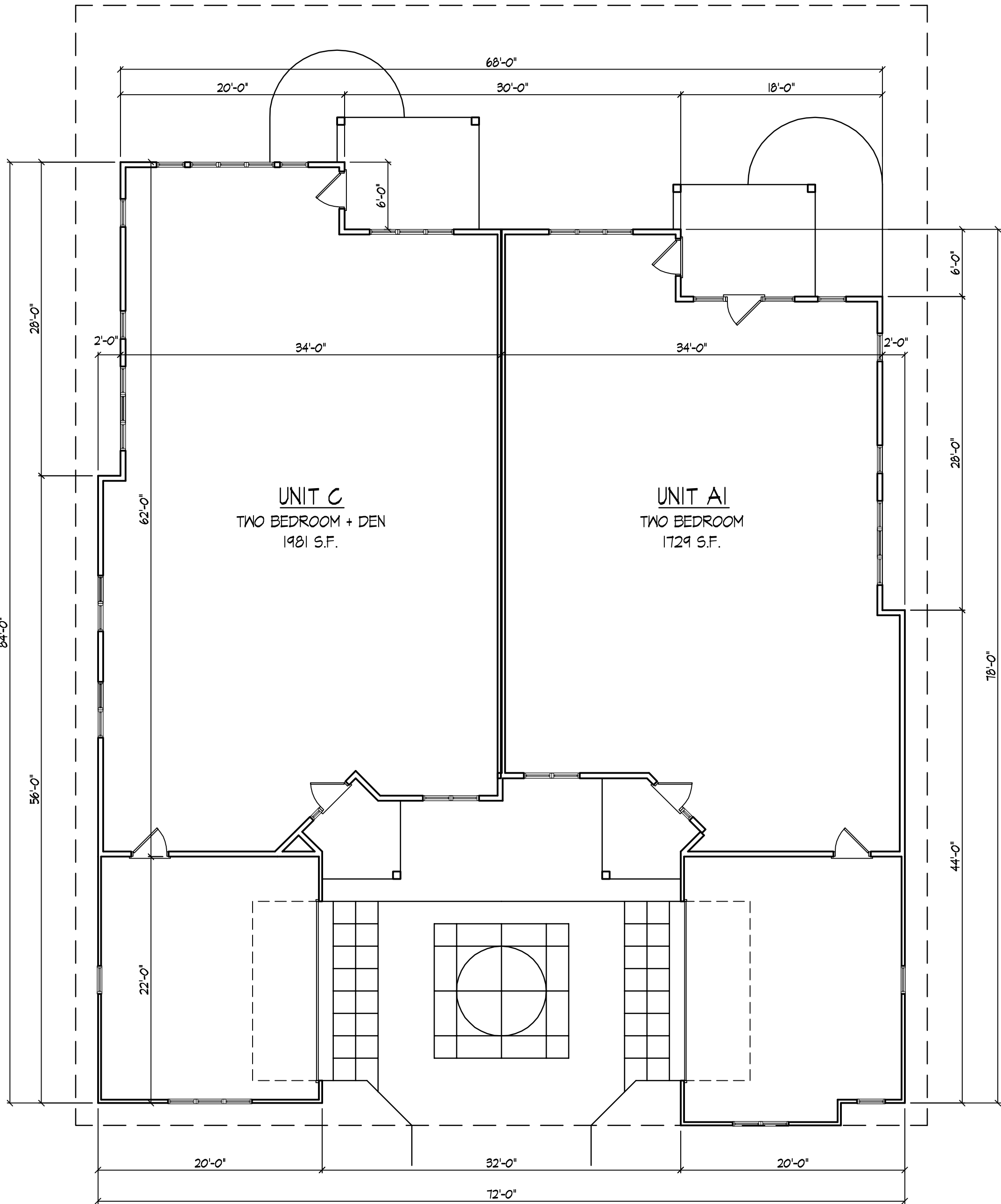
Project Title
Hanks Reserve

1802 Maplecrest Drive &
9002 Hanks Reserve Lane
Drawing Title
First Floor Plan
Duplex Type I
Project No. Drawing No.

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5

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DUPLEX TYPE II
1/8" = 1'-0"

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Notes



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



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



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



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

Revisions
SIP Submittal - September 16, 2009
UDC Final Submittal - January 13, 2010

Project Title
Hanks Reserve
1802 Maplecrest Drive &
9002 Hanks Reserve Lane

Drawing Title
Exterior Elevations
Building Style A
Project No. Drawing No.

