

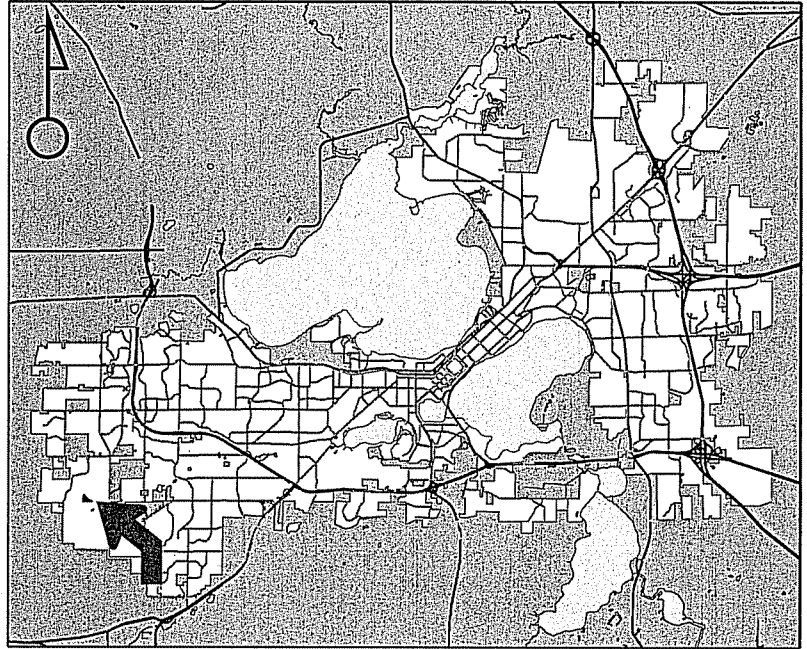


Location
1 Hawks Landing Circle

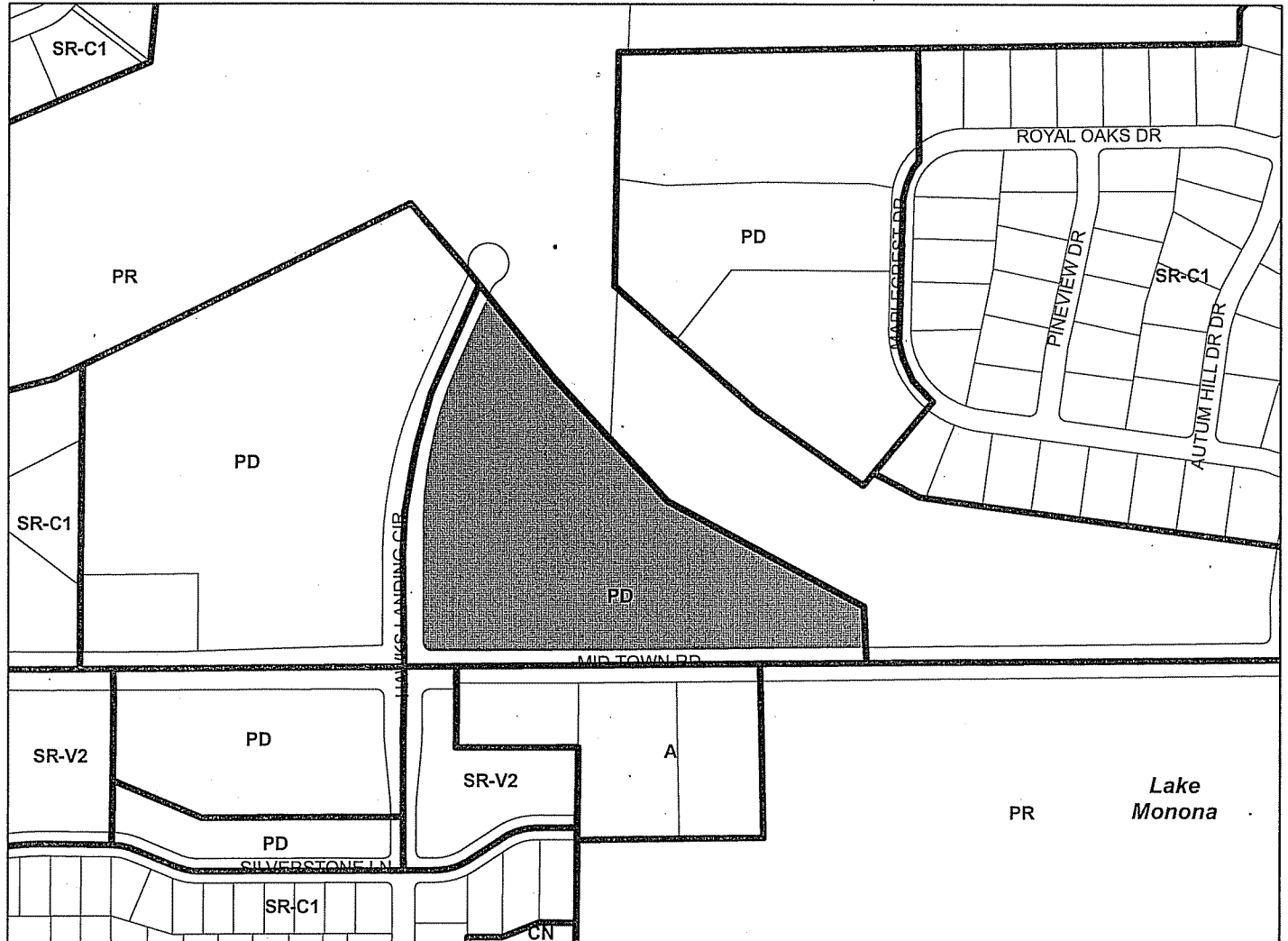
Applicant
Fred Rouse – Rouse Management/
Randy Bruce – Knothe Bruce Architects

