



Location  
2 Greenside Circle

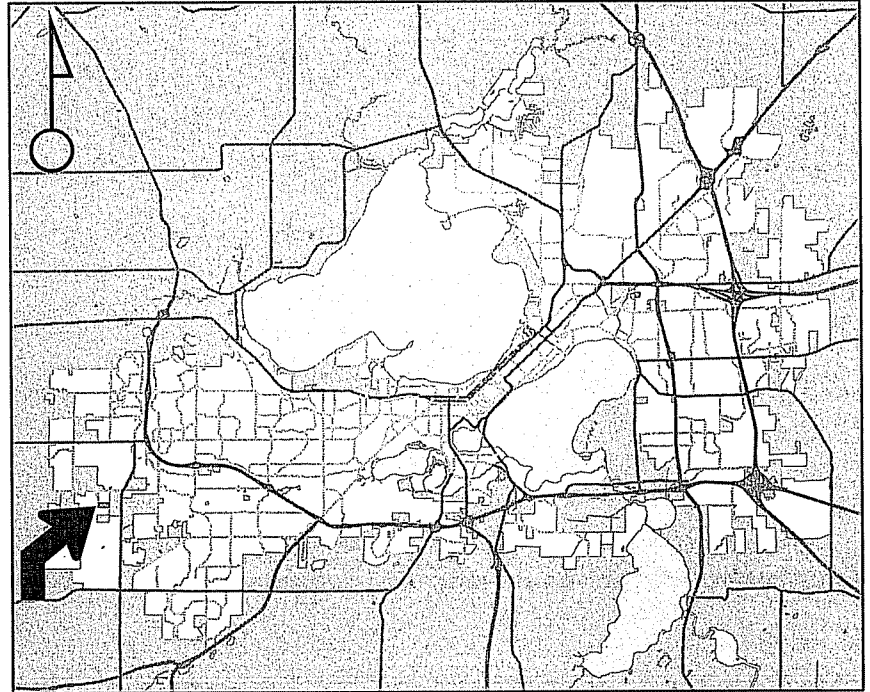
Project Name  
Lot 117 at Hawks Landing

Applicant  
Terry Temple – West End Properties, LLC/  
Peter Rott – Isthmus Architecture