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Notes



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



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



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



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

Revisions
SIP Submittal - September 16, 2009
UDC Final Submittal - January 13, 2010

Project Title
Hanks Reserve
1802 Maplecrest Drive &
9002 Hanks Reserve Lane

Drawing Title
Exterior Elevations
Building Style B

Project No. Drawing No.

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Notes



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



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



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



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

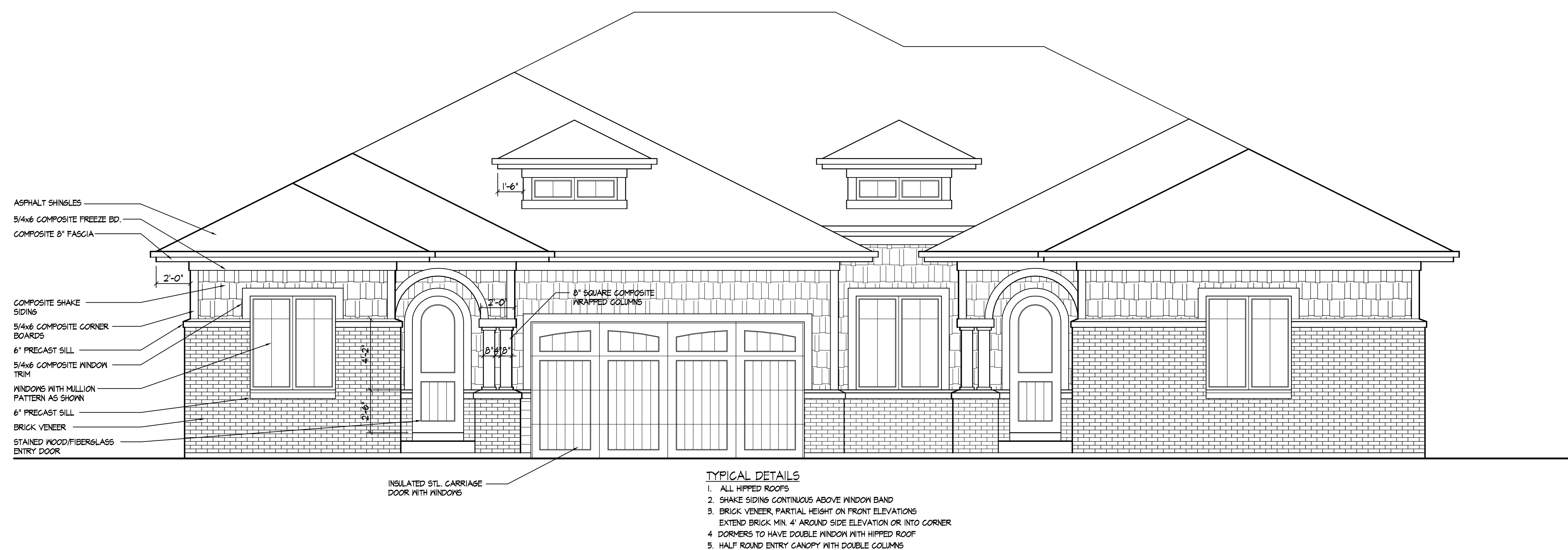
Revisions
SIP Submittal - September 16, 2009
UDC Final Submittal - January 13, 2010

Project Title
Hanks Reserve
1802 Maplecrest Drive &
9002 Hanks Reserve Lane

Drawing Title
Exterior Elevations
Building Style C
Project No. Drawing No.

