

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

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: September 30, 2009

UDC MEETING DATE: October 7, 2009

Action Requested

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 Condominiums 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

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)**

September 30, 2009

Mr. Al Martin
Director of Urban Design Commission
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Initial UDC Submittal
PUD-SIP
Hawks Reserve
1802 Maplecrest Drive & 9002 Hawks Reserve Lane
Madison, Wisconsin


Dear Al Martin & Urban Design Commission Members:

The following is submitted together with the plans, application and zoning text for Urban Design Commission approval. Attached are the materials that were presented at the September 16th Urban Design Commission Meeting. Due to the requirements for noticing we were not able to get initial approval. We are now requesting that initial approval.

When we request final approval we will respond to Urban Design Commission's comments from the September 16th meeting and October 7th's meeting.

Thank you for your time in reviewing our proposal.

Very Truly Yours,



J. Randy Bruce, AIA
Managing Member

Zoning Text

PUD-GDP-SIP

1802 Maplecrest Drive & 9002 Hawks Reserve Lane

September 16, 2009

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 108 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. 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.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** Site Landscaping will be provided as shown on the approved plans.
- 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 for the commercial uses shall be limited to the maximum permitted in the R-5 district for the residential uses and as approved by the Urban Design Commission and Zoning Administrator.
- K. **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 Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

SHEET INDEX:

SITE	
C-1.0	SITE PLAN
C-1.1	OVERALL GRADING PLAN
L-1.1	LANDSCAPE PLAN

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 A
7	ELEVATIONS B
8	ELEVATIONS C
9	ELEVATIONS - DUPLEX TYPE I
10	ELEVATIONS - DUPLEX TYPE II

SITE DEVELOPMENT STATISTICS

LOT AREA	607,839 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	
TWO BEDROOM	38
THREE BEDROOM	50
	20
	4
	108
	112
VEHICLE PARKING	
UNDERGROUND/GARAGE	76
	100
	HC
	0
SURFACE	43
TOTAL	51
	275
BIKE PARKING	
UNDERGROUND/GARAGE	
	112
SURFACE	0
TOTAL	112

Revisions

SIP Submittal - September 16, 2009

Project Title

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

Drawing Title

Site Plan

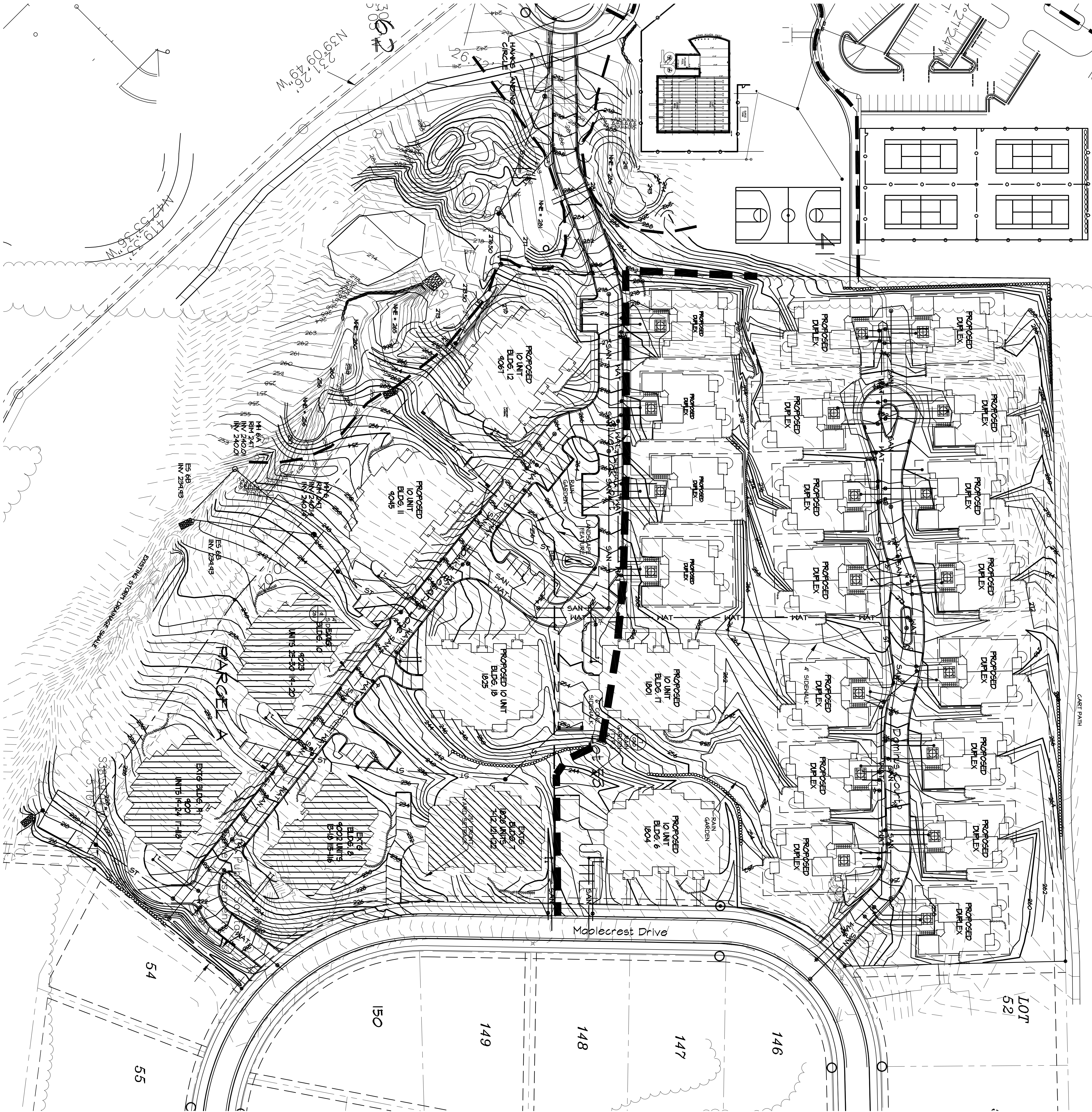
Project No.

0922

Drawing No.

C-1.0

This document contains confidential or proprietary information of Knothe & Bruce Architects. Neither the document nor the information herein is to be reproduced, distributed, used, or disclosed, either in whole or in part, except as specifically authorized by Knothe & Bruce Architects. Knothe & Bruce Architects is a Limited Liability Company of Wisconsin.



GRADING AND EROSION CONTROL

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE PROPOSED ROADS, PARKING AREAS, BUILDING PAVES 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 LOT 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 PAVES 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 207.13.6.2 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 MOST BEST MANAGEMENT PRACTICES.
7. ALL GRADES SHOWN ARE FINISHED GRADES.
8. 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

● IRON STAKE FOUND

○ BEARS PLACED

○ CHISEL CROSS

○ DRILL HOLE

○ STREET NAIL

○ (7.5 FT) RECORDED AS DATA

○ (283.5 FT) RECORDED AS DATA

○ SOIL BORING

○ SANITARY MANHOLE

○ YARD CLEANOUT

○ STORM MANHOLE

○ STORM INLET

○ STORM CATCH BASIN

○ STORM CLEAN OUT

○ AERON BODALL

○ WATER MANHOLE

○ HYDRANT

○ WATER VALVE

○ WATER CONNECT

○ GAS VALVE

○ GAS METER

○ POST INDICATOR VALVE

○ TRAFFIC SIGNAL

○ TRAFFIC CONTROL BOX

○ LIGHT POLE

○ UTILITY POLE

○ GUY WIRE / DEAD MAN

○ TRAFFIC SIGNAL

○ TRAFFIC CONTROL BOX

○ ELECTRIC FEDESTAL

○ ELECTRIC METER

○ ELECTRIC MANHOLE

○ TELEPHONE FEDESTAL

○ TELEPHONE MANHOLE

○ CABLE FEDESTAL

○ SPRINKLER HEAD

○ BOLLARD

○ SIGN

○ MONITORING WELL

○ HANDICAP RAMP

○ HANDICAP STALL

○ DOOR/DOOR STONE WALL

○ X X X FENCE LINE

○ X X X EDGE OF TREES

○ P PROPERTY LINE

○ CENTER LINE

○ EXISTING BUILDING

○ EXISTING CONCRETE

○ EXISTING GRAVEL

○ EXISTING ASPHALT

○ CANOPY/SHADE TREE

○ SHRUB

○ CONIFEROUS TREE

○ BARRIED WATER MAIN

○ SANITARY SEWER

○ ST

○ RD

○ OH

○ OVERHEAD WIRE

○ BARRIED CABLE TV LINE

○ CATV

○ E

○ T

○ FO

○ -CONTOUR

○ G

○ X 821.25

○ CAUTION

○ PROPERTY LINE

○ UTILITY EASEMENT

○ SETBACK LINE

○ EDGE OF WATER

○ WETLAND BOUNDARY

○ 100 YEAR FLOOD BOUNDARY

— X X X — SECTION CORNER FOUND

— CATCH CURB

— RE-ECT CURB

PROPOSED CONCRETE PAVEMENT

PROPOSED CONCRETE SIDEWALK

PROPOSED HEAVY DUTY BRUSHINGS PAVEMENT

PROPOSED SAND/IT REMOVE AND REPLACE PAVEMENT

NEW ASPHALT

EX ASPHALT TO BE WILLED AND OVERLAID

TM 400.00 TOP OF WALL ELEVATION

BM 694.00 BOTTOM OF WALL ELEVATION

PERIMETER SILT FENCE

REGION MATTING

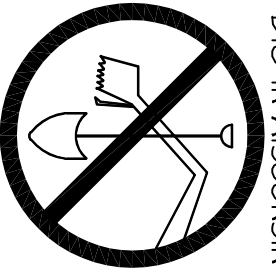
STREAM BALES

INLET PROTECTION

STREAM BALE/ALT FENCE

INLET PROTECTION

STABILIZED CONGR. ENTRANCE



TO OBTAIN LOCATIONS OF PARTICIPANTS FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE 1-800-242-8511

TOLL FREE 815 STATE 182.075(1914) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILN AREA 254-1181

Revisions:

No.