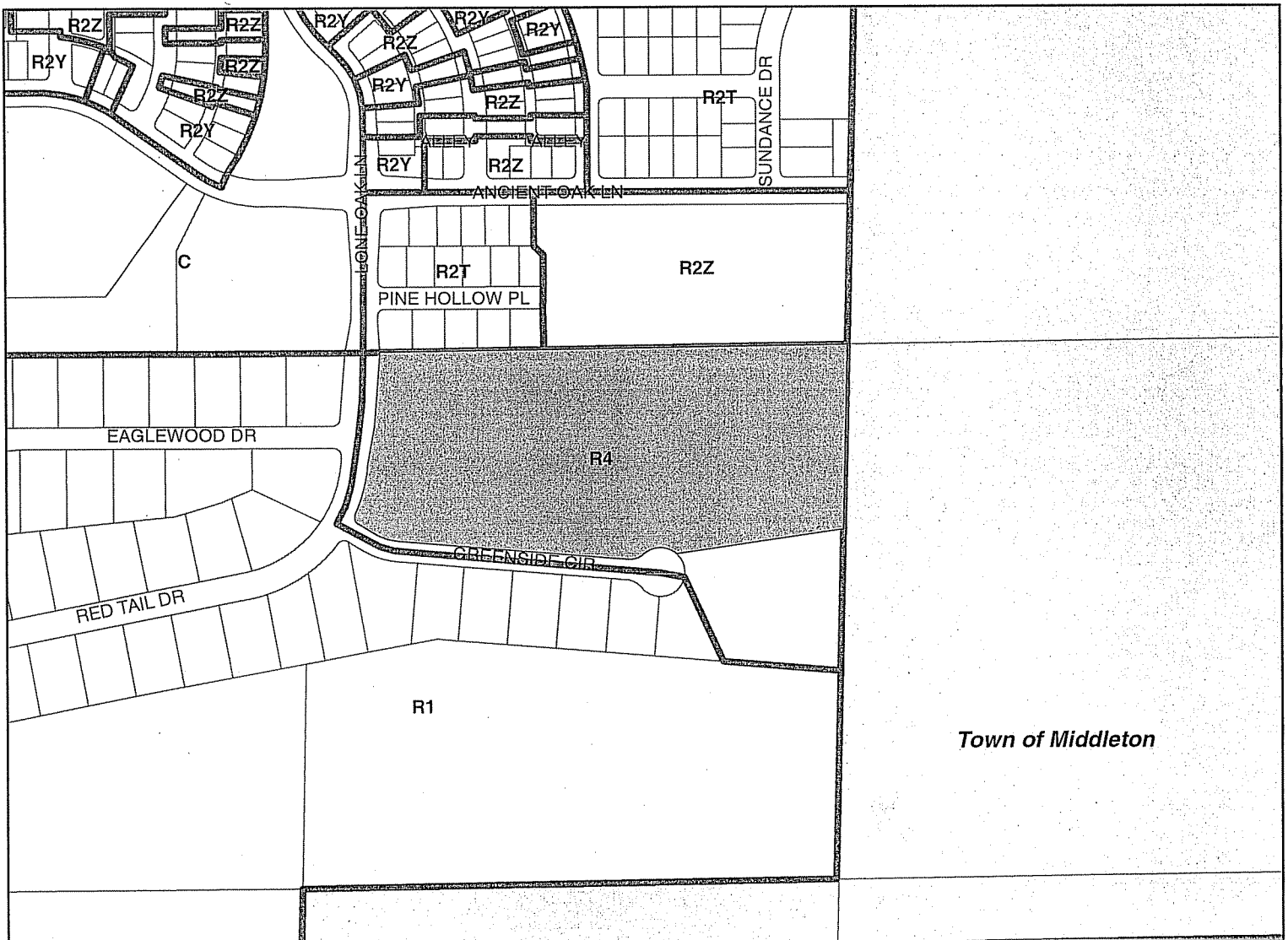
Existing Use  
Vacant

Proposed Use  
166-Unit Planned Residential  
Development

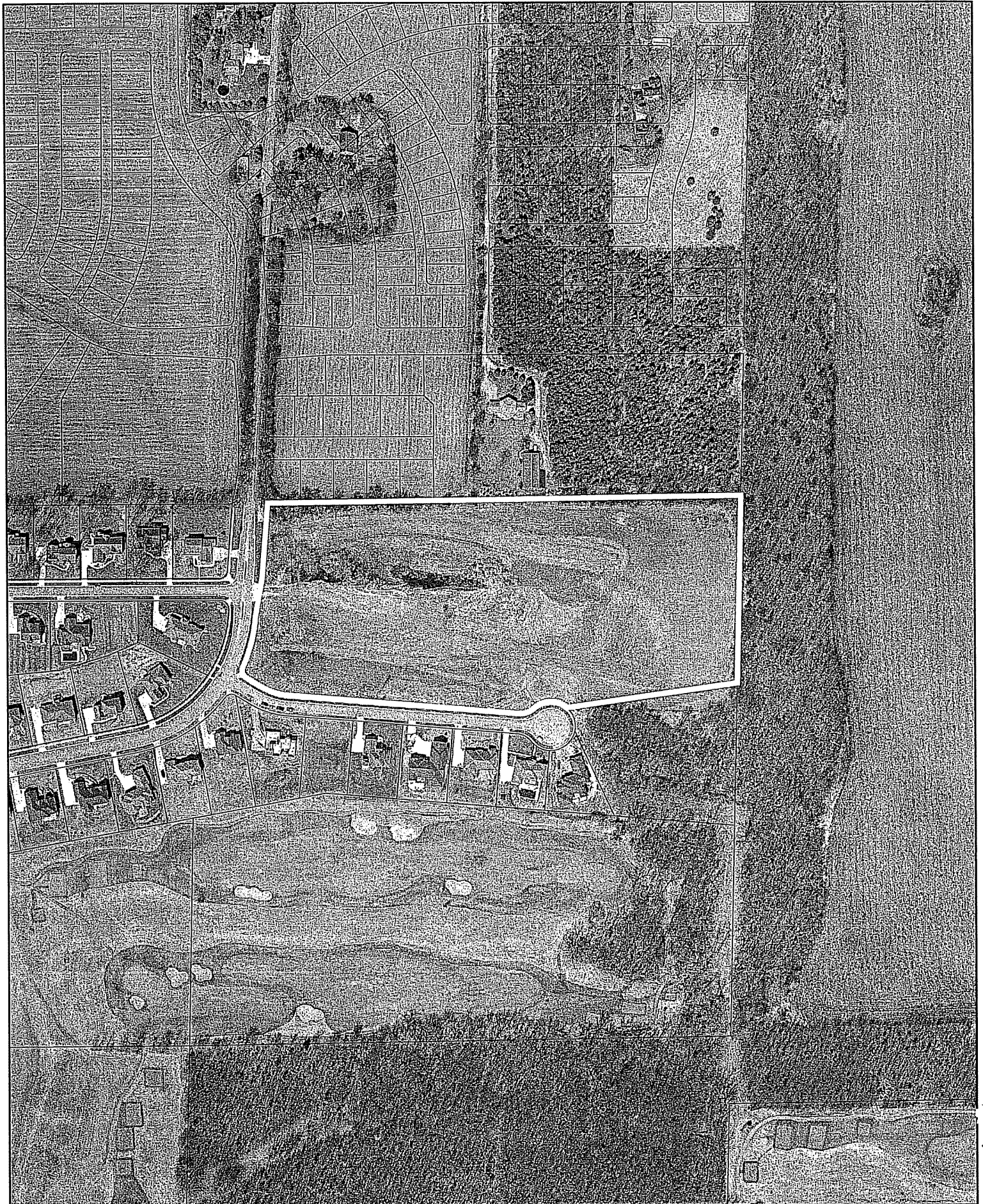
Public Hearing Date  
Plan Commission  
16 October 2006



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



Town of Middleton



13

# 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.
- 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 zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved. 2 Greenside

<b>FOR OFFICE USE ONLY:</b>	
Amt. Paid <u>\$1300</u>	Receipt No. <u>72971</u>
Date Received <u>7-26-06</u>	
Received By <u>RT</u>	
Parcel No. <u>0708-342-0112-4</u>	
Aldermanic District <u>1, Jed Sanborn</u>	
GQ <u>OK!</u>	
Zoning District <u>R4</u>	
<b>For Complete Submittal</b>	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <u>Predate</u>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <u>N/A</u>
Alder Notification <input checked="" type="checkbox"/>	Waiver <input type="checkbox"/>
Ngrbrhd. Assn Not. <input checked="" type="checkbox"/>	Waiver <input type="checkbox"/>