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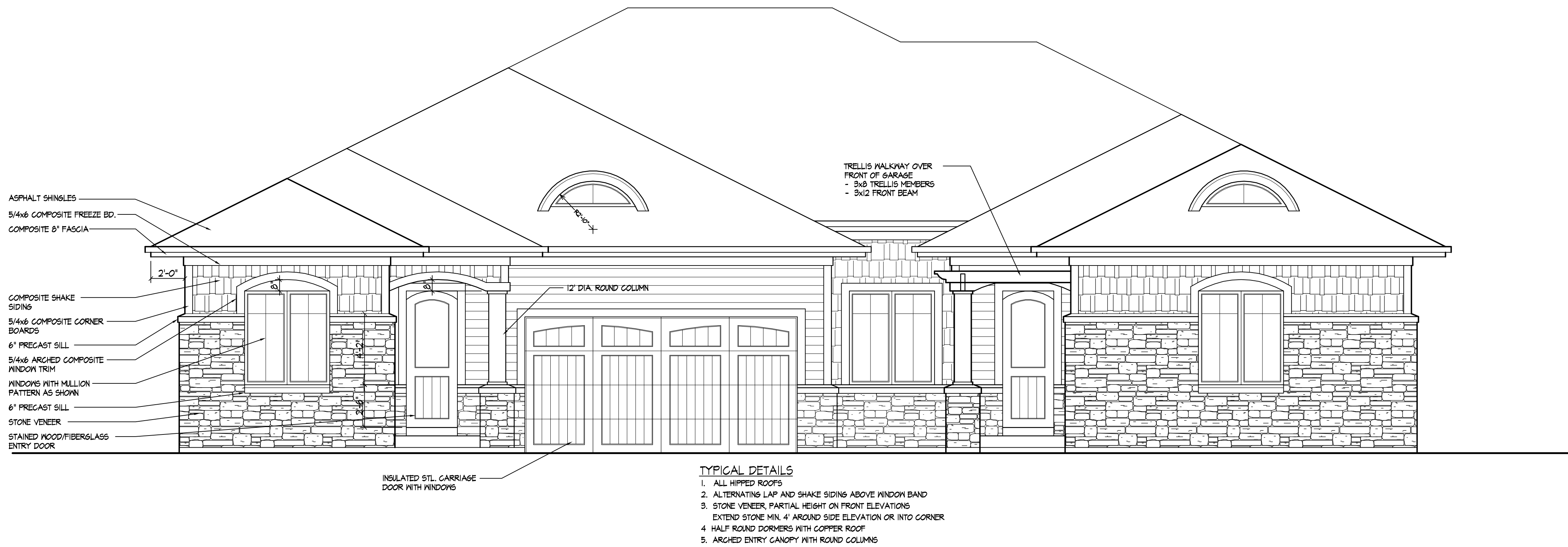
EXAMPLE FRONT ELEVATION
1/4" = 1'-0"



EXAMPLE REAR ELEVATION
1/4" = 1'-0"

Consultant

Notes



EXAMPLE FRONT ELEVATION
1/4" = 1'-0"



EXAMPLE REAR ELEVATION
1/4" = 1'-0"

Revisions
SIP Submittal - September 16, 2009
UDC Final Submittal - January 13, 2010

Project Title
Hanks Reserve
1802 Maplecrest Drive &
9002 Hanks Reserve Lane

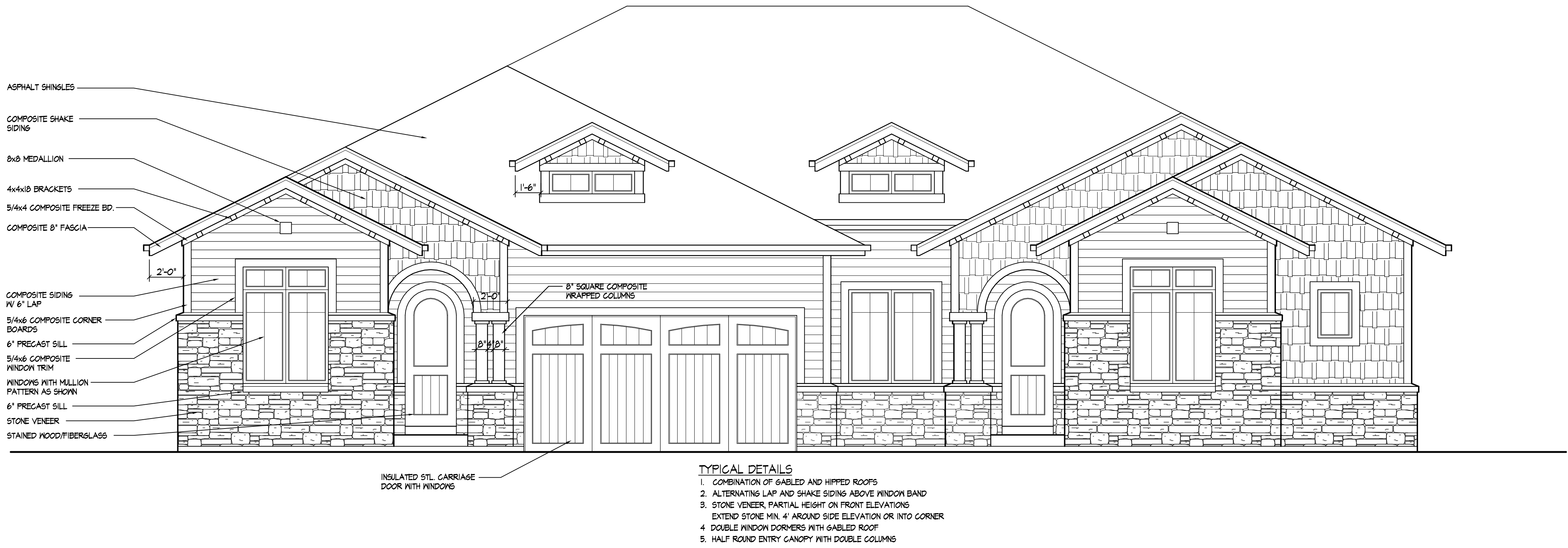
Drawing Title
Example Elevations
Building Type | Style B
Project No. Drawing No.