Date:

Description:

By:

1

4-06-05

REVISED GRADING

DOA

2

4-29-05

PROFILE EDITS

PAK

Project Number:

090128

Designed By:

A&O

Date Issued:

9-16-09

Reviewed By:

A&O

Sheet Number:

C11

Street Title:
OVERALL
GRADING
PLAN

HAWK'S LANDING

LOT 53

MADISON, WISCONSIN

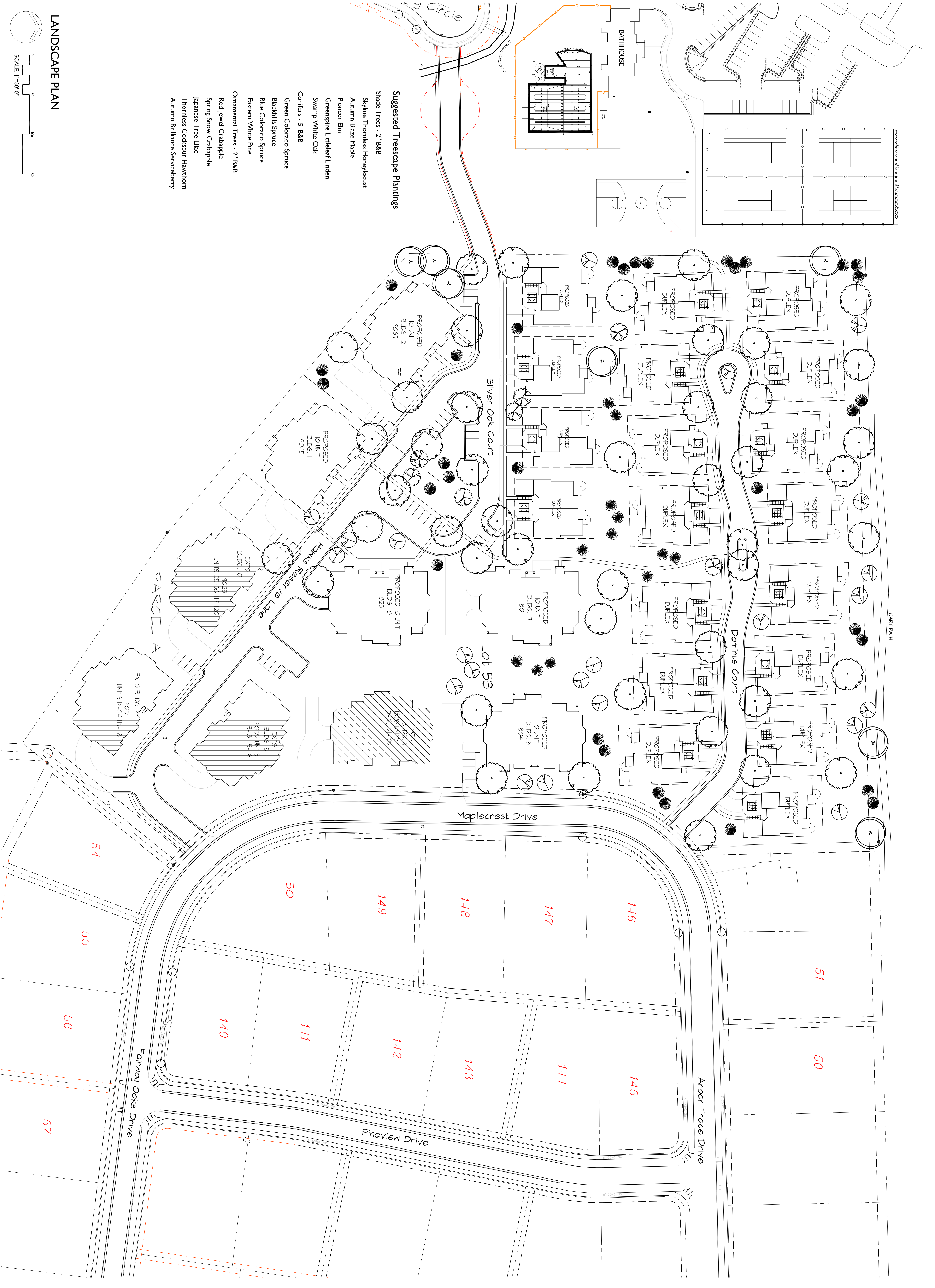
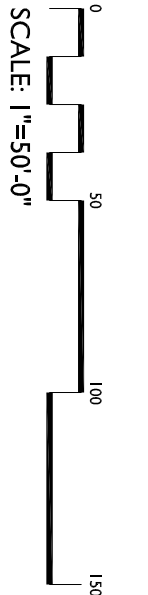
HAWKS CONDOMINIUM CORPORATION



ARNOLD AND
O'SHERIDAN INC.
CONSULTING ENGINEERS
STRUCTURAL ■ CIVIL ■ HVAC ■ PLUMBING
ELECTRICAL ■ TELECOMMUNICATIONS
WADSWORTH WISCONSIN
BROOKFIELD WISCONSIN
WWW.ARNOLDOSHERIDAN.COM

- Suggested Treescape Plantings**
- Shade Trees - 2" B&B
- Skyline Thornless Honeylocust
 - Autumn Blaze Maple
 - Pioneer Elm
 - Greenspire Littleleaf Linden
 - Swamp White Oak
- Conifers - 5" B&B
- Green Colorado Spruce
 - Blackhills Spruce
 - Blue Colorado Spruce
 - Eastern White Pine
- Ornamental Trees - 2" B&B
- Red Jewel Crabapple
 - Spring Snow Crabapple
 - Japanese Tree Lilac
 - Thornless Cocksaur Hawthorn
 - Autumn Brilliance Serviceberry

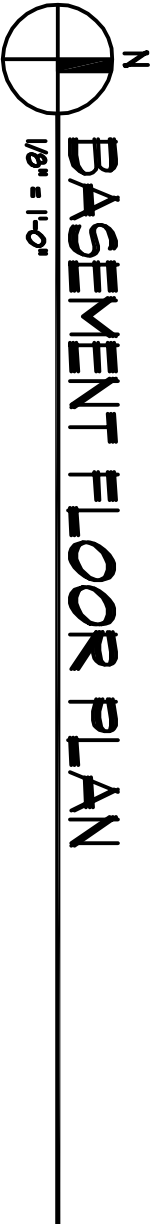
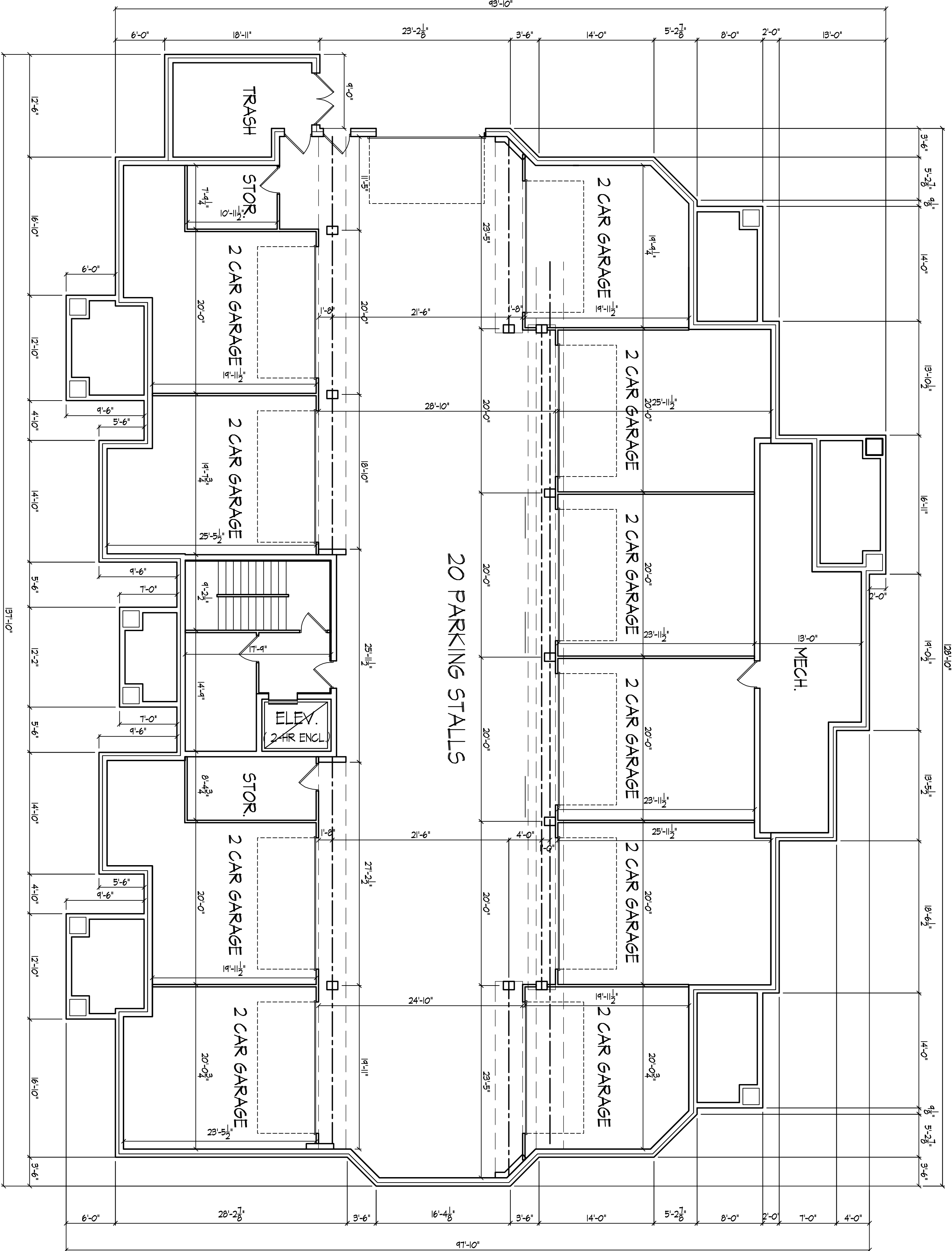
LANDSCAPE PLAN



Consultant

Notes

(1) BIKE STALL PER GARAGE



Revisions
PRD Submittal - September 16, 2004

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

Drawing Title
Basement Floor Plan

Project No. Drawing No.

0422

This document contains confidential or proprietary information of Knote & Bruce Architects. It is to be used only for the project and site identified herein. No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without prior written permission of Knote & Bruce Architects. The use of this document is limited to the project and site identified herein.