Date Sign Issued _____	

1. Project Address: 2 Greenside INTERSECTION OF CITY LONEAK LANE & GREENSIDE CIR. Project Area in Acres: 13.1

Project Title (if any): LOT 117 at HAWKS LANDING

2. This is an application for: (check at least one)

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: TERRY TEMPLE Company: WEST END PROPERTIES, LLC.

Street Address: 429 GAMMON PLACE City/State: MADISON, WI Zip: 53719

Telephone: (608) 833-9099 Fax: (608) 833-9079 Email: TRindy@templeinc.com

Project Contact Person: PETER RÖTT Company: ISTHMUS ARCHITECTURE, INC.

Street Address: 613 WILLIAMSON ST. City/State: MADISON, WI Zip: 53703

Telephone: (608) 294-0206 Fax: (608) 294-0207 Email: rott@is-arch.com

Property Owner (if not applicant): HAEN REAL ESTATE

Street Address: 322 JUNCTION ROAD City/State: MADISON, WI Zip: 53717

4. Project Information:

Provide a general description of the project and all proposed uses of the site: NEW RESIDENTIAL PROJECT ON 13.1 ACRE VACANT LOT 117 at HAWKS LANDING DEVELOPMENT. PROJECT CONSISTS OF FIVE BUILDING TYPES, PARKING AND AMENITIES.