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Notes



EXAMPLE FRONT ELEVATION
1/4" = 1'-0"



EXAMPLE REAR ELEVATION
1/4" = 1'-0"

Revisions

SIP Submittal - September 16, 2009
UDC Final Submittal - January 13, 2010

Project Title

Hanks Reserve
1802 Maplecrest Drive &
9002 Hanks Reserve Lane

Drawing Title

Example Elevations
Building Type | Style C

Project No.

Drawing No.

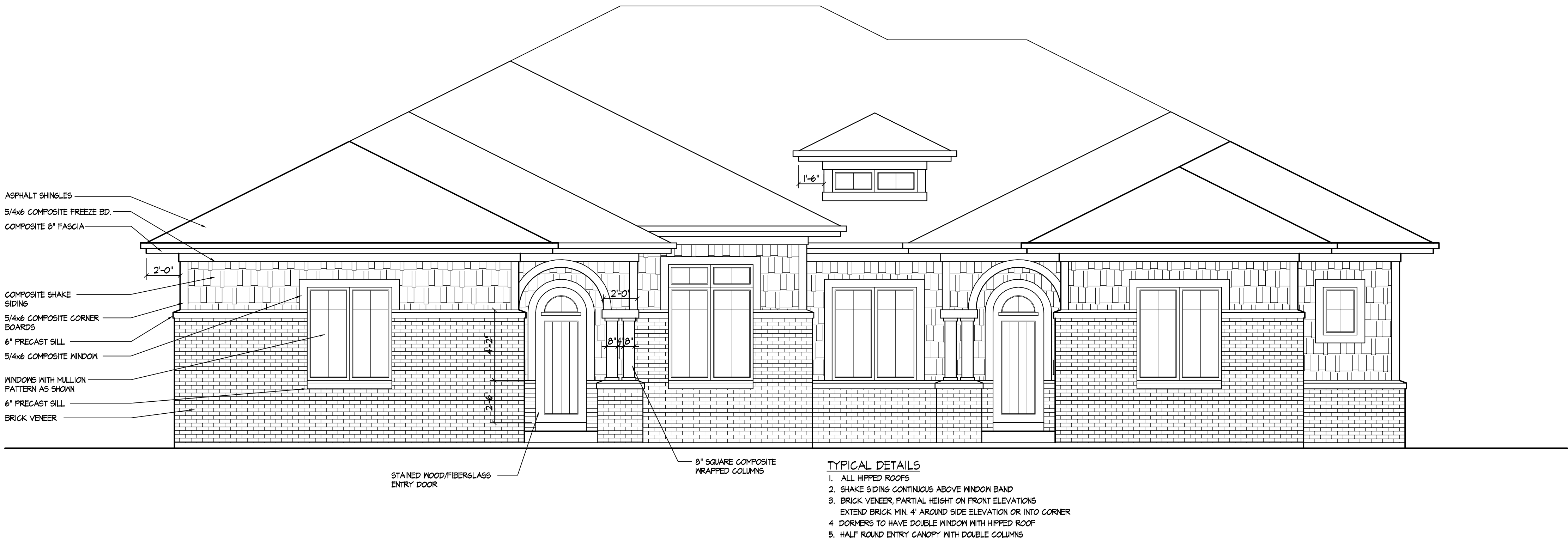
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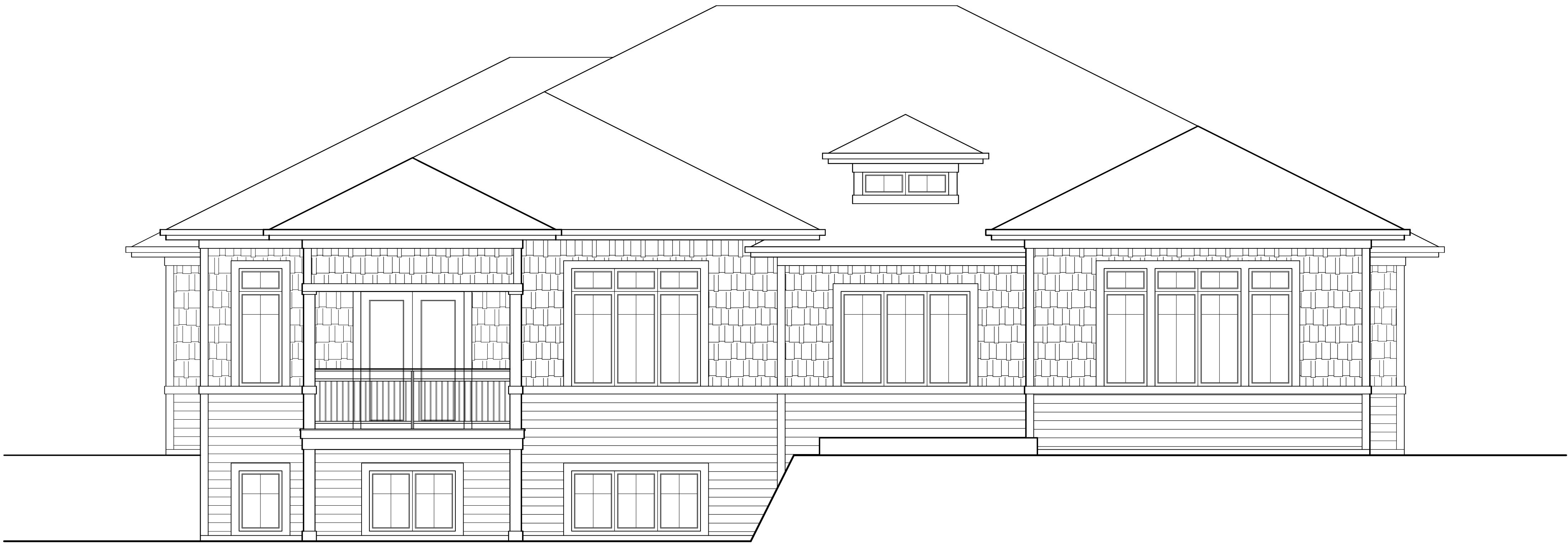
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Notes