Consultant

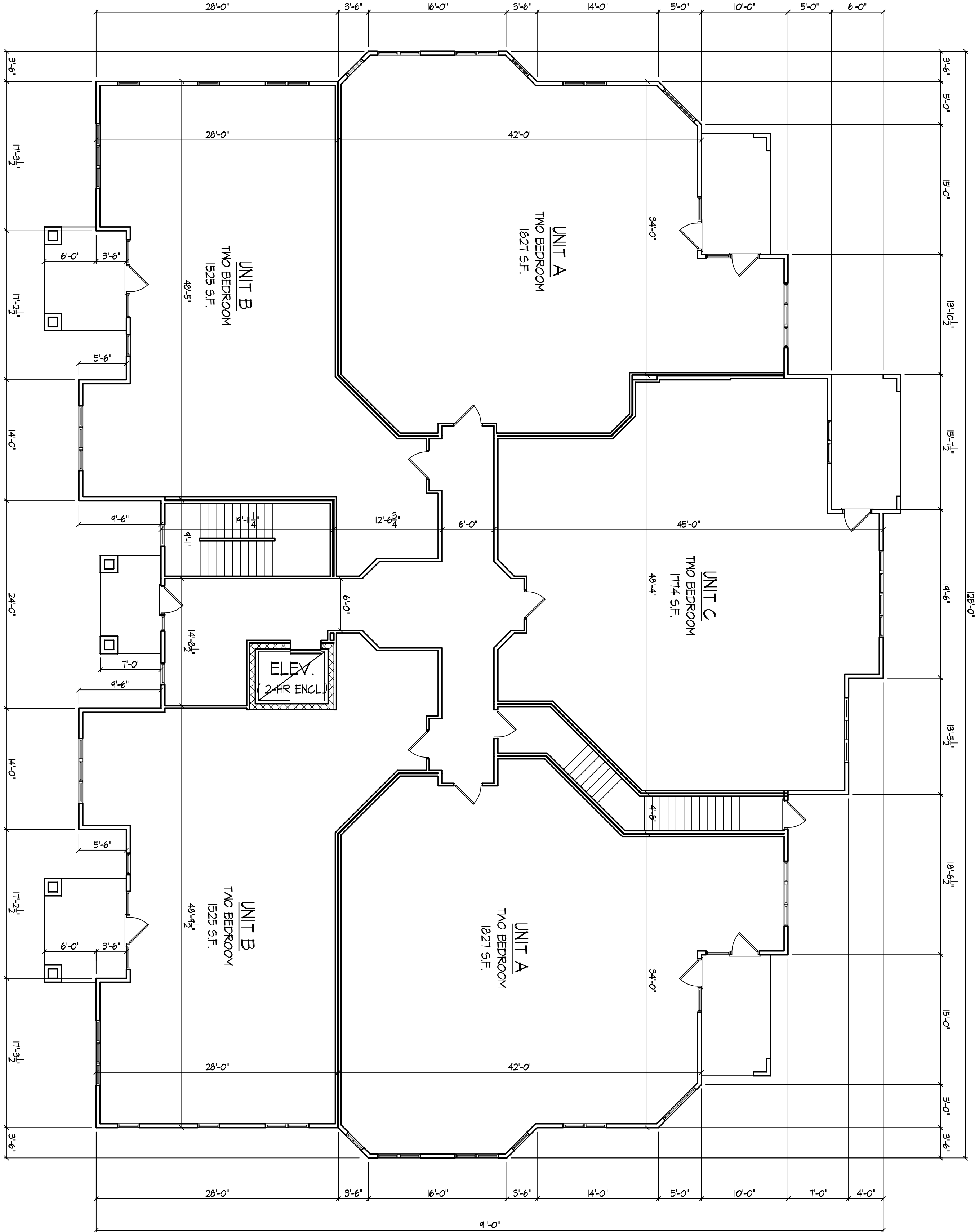
Notes

Revisions
FRD Submittal - September 16, 2004

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

Drawing Title
First Floor Plan

Project No. Drawing No.
0922 2



This document contains confidential or proprietary information of KNOTHE & BRUCE ARCHITECTS. It is to be used only for the project and site identified herein. No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without prior written permission of KNOTHE & BRUCE ARCHITECTS.

Consultant

Notes

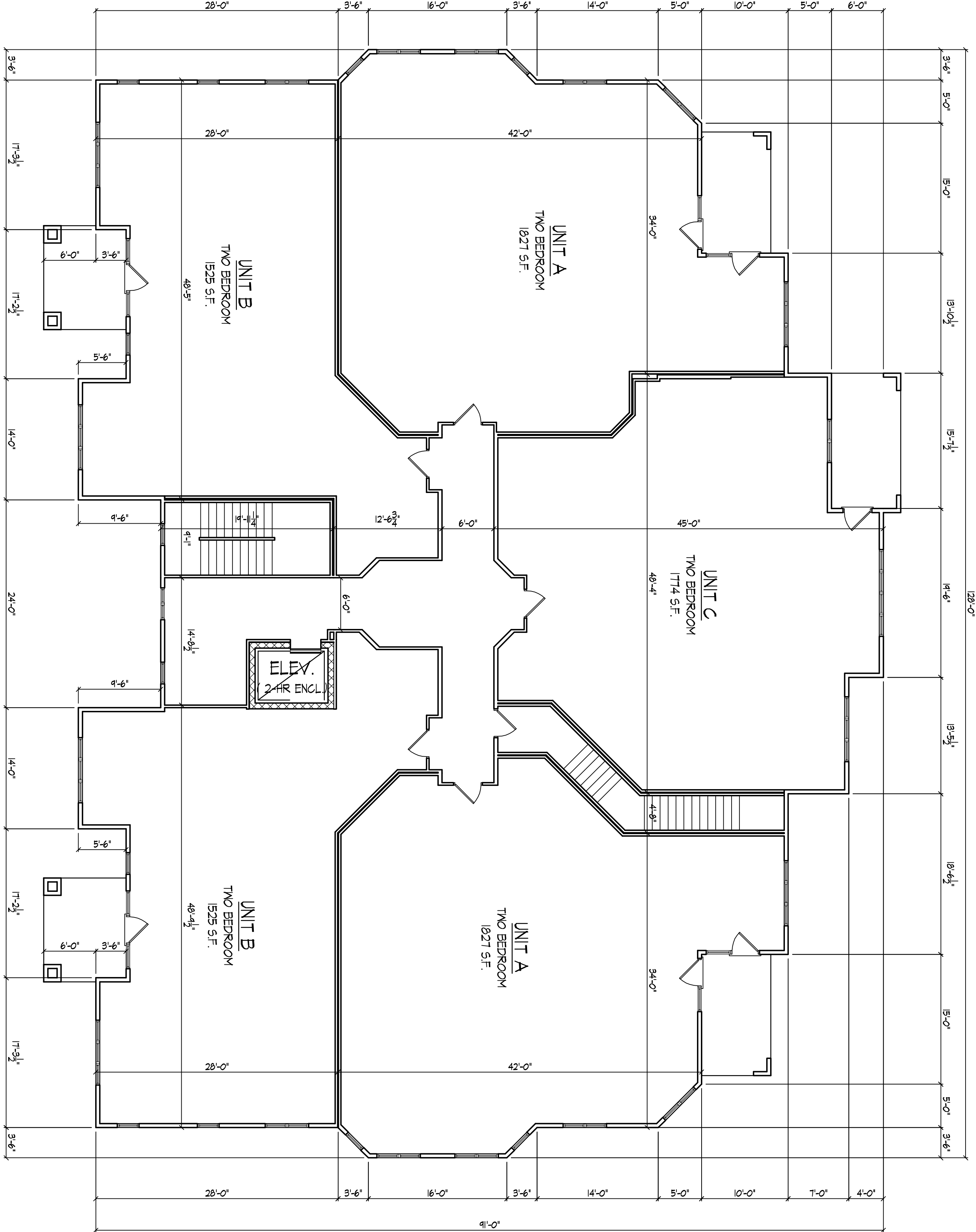
Revisions
PRD Submittal - September 16, 2004

Project Title
**Hawk's Landing
Condominiums
Lot 53
Madison, Wisconsin**

Drawing Title
Second Floor Plan

Project No. Drawing No.