Proposed Use
Convert commercial space in
existing mixed-use building into
6 additional apartments

Public Hearing Date
Plan Commission
08 July 2013

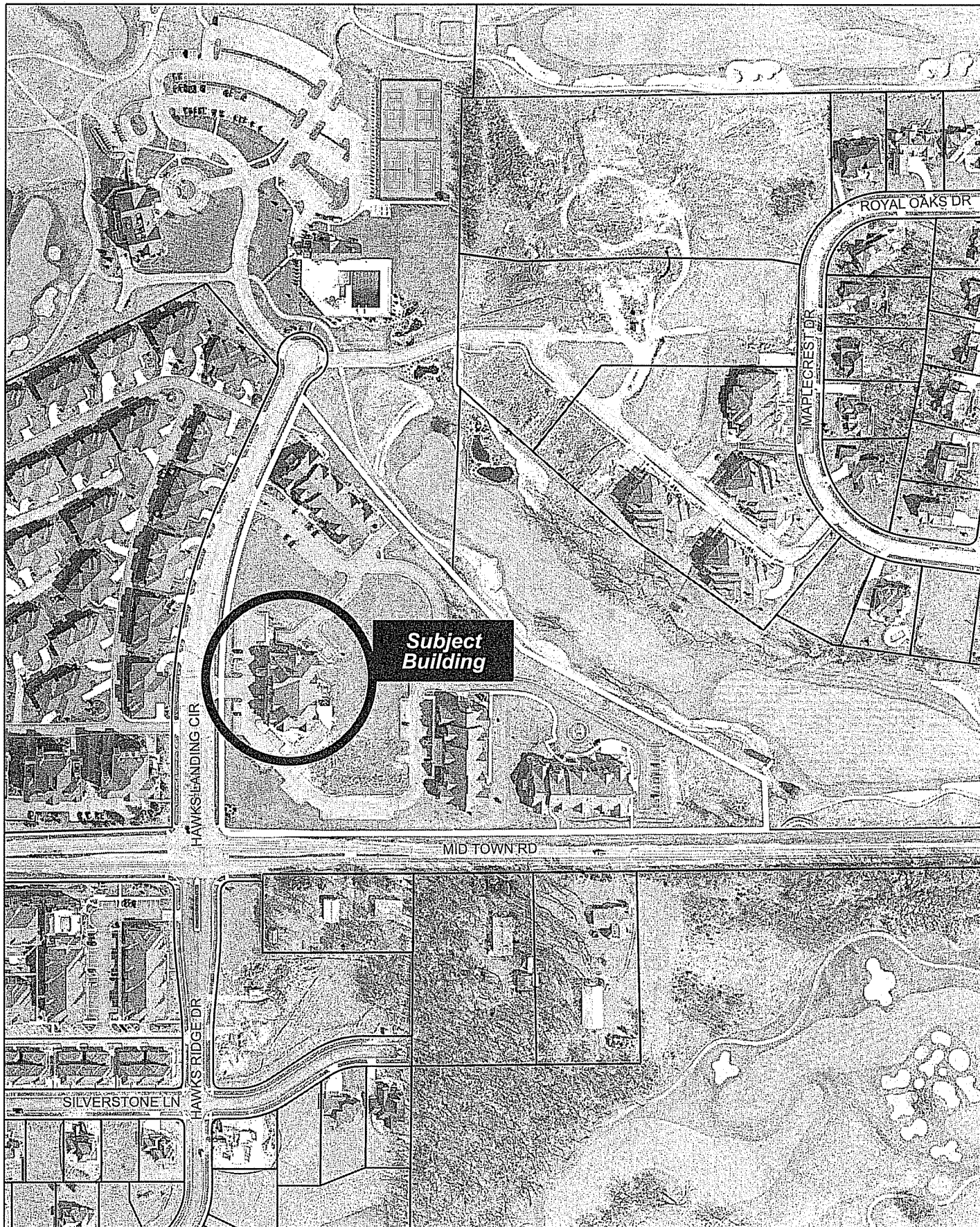


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 28 June 2013





LAND USE APPLICATION

CITY OF MADISON

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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid	500- Receipt No. 143032
Date Received	5/24/2013
Received By	[Signature]
Parcel No.	0708-343-0727-9/
Aldermanic District	1 - Subeck
Zoning District	PD
Special Requirements	PD; ENG
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: Site: 1 Hawk's Landing Circle Bldg: 7 Hawk's Landing Circle
Project Title (if any): HAWK'S LANDING APARTMENTS

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Fred Rouse Company: Rouse Management
 Street Address: 2428 Perry St City/State: Madison, WI Zip: 53713
 Telephone: (608) 251-5380 Fax: (608) 251-5350 Email: info@rousemgmt.com

Project Contact Person: Randy Bruce Company: Knothe & Bruce Architects, LLC
 Street Address: 7601 University Ave Suite 201 City/State: Middleton, WI Zip: 53562
 Telephone: (608) 836-3690 Fax: () 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: convert existing commercial space to be apartments

Development Schedule: Commencement as soon as approval is obtained completion _____

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. 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 as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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: email Zoning Staff: _____ Date: _____

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

Name of Applicant Fred Rouse Relationship to Property: _____
Authorizing Signature of Property Owner [Signature] Date 5/22/13 10

May 22, 2013

Mr. Bill Fruhling
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701-2985

Re: Letter of Intent
Alteration to PUD-GDP-SIP
1 Hawks Landing Circle

Dear Mr. Fruhling,

The following is submitted together with the plans and application for staff, plan commission and common council consideration of approval.

Organizational structure:

Owner: Rouse Management
2428 Perry Street
Middleton, WI 53713
608-251-7471
Contact: Fred Rouse

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

Landscape Design: The Bruce Company
2830 Parmenter St.
Middleton, WI 53562
608-836-7041

Letter of Intent
Alteration to PUD-GDP-SIP
1 Hawks Landing Circle
May 22, 2013
Page 2 of 2

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 entire Lot 62 PUD-SIP has been constructed. This submittal is for an alteration to the PUD-GDP-SIP that proposes to change the use of the ground floor of Building C from commercial to apartment use. The existing building currently contains 20 apartments and approximately 8,000 square feet of commercial space. This alteration would add 6 units, increasing the apartment count for the entire development to a total of 200 units.

The change from commercial use reflects the market demand for such uses at that location. The commercial space in Building C has been vacant for several years while an active marketing effort was underway. The site lacks the access and visibility that is demanded by commercial users.

Project Schedule:

The conversion to apartment use will occur as soon as development approvals are obtained.

Thank you for your time in reviewing our proposal.