Development Schedule: Commencement FALL/WINTER 2006 Completion (PHASE I) SPRING 2007 13



**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 but not limited to, including: 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.

**Filing Fee:** \$1,300 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**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* HAWKS LANDING DEVELOPMENT *Plan, which recommends:*

R4 ZONING AND A DENSITY OF 225 DWELLING UNITS *for this property.*

**Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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, ALDERPERSON: 6-12-06      NEIGHBORHOOD ASSOC.: 6-12-06

*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 Counter and Planning Unit staff; note staff persons and date.

Planner BRAD MURPHY + TIM PARKS > Date 7-21-06 | Zoning Staff KATHY VOECK Date 5-16-06  
PETER OLSON: 5-16-06

**The signer attests that this form has been completed accurately and all required materials have been submitted:**

Printed Name TERRACE TEMPLE Date 7/26/06

Signature [Signature] Relation to Property Owner BUYER/OFFER TO PURCHASE

Authorizing Signature of Property Owner [Signature] Date 7/26/06 13

# West End Properties, LLC.

429 Gammon Place  
Madison, WI 53719  
608-833-9099

13 September 2006

Mr. Bradley J. Murphy,  
Planning Unit Director  
City of Madison  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53701

RE: Letter of Intent

Dear Mr. Murphy:

This letter is a request for a conditional use permit for the proposed multi-family development project to be constructed on Lot 117 at Hawks Landing Development, Madison, WI. This final vacant parcel at Hawks Landing is currently zoned R4 and is 571,000 square feet in area. The proposed buildings will encompass 510,746 gross square feet.

This project consists of a mixture of five building types. The types include duplex, four-plex, townhouse, rowhouse and garden-style units. 92 units have two bed rooms, 40 units have three bed rooms and 32 units have one bed room.

The buildings comprised of dwelling units will be in compliance with the Federal Fair Housing Act.

The family definition for this proposed PRD shall coincide with the definition given in the City of Madison General Ordinances. Occupancy loading conditions shall not exceed limits set by applicable State of Wisconsin and Madison minimum housing code.

Additional information on the project is as follows:

Owner/Developer:

West End Properties, LLC  
429 Gammon Place  
Madison, WI 53719  
(608) 833-9099

Architect:

Isthmus Architecture, Inc.  
613 Williamson Street, Suite 203  
Madison, WI 53703  
(608) 294-0206

The anticipated development schedule is as follows:

Commencement:	Fall/Winter 2006
Completion (Phase I):	Spring 2007

Sincerely,

West End Properties, LLC

Terry Temple

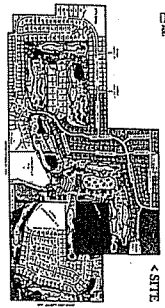
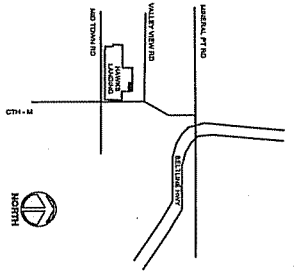


**VERTICAL PARKING CALCULATIONS**

Building	Parking Provided	Parking Required
Building Type A	100	100
Building Type B	100	100
Building Type C	100	100
Building Type D	100	100
Building Type E	100	100
Building Type F	100	100
Building Type G	100	100
Building Type H	100	100
Building Type I	100	100
Building Type J	100	100
Building Type K	100	100
Building Type L	100	100
Building Type M	100	100
Building Type N	100	100
Building Type O	100	100
Building Type P	100	100
Building Type Q	100	100
Building Type R	100	100
Building Type S	100	100
Building Type T	100	100
Building Type U	100	100
Building Type V	100	100
Building Type W	100	100
Building Type X	100	100
Building Type Y	100	100
Building Type Z	100	100
TOTAL DISCOUNTED PARKING	100	100

**LOCATION MAP**

**VICINITY MAP**



**LOT 117**  
 at  
**HAWKS LANDING**  
 PLANNED RESIDENTIAL DEVELOPMENT  
 2 GREENSIDE CIRCLE  
 CITY OF MADISON  
 WISCONSIN  
 FOR  
**WEST END PROPERTIES, LLC.**  
 429 GAMMON PLACE  
 MADISON, WI 53719  
 CONTACT: TERRY TEMPLE