0422 3



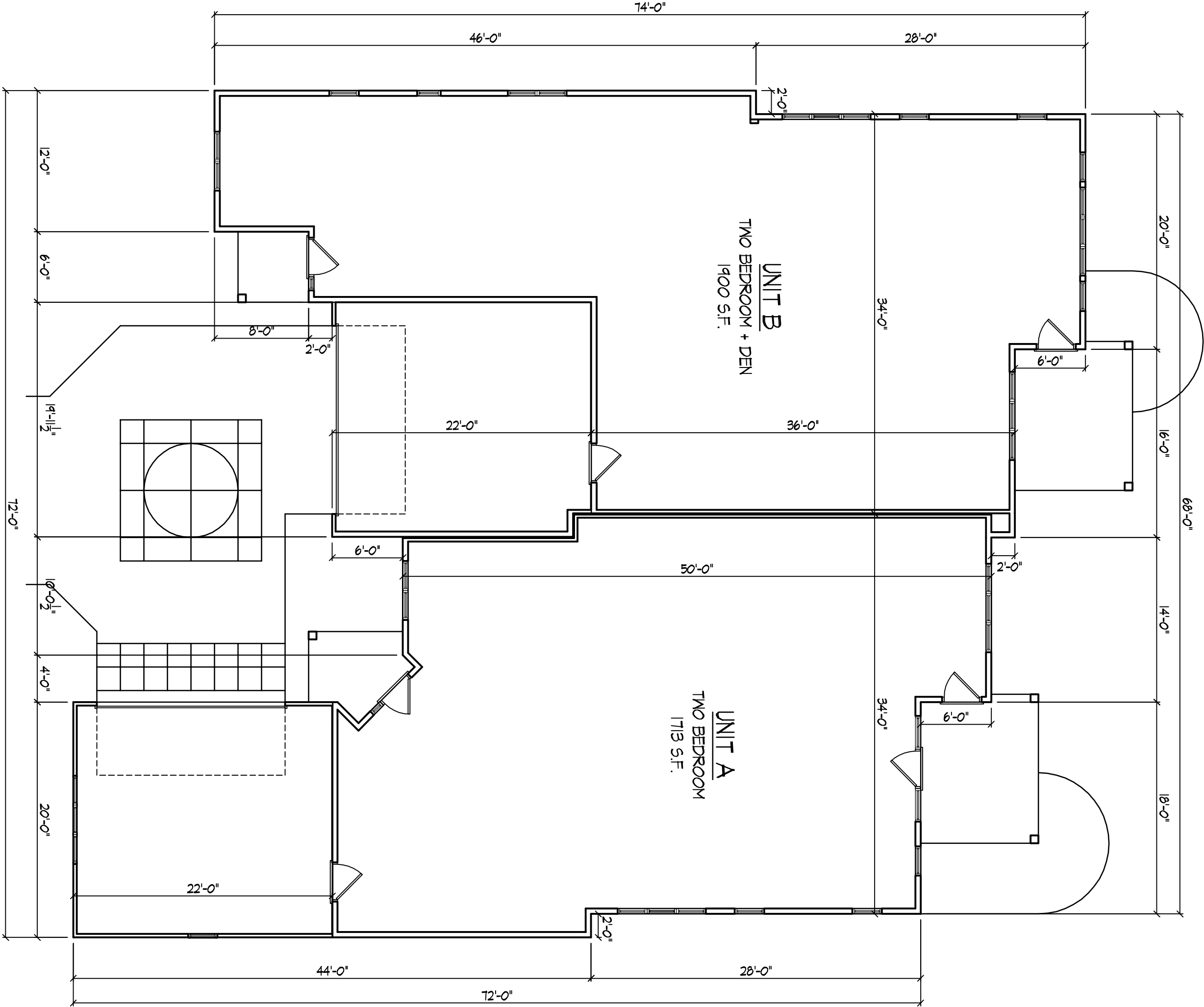
TYPICAL SECOND FLOOR PLAN

This document contains confidential or proprietary information of Knote & Bruce Architects. It is to be used only for the project and site identified herein. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission of Knote & Bruce Architects.

Consultant

Notes

(1) BIKE STALL PER GARAGE

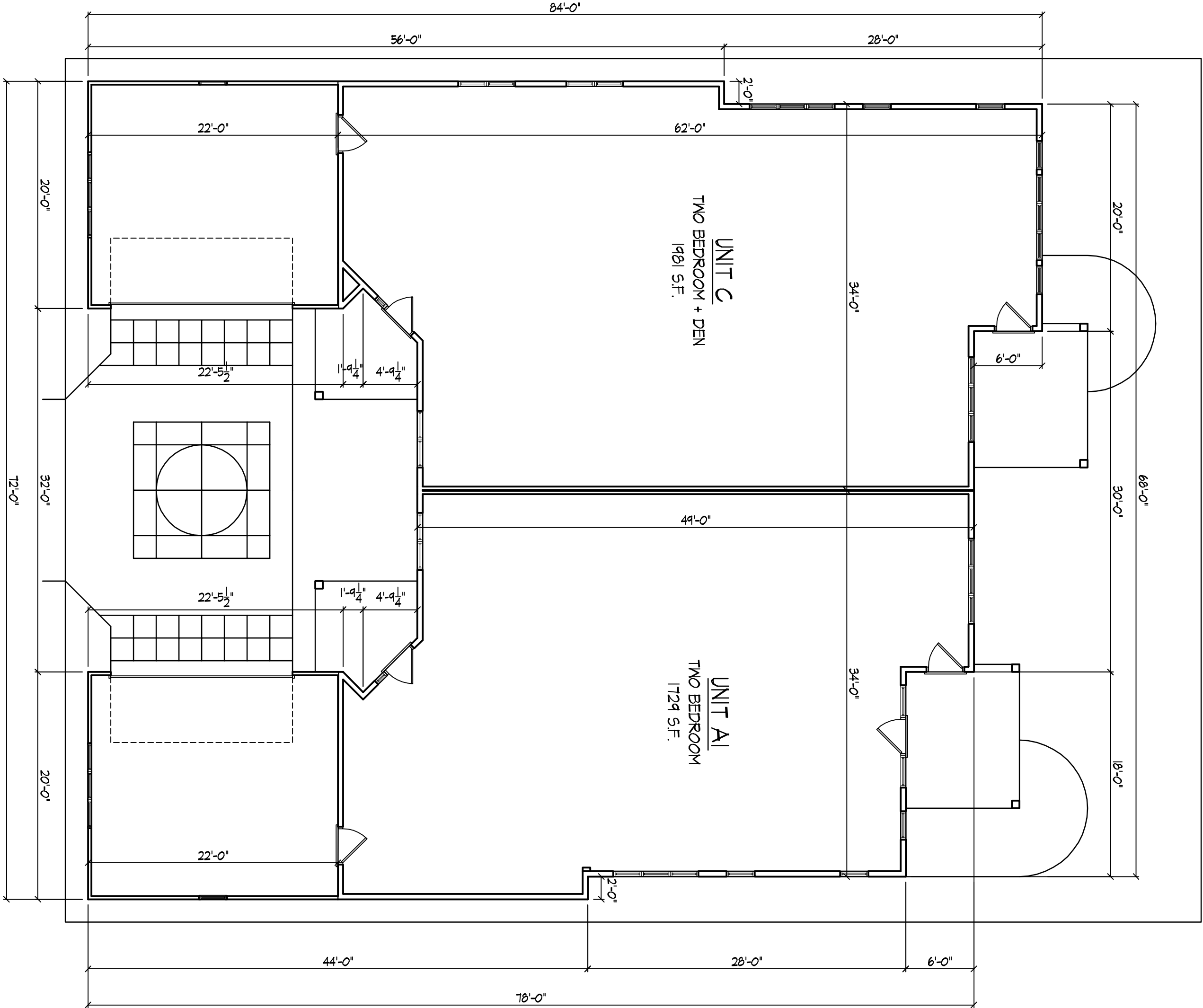


Revisions
PRD Submittal - September 16, 2004

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

Consultant

Notes
(1) BIKE STALL PER GARAGE



Revisions
PRD Submittal - September 16, 2004

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

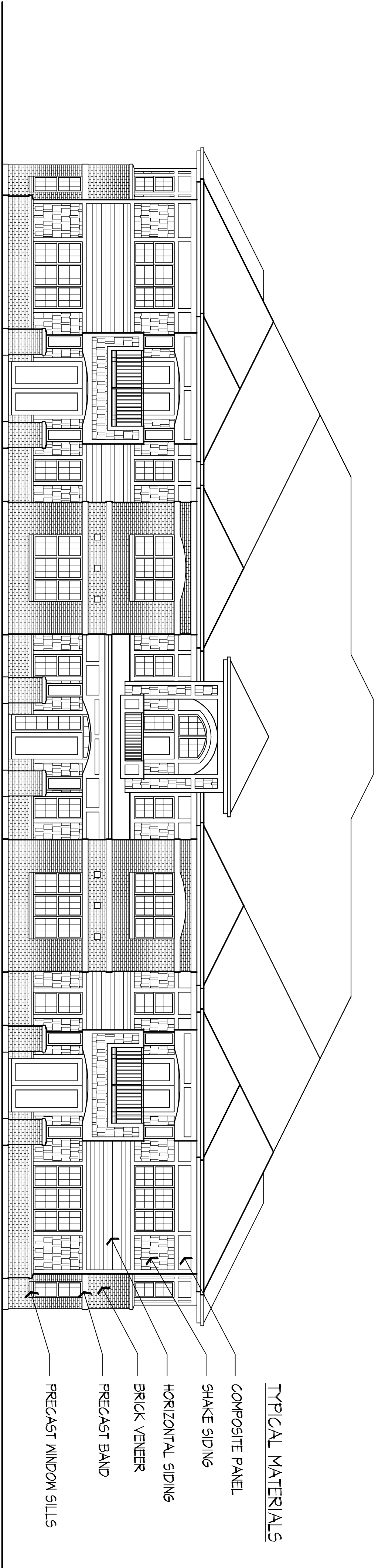
Drawing Title
First Floor Plan -
Duplex Type II

Project No. 0422 Drawing No. 5

This document contains confidential or proprietary information of Knothe & Bruce Architects. It is to be used only for the project and site identified herein. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Knothe & Bruce Architects.

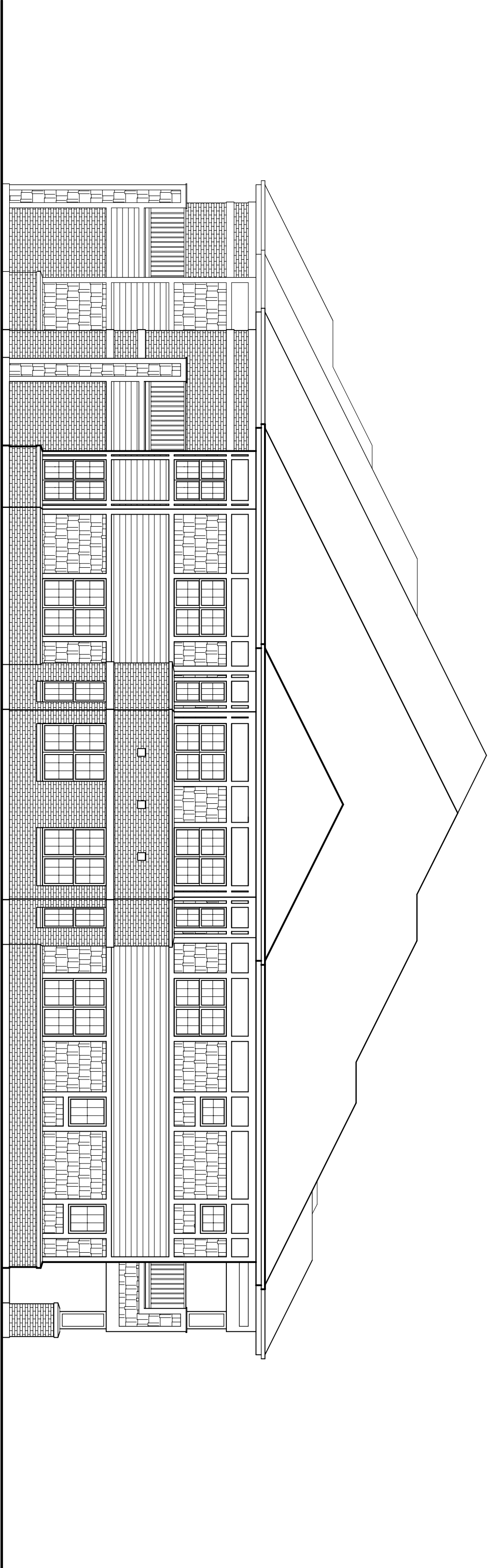
Consultant

Notes



FRONT ELEVATION A

1/8" = 1'-0"