Very truly yours,



J. Randy Bruce, AIA
Managing Member

KNOTHE & BRUCE ARCHITECTS

7401 University Avenue, Suite 201
Friederick, Virginia 22152
Phone: 540-345-3100 Fax: 540-345-3124

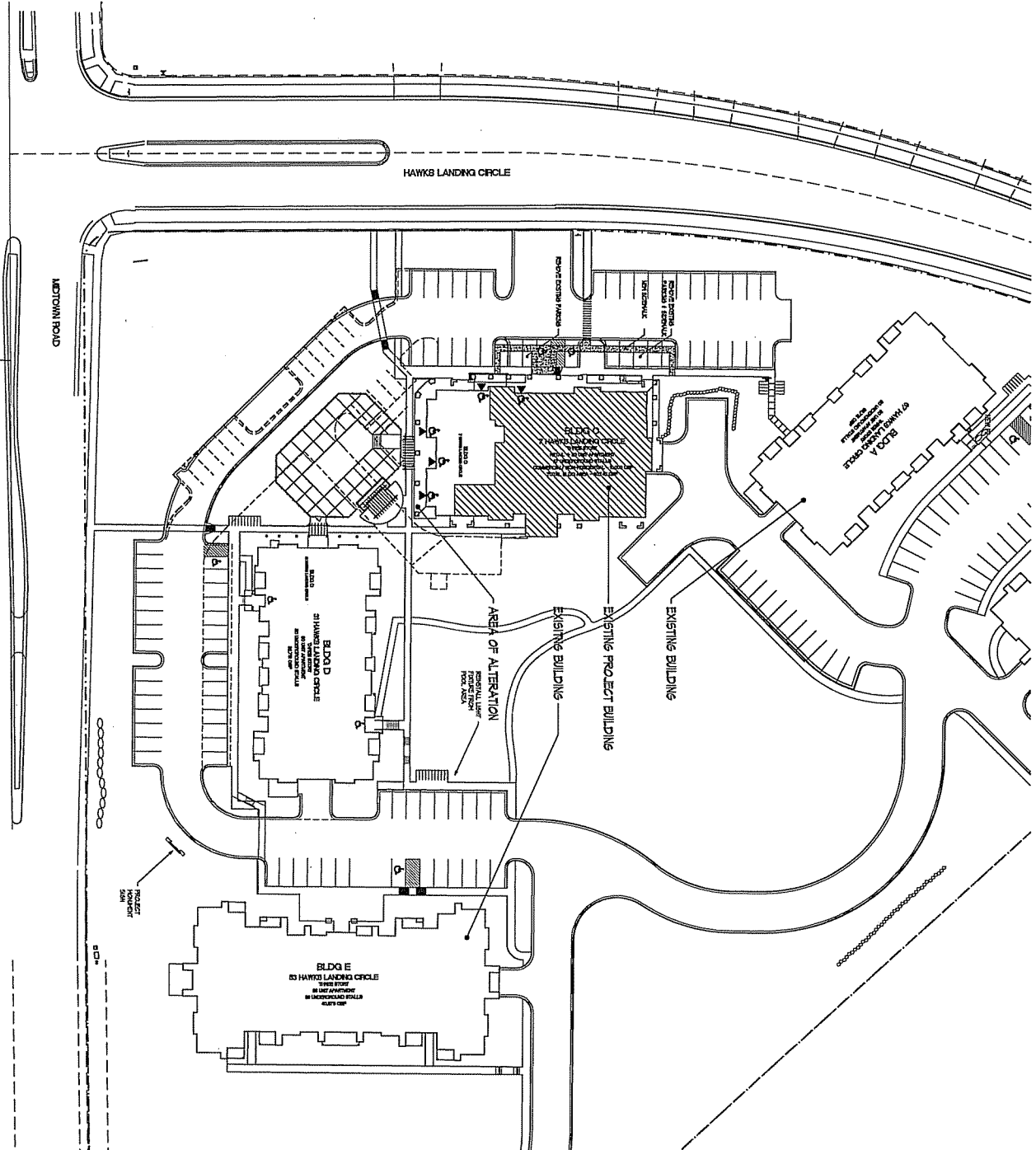
Notes: _____

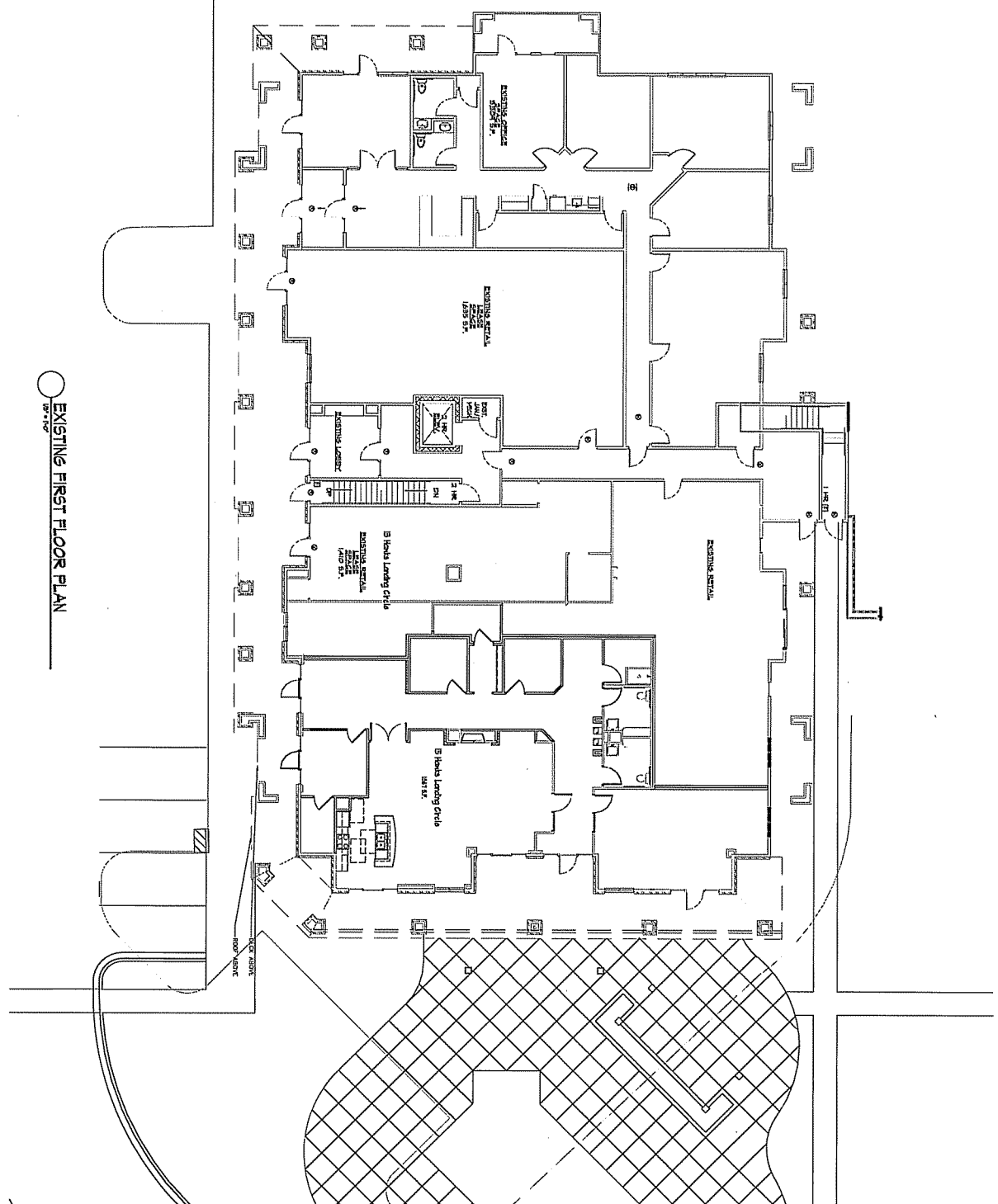
Revised: _____
Issued For Per Review - July 22, 2003