**ARCHITECT**  
**ISTHMUS ARCHITECTURE INC.**  
 63 WILLIAMSON STREET SUITE 203  
 MADISON, WISCONSIN 53703  
 PHONE: 608-264-0206  
 CONTACT: TERRY TEMPLE, AIA, NCARB

**LANDSCAPE**  
**OLSON WILLS LANDSCAPING, INC.**  
 4327 DENVER STREET, SUITE 200  
 MADISON, WISCONSIN 53705  
 PHONE: 608-267-4401  
 CONTACT: MARY ALLEN

**CIVIL**  
**CALKINS ENGINEERING, LLC.**  
 600 VANDER BOEG  
 MADISON, WISCONSIN 53706  
 PHONE: 608-555-4444  
 CONTACT: DAVID GLEBECK, PE

**SITE & BUILDING INFORMATION**

Building Name	Building Type	Building Area	Building Height	Building Footprint	Building Footing	Building Foundation	Building Structure	Building Materials	Building Details
Building Type A	4th Floor	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.
Building Type B	4th Floor	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.
Building Type C	4th Floor	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.
Building Type D	4th Floor	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.
Building Type E	4th Floor	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.
Building Type F	4th Floor	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.
Building Type G	4th Floor	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.
Building Type H	4th Floor	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.
Building Type I	4th Floor	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.
Building Type J	4th Floor	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.
Building Type K	4th Floor	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.
Building Type L	4th Floor	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.
Building Type M	4th Floor	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.
Building Type N	4th Floor	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.
Building Type O	4th Floor	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.
Building Type P	4th Floor	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.
Building Type Q	4th Floor	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.
Building Type R	4th Floor	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.
Building Type S	4th Floor	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.
Building Type T	4th Floor	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.
Building Type U	4th Floor	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.
Building Type V	4th Floor	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.
Building Type W	4th Floor	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.
Building Type X	4th Floor	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.
Building Type Y	4th Floor	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.
Building Type Z	4th Floor	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.	4791 sq. ft.

**SHEET INDEX**

001	TITLE SHEET
002	GENERAL NOTES
003	FOUNDATION PLAN
004	FOUNDATION ELEVATIONS
005	FOUNDATION DETAIL
006	FOUNDATION SECTION
007	FOUNDATION PLAN
008	FOUNDATION ELEVATIONS
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100	FOUNDATION ELEVATIONS