SIDE ELEVATION A

1/8" = 1'-0"

Revisions
PRD Submittal - September 16, 2004

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

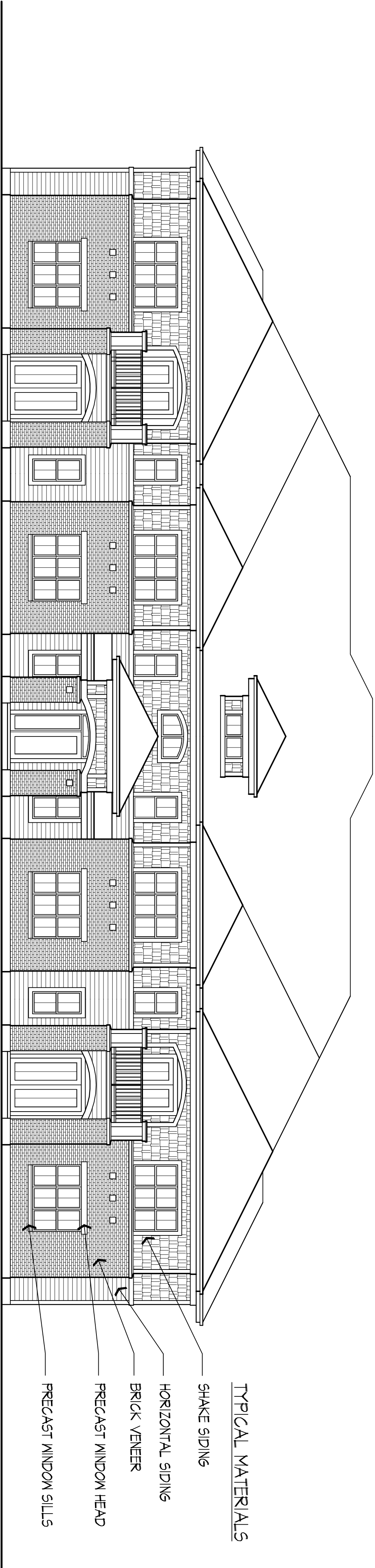
Drawing Title
Elevations - A

Project No. Drawing No.
0422 6

This document contains confidential or proprietary information of Knothe & Bruce Architects. It is to be used only for the project and site identified herein. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission of Knothe & Bruce Architects. A signed release is required for any other use.

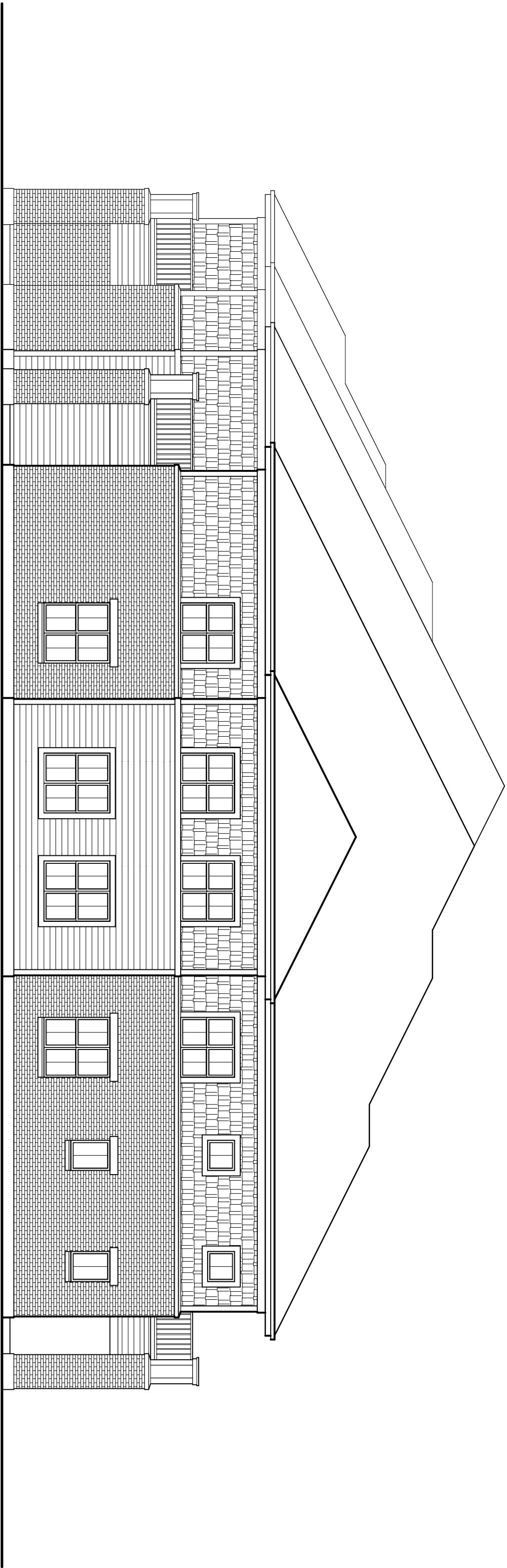
Consultant

Notes



FRONT ELEVATION B

1/8" = 1'-0"



SIDE ELEVATION B

1/8" = 1'-0"

Revisions

PRD Submittal - September 16, 2004

Project Title

Hawk's Landing
Condominiums
Lot 53
Madison, Wisconsin

Drawing Title

Elevations - B

Project No.

0422

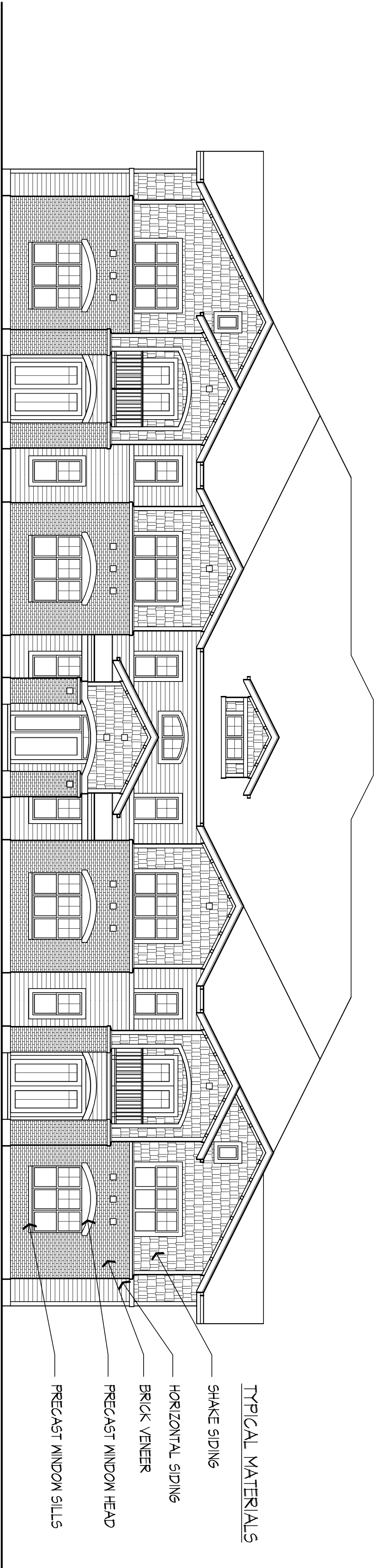
Drawing No.

7

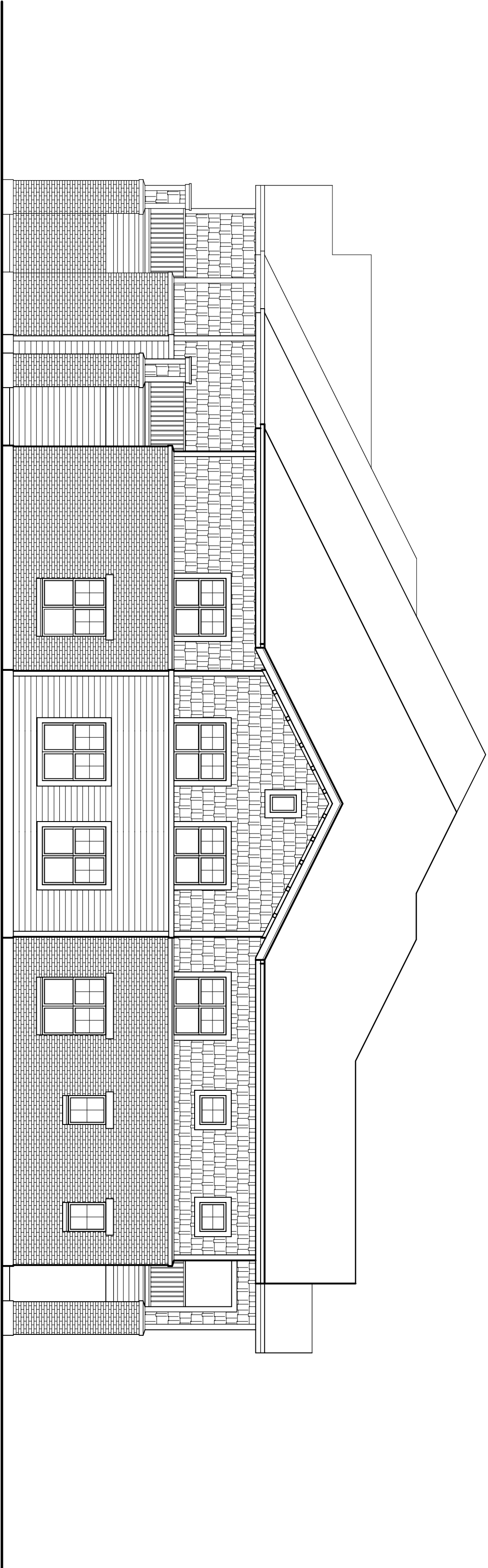
This document contains confidential or proprietary information of Knothe & Bruce Architects. It is to be used only for the project and site specifically identified in the title block. No part of this document is to be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Knothe & Bruce Architects.