Project Title:
**Hawks Landing
Lot 02**

Site Address:
1 Hawks Landing Circle
Friederick, Virginia 22152
Overall Site Plan

Project No: **0410R** Drawing No: **C-110**





EXISTING FIRST FLOOR PLAN

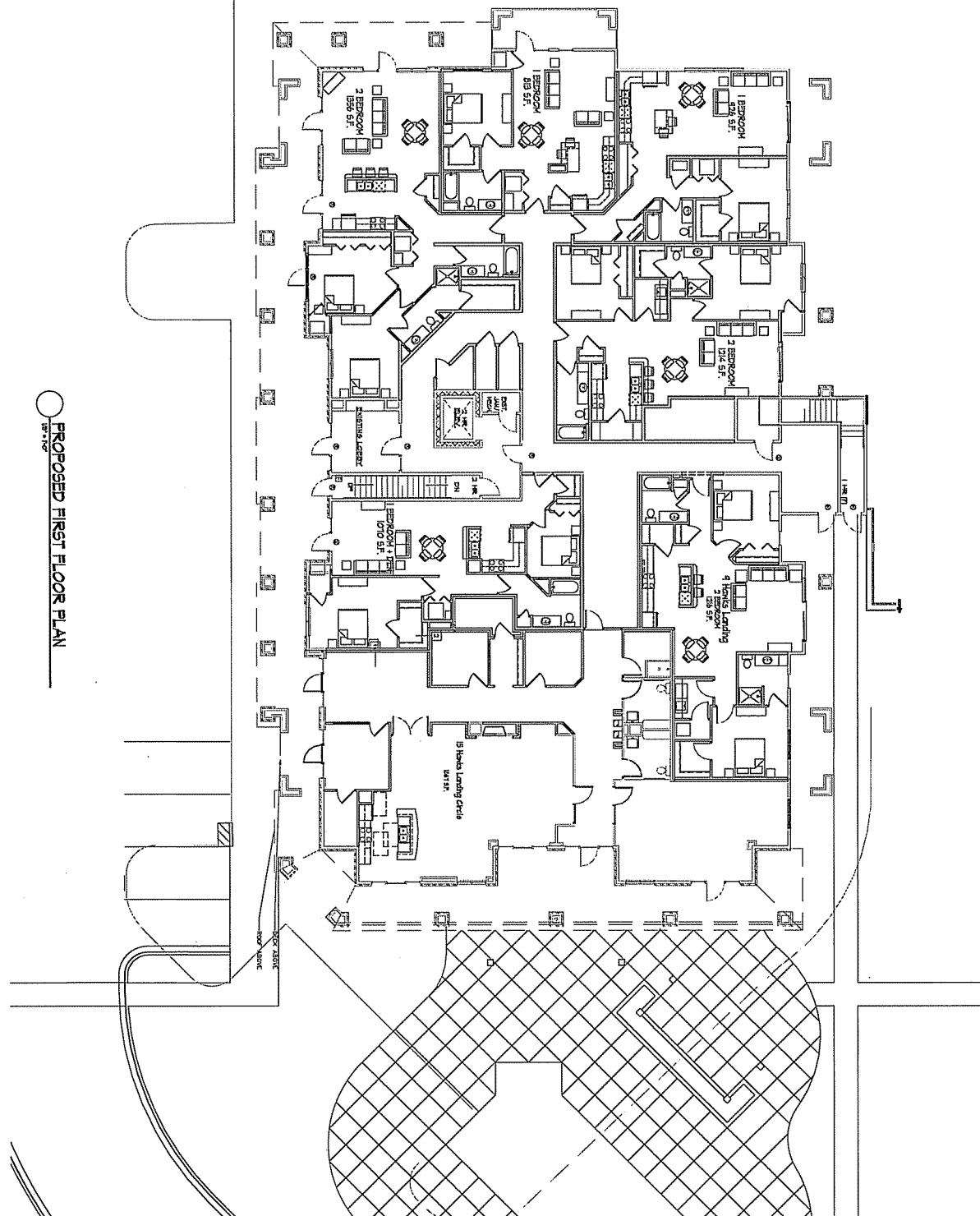
KNOTHE & BRUCE ARCHITECTS
 7101 University Avenue, Suite 200
 Middleton, Wisconsin 53522
 608.836.3190 Fax 608.836.4934