EXAMPLE FRONT ELEVATION
1/4\" = 1'-0"



EXAMPLE REAR ELEVATION
1/4\" = 1'-0"

Revisions

SIP Submittal - September 16, 2009
UDC Final Submittal - January 13, 2010

Project Title

Hanks Reserve
1802 Maplecrest Drive &
9002 Hanks Reserve Lane

Drawing Title

Example Elevations
Building Type 2 Style A

Project No.

Drawing No.

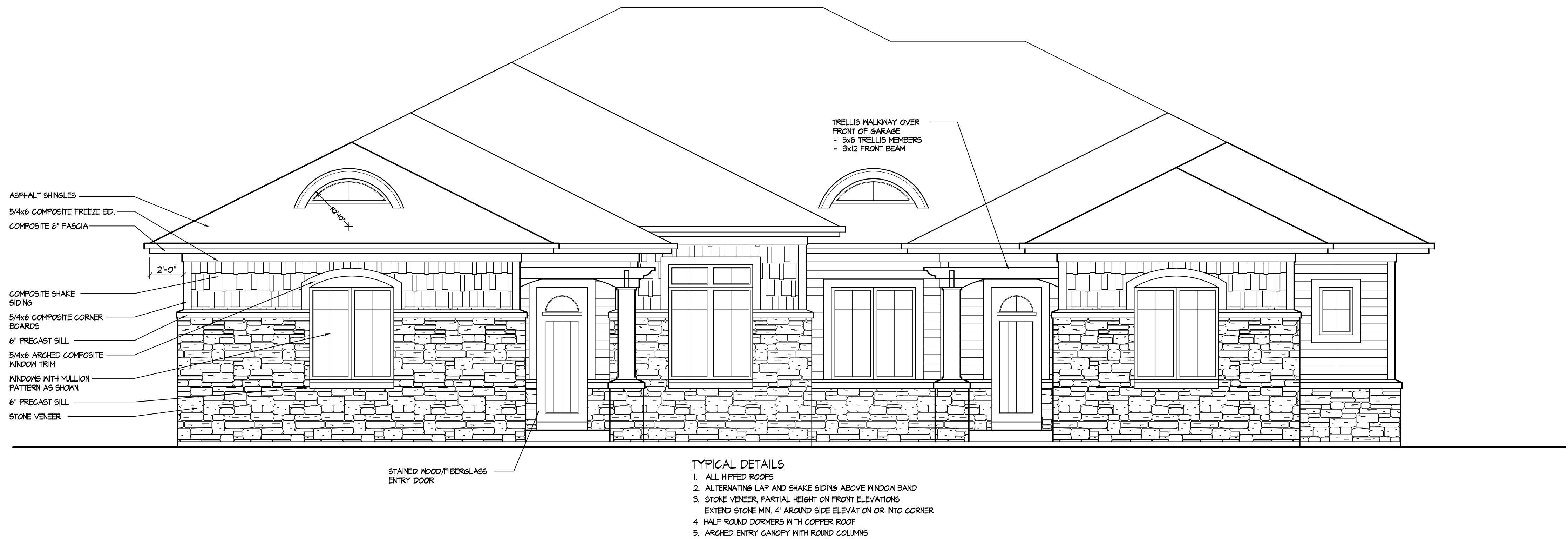
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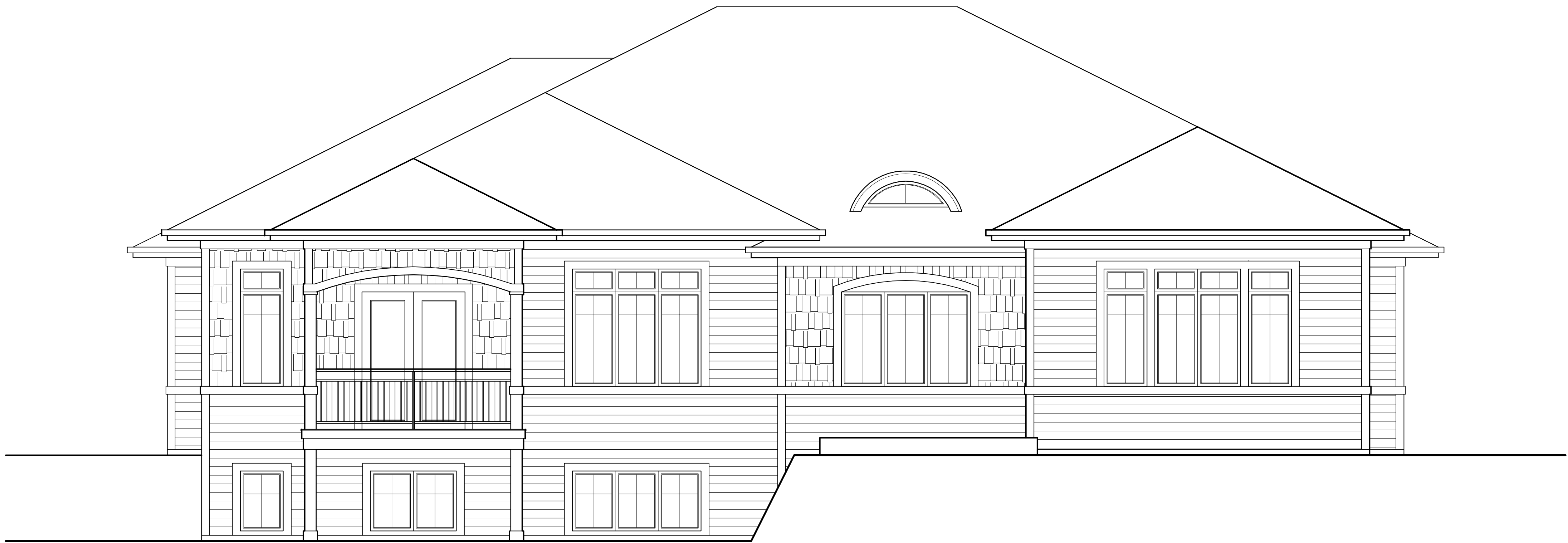
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Notes



EXAMPLE FRONT ELEVATION
1/8" = 1'-0"



EXAMPLE REAR ELEVATION
1/8" = 1'-0"

Revisions

SIP Submittal - September 16, 2009
UDC Final Submittal - January 13, 2010

Project Title

Hanks Reserve
1802 Maplecrest Drive &
9002 Hanks Reserve Lane

Drawing Title

Example Elevations
Building Type 2 Style B

Project No.

Drawing No.

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13

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