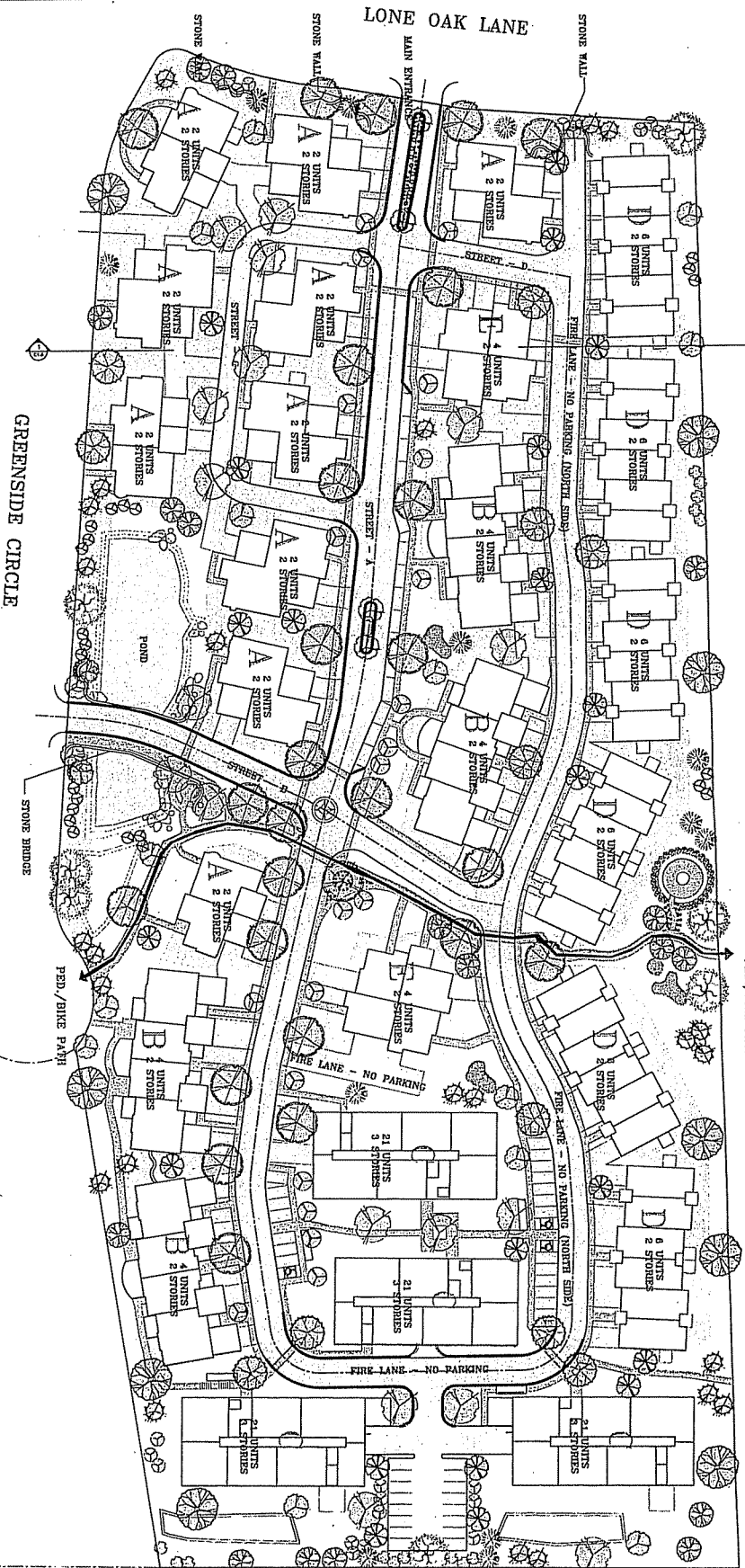
**ISTHMUS ARCHITECTURE INC.**  
 613 Williamson Street  
 Suite 203  
 Madison, WI 53703  
 Phone: 608.264.0206  
 Fax: 608.264.0207

**LOT 117**  
 at  
**Hawks Landing**  
 PRD Submittal

Project: 01211  
 Title Sheet  
 Scale: NONE  
 Drawn By: 02.20.05  
 Rev. Date: 04.16.05  
 Rev. Date: 03.30.05  
 Rev. Date: 04.13.05  
 Rev. Date: 04.13.05  
 Rev. Date: 04.13.05

TO.1

LINDEN PARK  
DEVELOPMENT



UNIT MIX

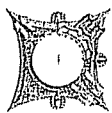
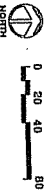
Type A - DUPLEX:	20 units - 12%
Type B - TOWNHOUSE:	16 units - 8%
Type C - GARDEN:	84 units - 52%
Type D - ROWHOUSE:	36 units - 22%
Type E - FOURPLEX:	8 units - 6%
<b>TOTAL</b>	<b>164 units - 100%</b>

HAWKS LANDING  
DEVELOPMENT

USABLE OPEN SPACE  
82,000 SF REQUIRED  
120,075 SF PROVIDED  
NOT INCLUDING AREAS  
107' ON REQUIRED SET  
BACKS.