Project Title:
 Hawks Landing
 Lot 62

Site Address:
 Hawks Landing circle
Building Address:
 Hawks Landing circle, Beaver Dam, Wisconsin
Drawn For:
 Exhibiting First Floor

Project No.:
 0410R
Drawn By:
 A-11

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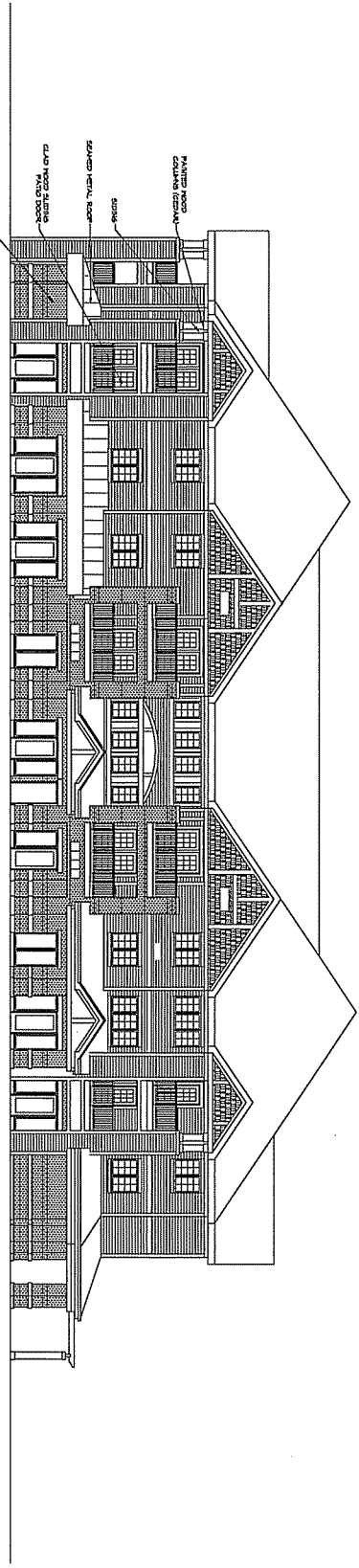
PROPOSED FIRST FLOOR PLAN
1/2" = 1'-0"

KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue Suite 201
 Middleton, Wisconsin 53522
 608-835-3100 Fax 608-835-4974

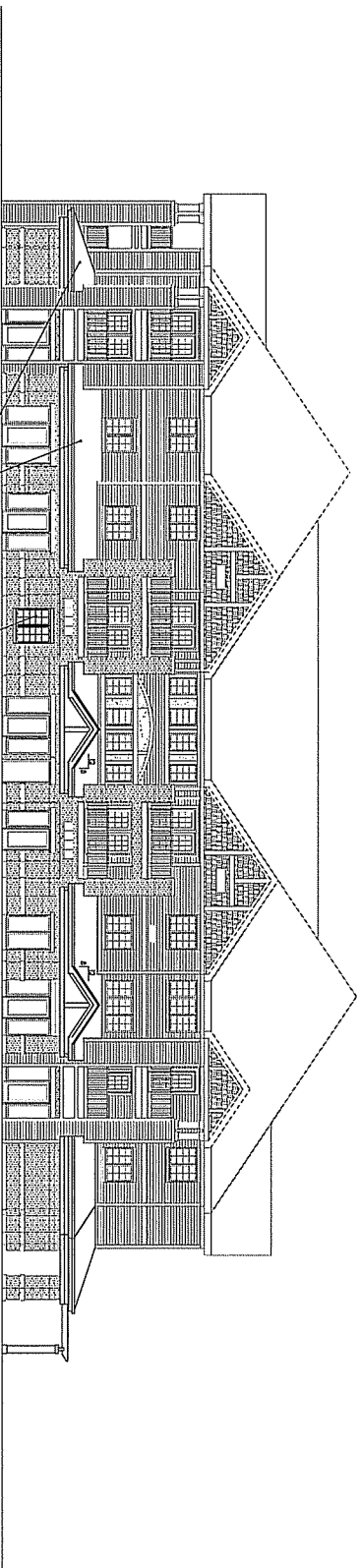
Project No: **Hawks Landing Lot 62**
 Site Address: **15 Hawks Landing Circle**
 Building Address: **15 Hawks Landing Circle, Madison, Wisconsin**
 Project Name: **Proposed First Floor**
 Project No: **0410R**
 Drawing No: **A-11P**