Consultant

Notes



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



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

Revisions
PRD Submittal - September 16, 2004

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

Drawing Title
Elevations - C

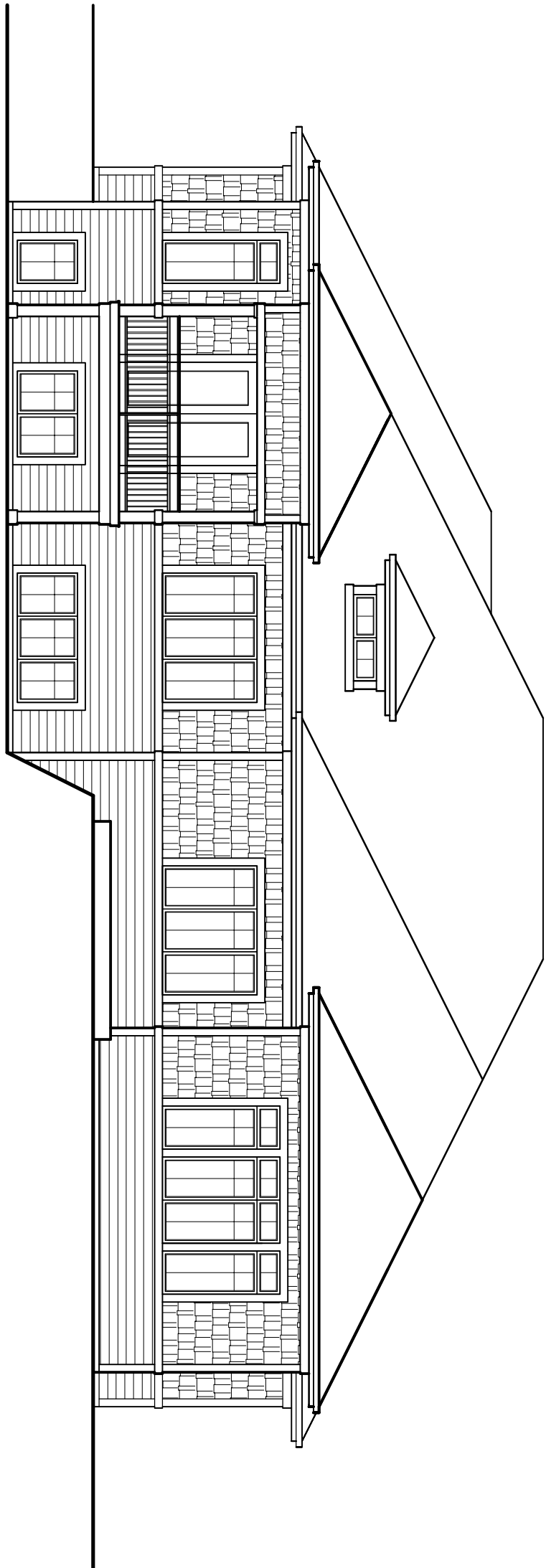
Project No.
0422

Drawing No.
8

This document contains confidential or proprietary information of Knothe & Bruce Architects. It is to be used only for the project and site identified herein. No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without prior written permission of Knothe & Bruce Architects. The use of this document for any other purpose is strictly prohibited.