LEGEND  
USABLE OPEN SPACE  
PED/BIKE CIRCULATION  
STREET  
POND/LAWN  
TREE/PLANT  
PUTTING GREEN

Wooded - Future  
Public Park



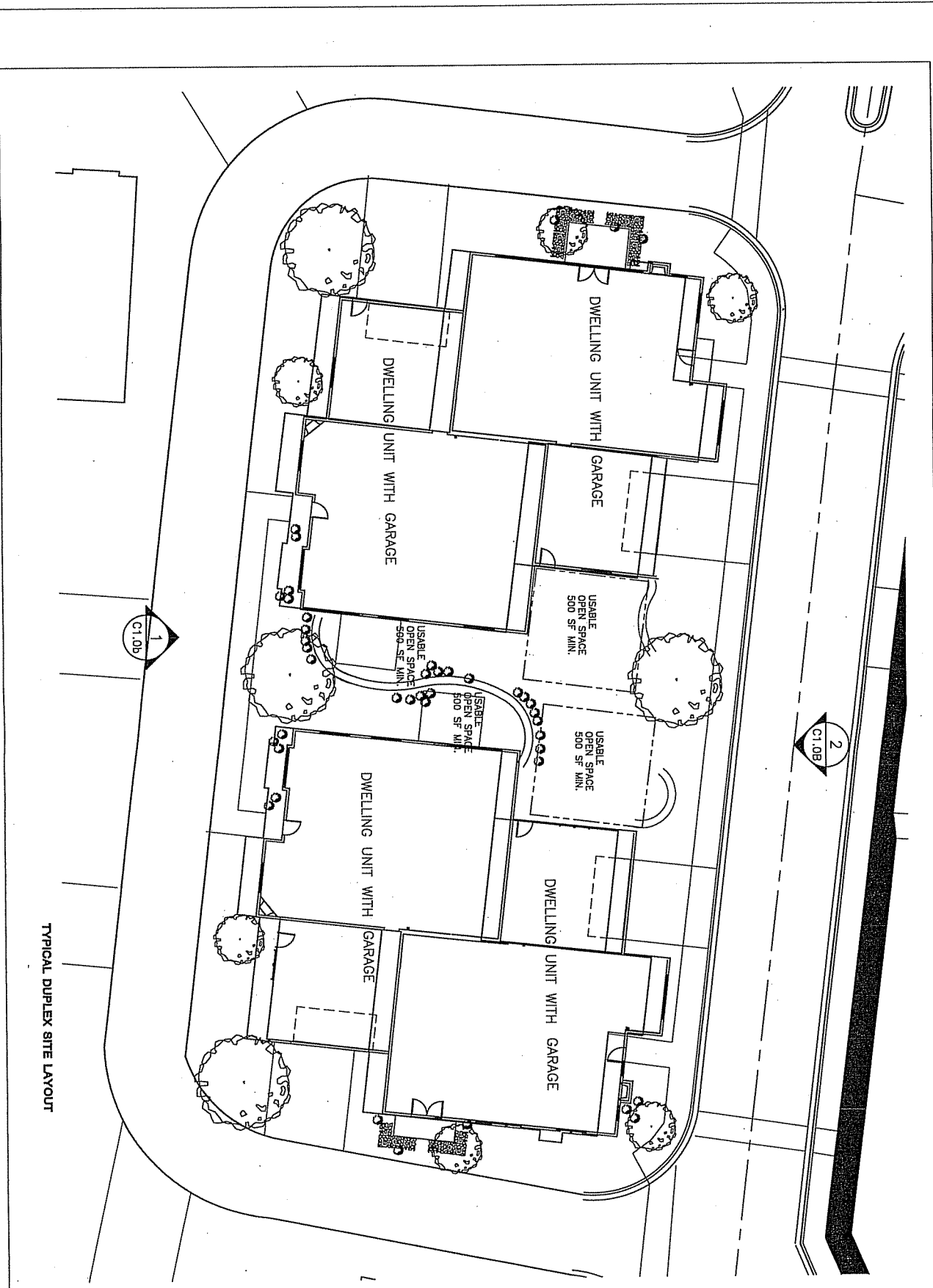
**ISTHMUS**  
ARCHITECTURE, INC.  
613 Williamson Street  
Suite 203  
Madison, WI 53703  
Phone: 608.264.0206  
Fax: 608.294.0207

LOT 117  
at  
Hawks Landing  
PDD Submittal

Project: 061221  
Architectural Site Plan

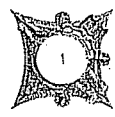
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Rev. Desc	08.18.06
Rev. Desc	08.30.06
Rev. Desc	09.11.06
Rev. Desc	
Rev. Desc	
Sheet No.	