Revision:
 Issued by: **Paul Kuehn - 11/17/22, 2023**

KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue, Suite 200
 Middleton, Wisconsin 53562
 608.836.3190 Fax 608.836.4934



EXISTING EAST ELEVATION
 1/8" = 1'-0"



NEW EAST ELEVATION
 1/8" = 1'-0"

Revision
 Issued by: Pam Kuehn - MAY 22, 2003

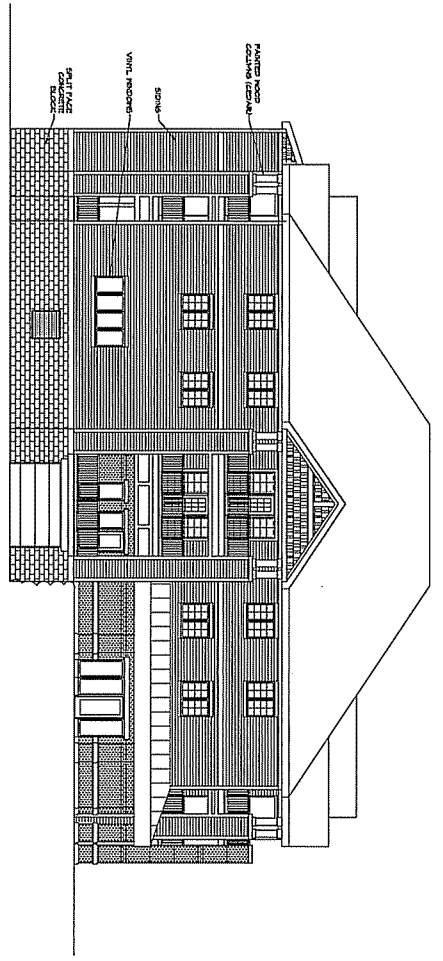
Project No: **Hawks Landing**
 Lot 62

Site Address: **17600 Landing Circle**
 Building Address: **17600 Landing Circle, Belton, Oregon**
 Project Name: **East Elevation**

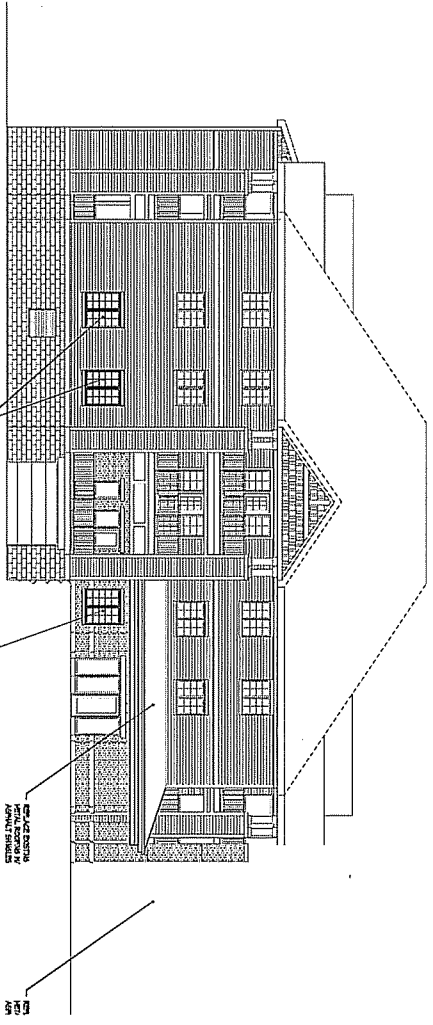
Project No: **0410R** Drawing No: **A-21**

KNOLHE & BRUCE ARCHITECTS
 7401 University Avenue Suite 201
 Middleton, Wisconsin 53122
 608.836.2500 Fax 608.836.4974