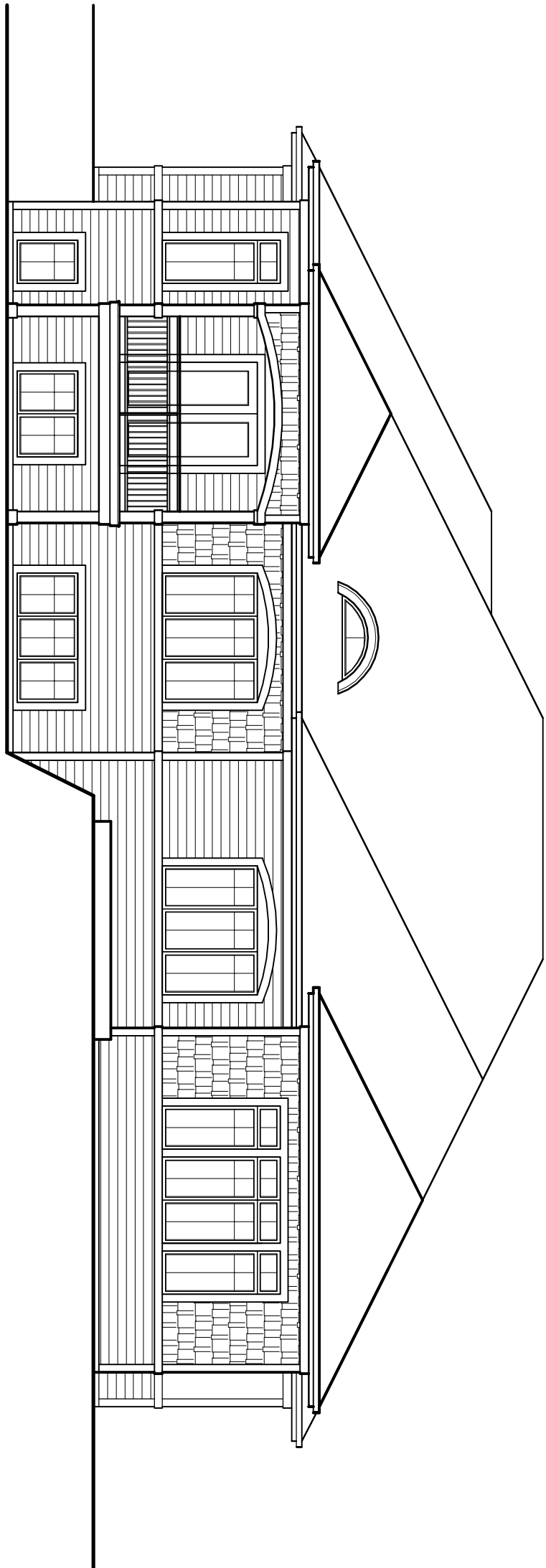
Consultant

Notes



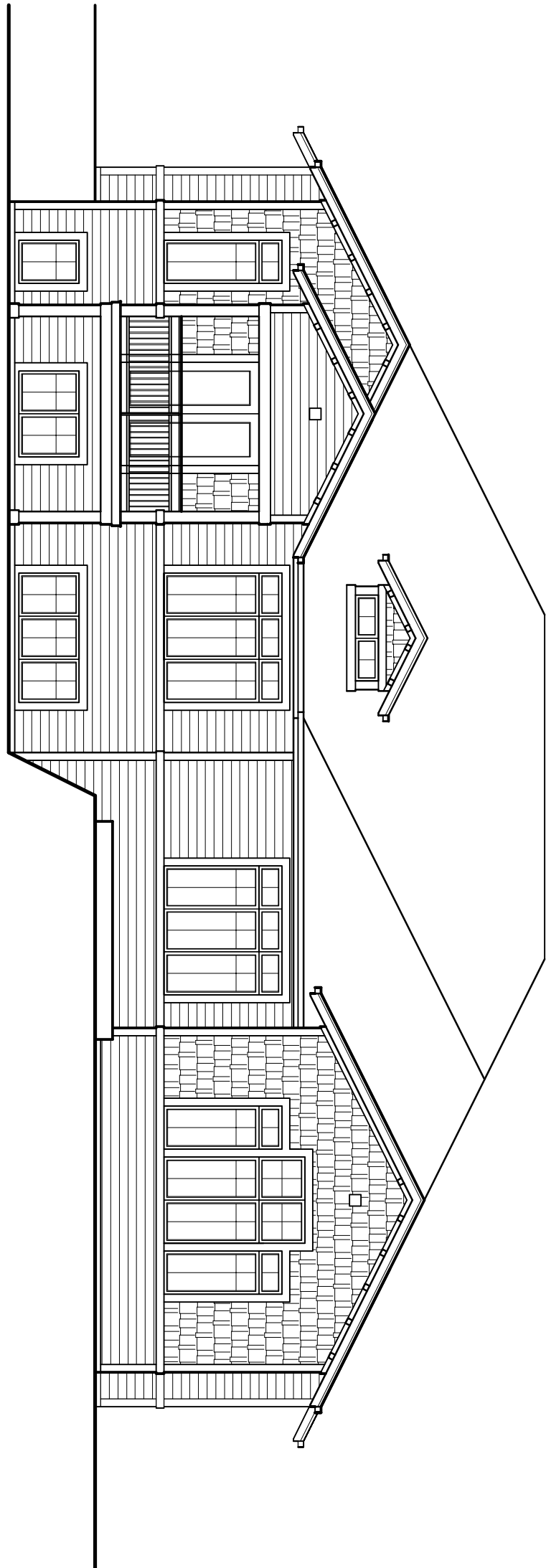
Elevation A

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



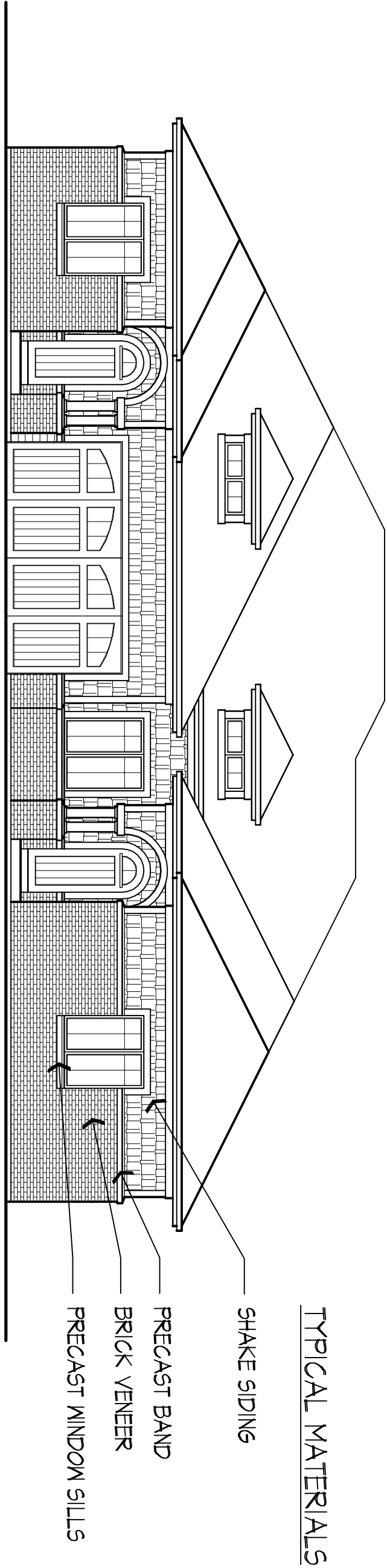
Elevation B

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

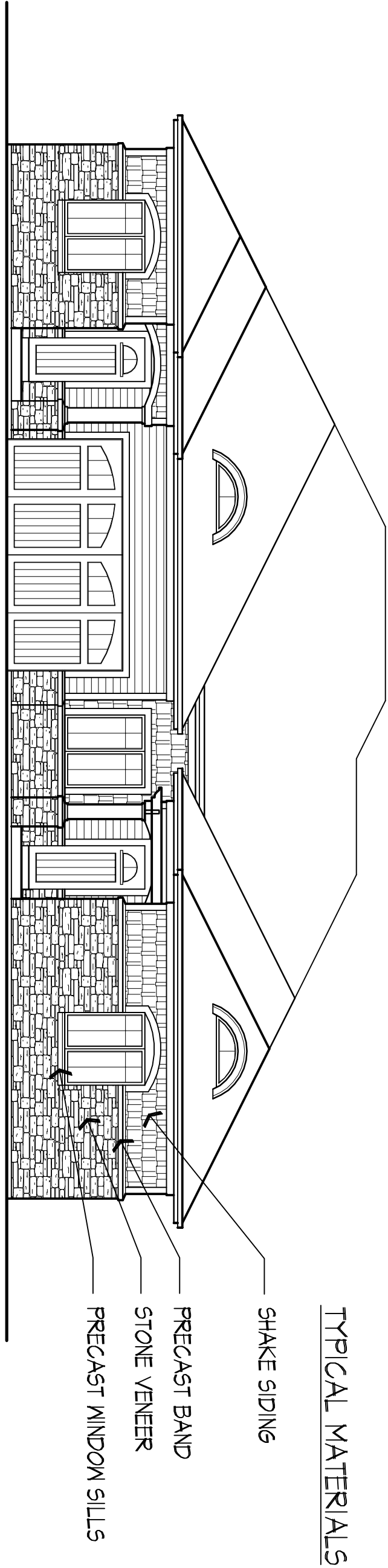


Elevation C

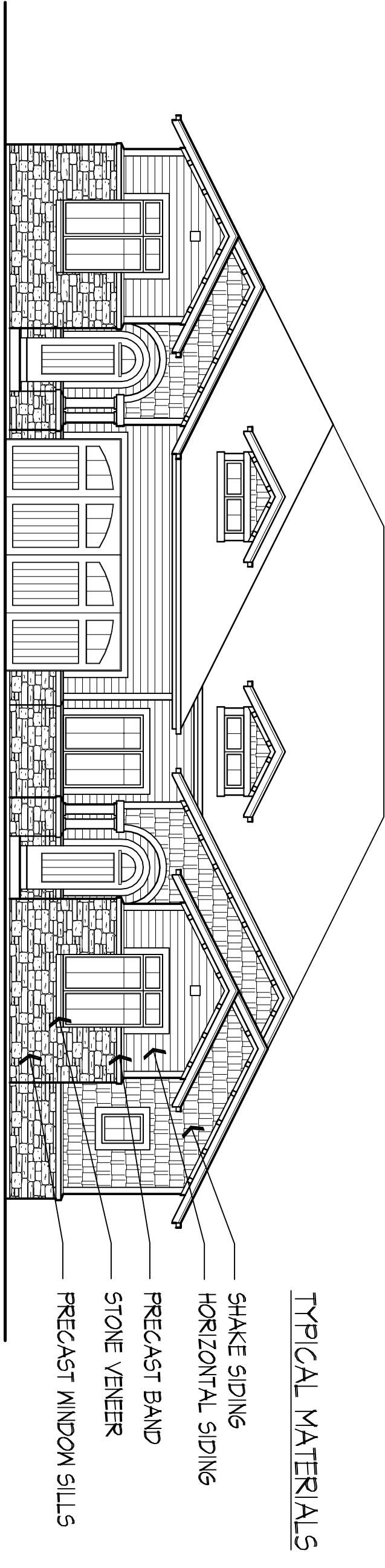
REAR ELEVATION C
1/8" = 1'-0"



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



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



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

Revisions
PRD Submittal - September 16, 2004

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

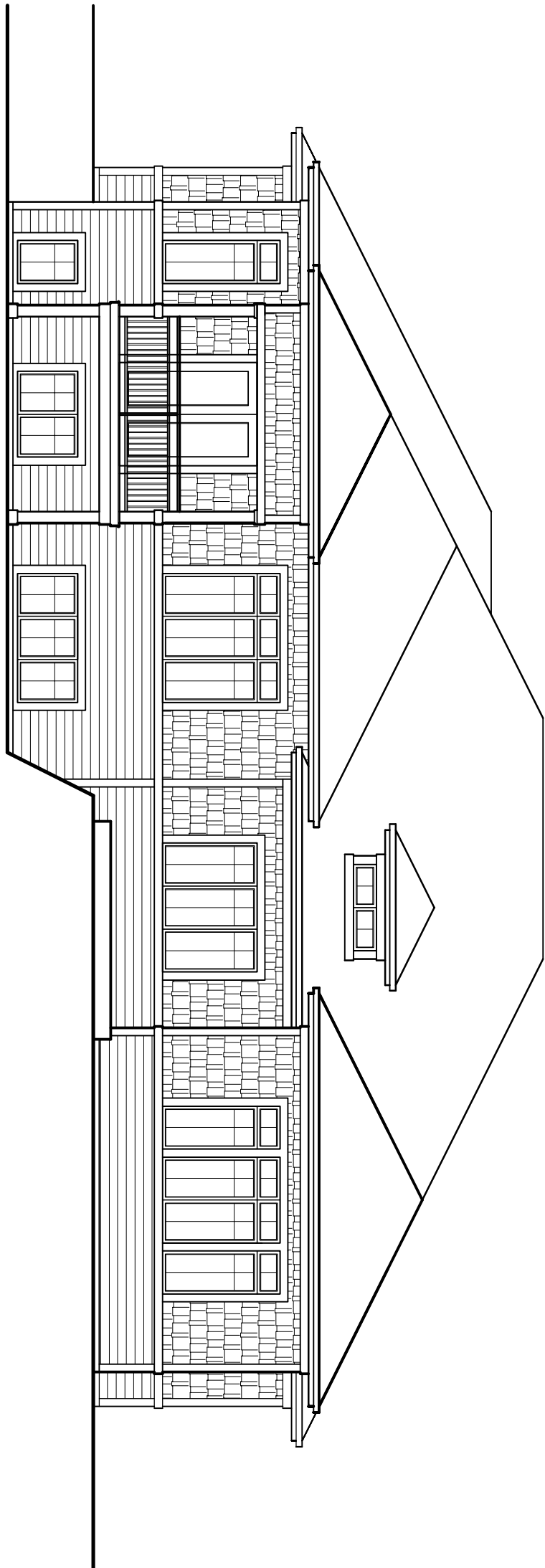
Drawing Title
Elevations -
Duplex Type I

Project No. 0422
Drawing No. 9

This document contains confidential or proprietary information of Knothe & Bruce Architects, and is not to be distributed outside the project team without the written consent of Knothe & Bruce Architects. Any unauthorized use or disclosure of this information may result in legal action.

Consultant

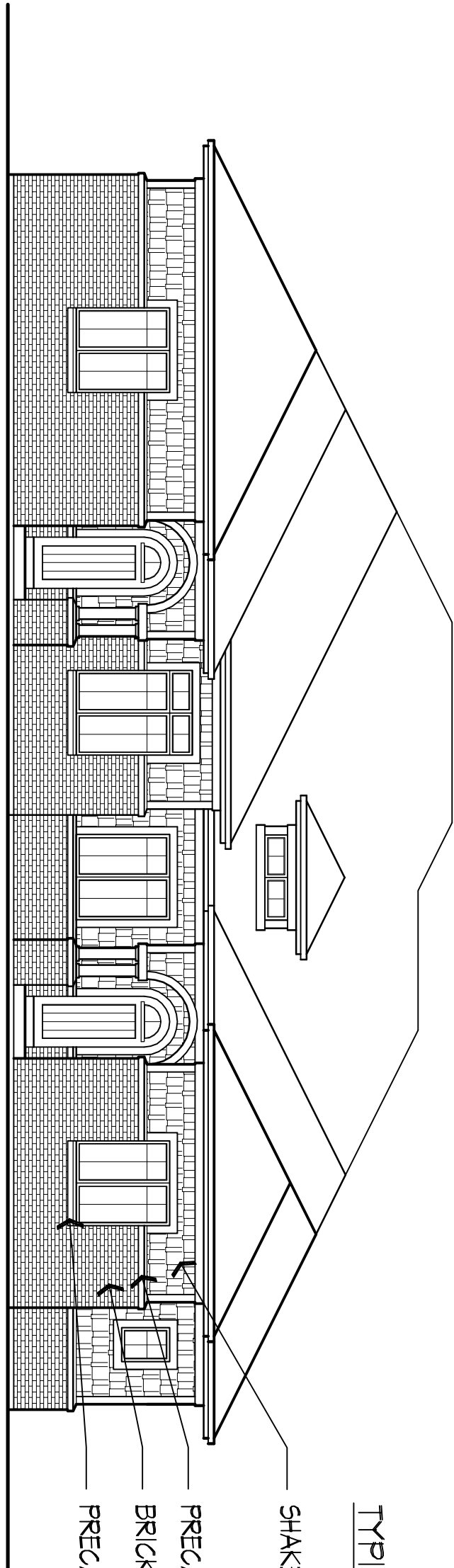
Notes



Elevation A

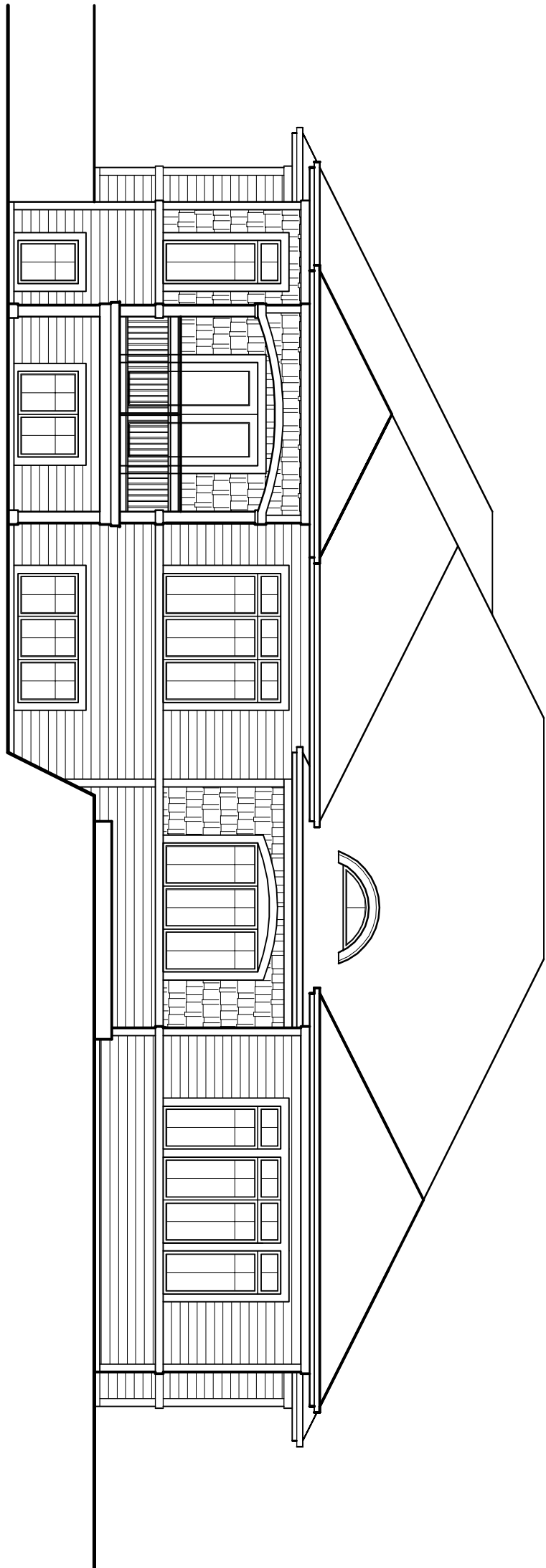
REAR ELEVATION A

1/8" = 1'-0"



FRONT ELEVATION A

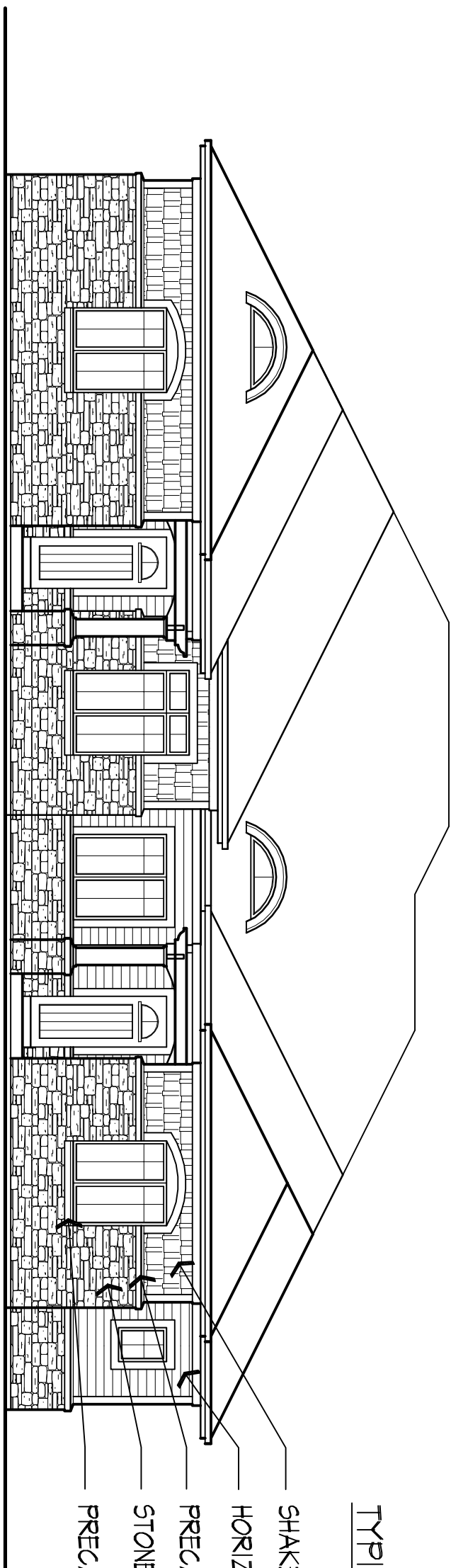
1/8" = 1'-0"



Elevation B

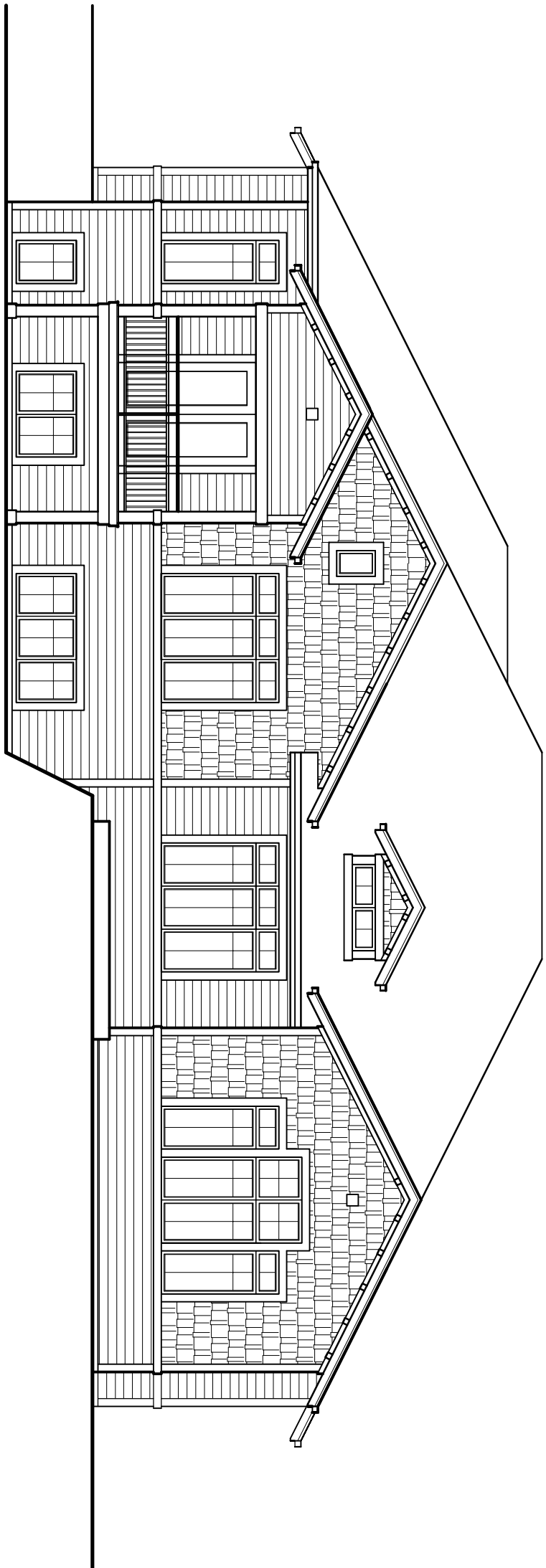
REAR ELEVATION B

1/8" = 1'-0"



FRONT ELEVATION B

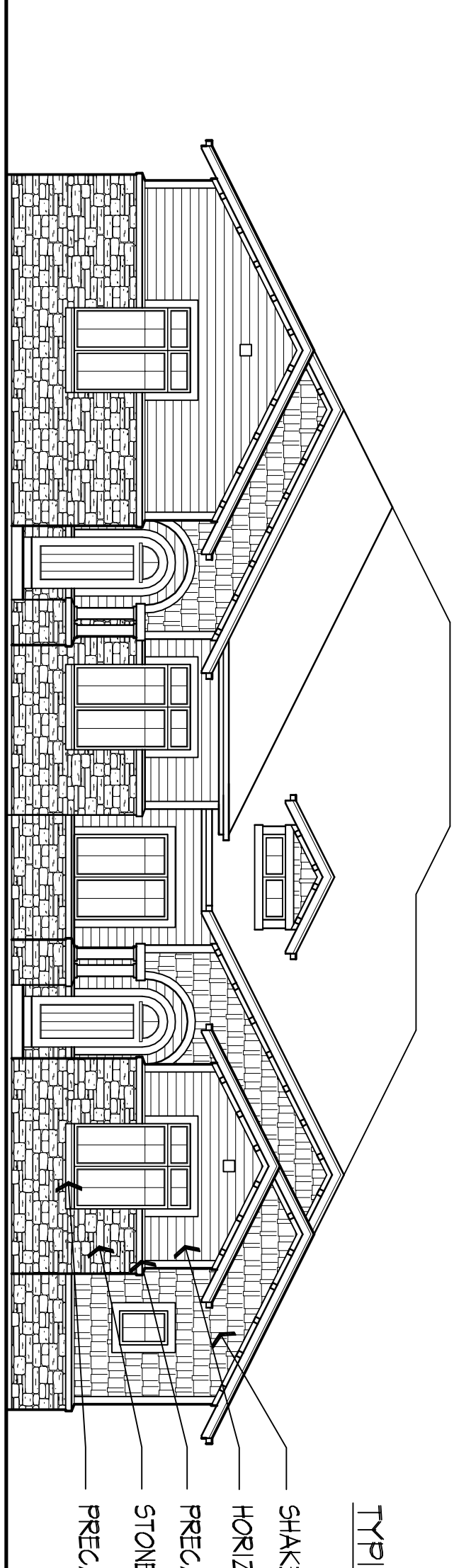
1/8" = 1'-0"



Elevation C

REAR ELEVATION C

1/8" = 1'-0"



FRONT ELEVATION C

1/8" = 1'-0"

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

Revisions
PRD Submittal - September 16, 2004

Drawing Title
Elevations -
Duplex Type II

Project No. 0422
Drawing No. 10

This document contains confidential or proprietary information of Knothe & Bruce Architects, and is not to be distributed or used for any other purpose without the written consent of Knothe & Bruce Architects. This document is the property of Knothe & Bruce Architects and is not to be reproduced or transmitted in any form or by any means electronic, mechanical, photocopying, recording, or by any information storage and retrieval system without the prior written permission of Knothe & Bruce Architects.