Project No. _____
 Date: _____



EXISTING NORTH ELEVATION



NEW NORTH ELEVATION

Project No. _____
 Date: _____

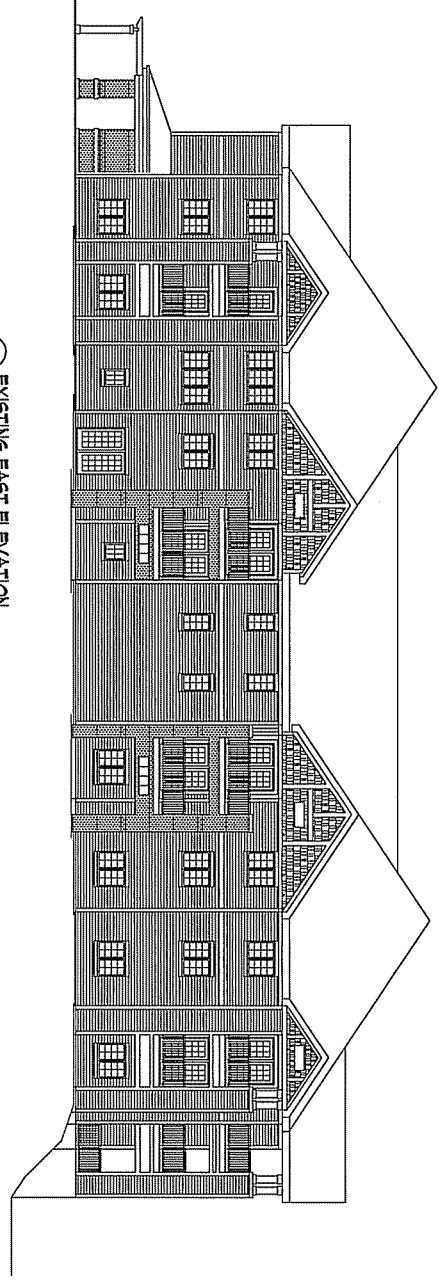
Project Title: **Hawks Landing**
 Lot 62

Site Address: _____
 Building Address: _____
 Project Address: _____
 North Elevation

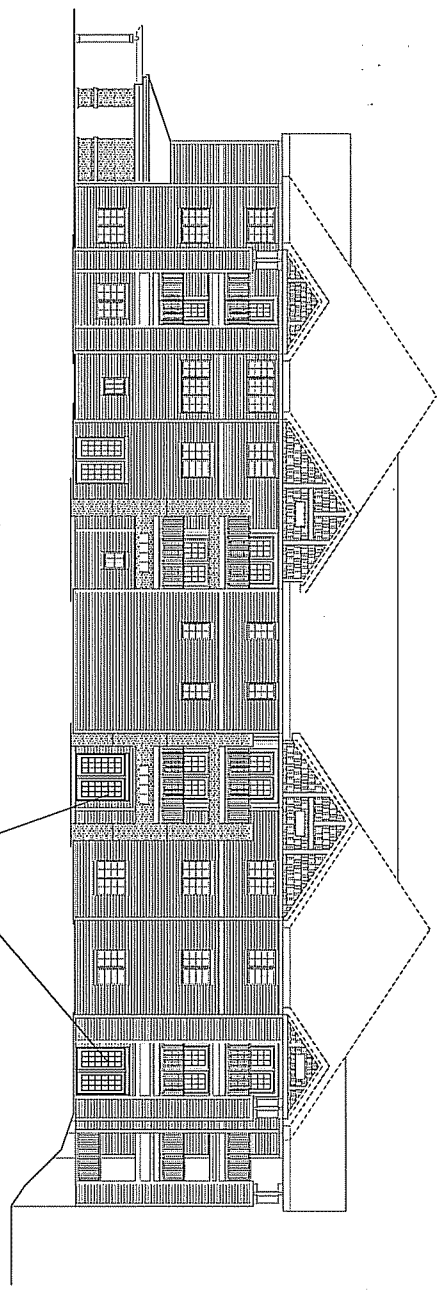
Project No. **0910R** Drawing No. **A-22**

KNOIHE & BRUCE ARCHITECTS
7401 University Avenue, Suite 201
Madison, Wisconsin 53762
608.932.3190 Fax 608.493.4934

Notes: _____



EXISTING EAST ELEVATION



NEW EAST ELEVATION

NEW ADDITION
WITH ROOFING
THIS ROOM

Revision: _____
Issued For: Post Review - MAY 22, 2003

Project Title:
**Hawks Landing
Lot 62**

Site Address:
Trinity Landing Circle
Building Address:
Trinity Landing Circle, Belton, Oregon
East Elevation

Project No.: 0910R
Drawing No.: A-23