C1.0



TYPICAL DUPLEX SITE LAYOUT

**ISTHMUS**  
 ARCHITECTURE, INC.  
 613 Williamson Street  
 Suite 203  
 Madison, WI 53703  
 Phone: 608.294.0206  
 Fax: 608.294.0207



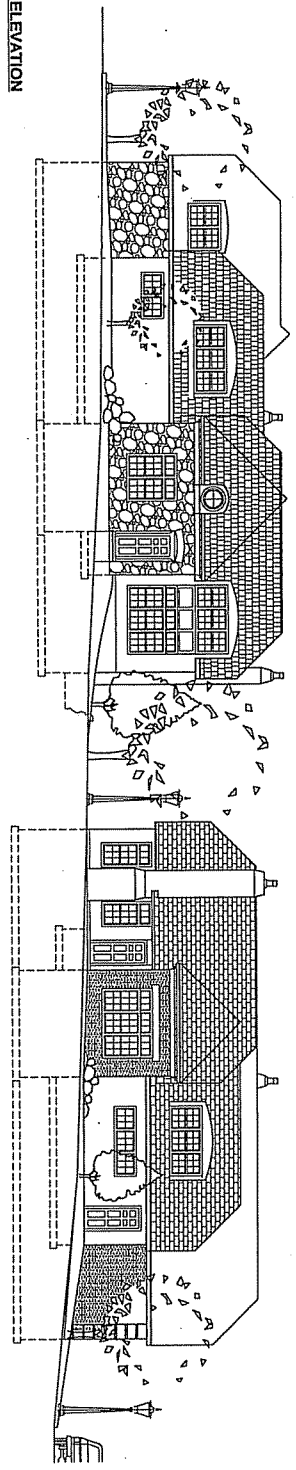
Project  
 Prog. No. 001201  
 LOT 117  
 at  
 Hawks Landing  
 PRD Submittal

Sheet Title	
Scale	
Drawn By	072605
Date	04.16.05
Rev. Desc.	08.22.05
Rev. Desc.	09.13.05
Rev. Desc.	
Sheet No.	

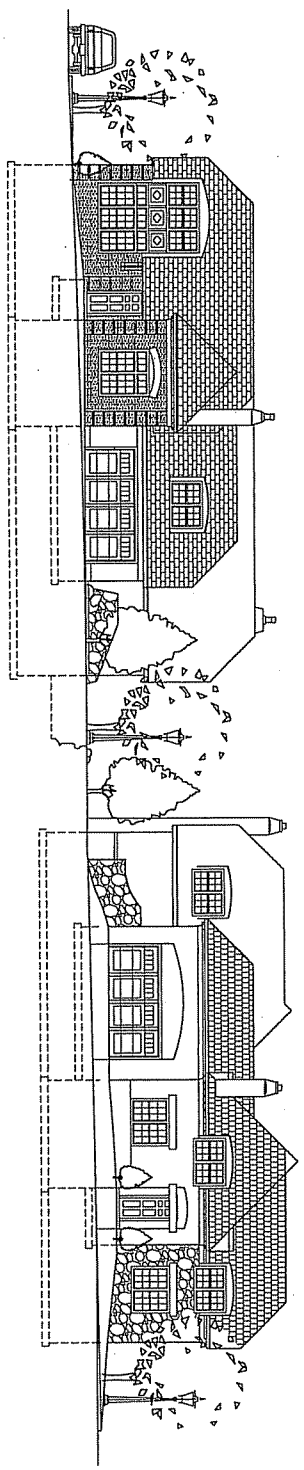
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1 FRONT ELEVATION



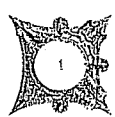
2 REAR ELEVATION



TYPICAL DUPLEX ELEVATIONS

**ISTHMUS**  
ARCHITECTURE, INC.

613 Williamson Street  
Suite 203  
Madison, WI 53703  
Phone: 608.294.0206  
Fax: 608.294.0207



LOT 117  
at  
Hawks Landing  
PRD Submittal

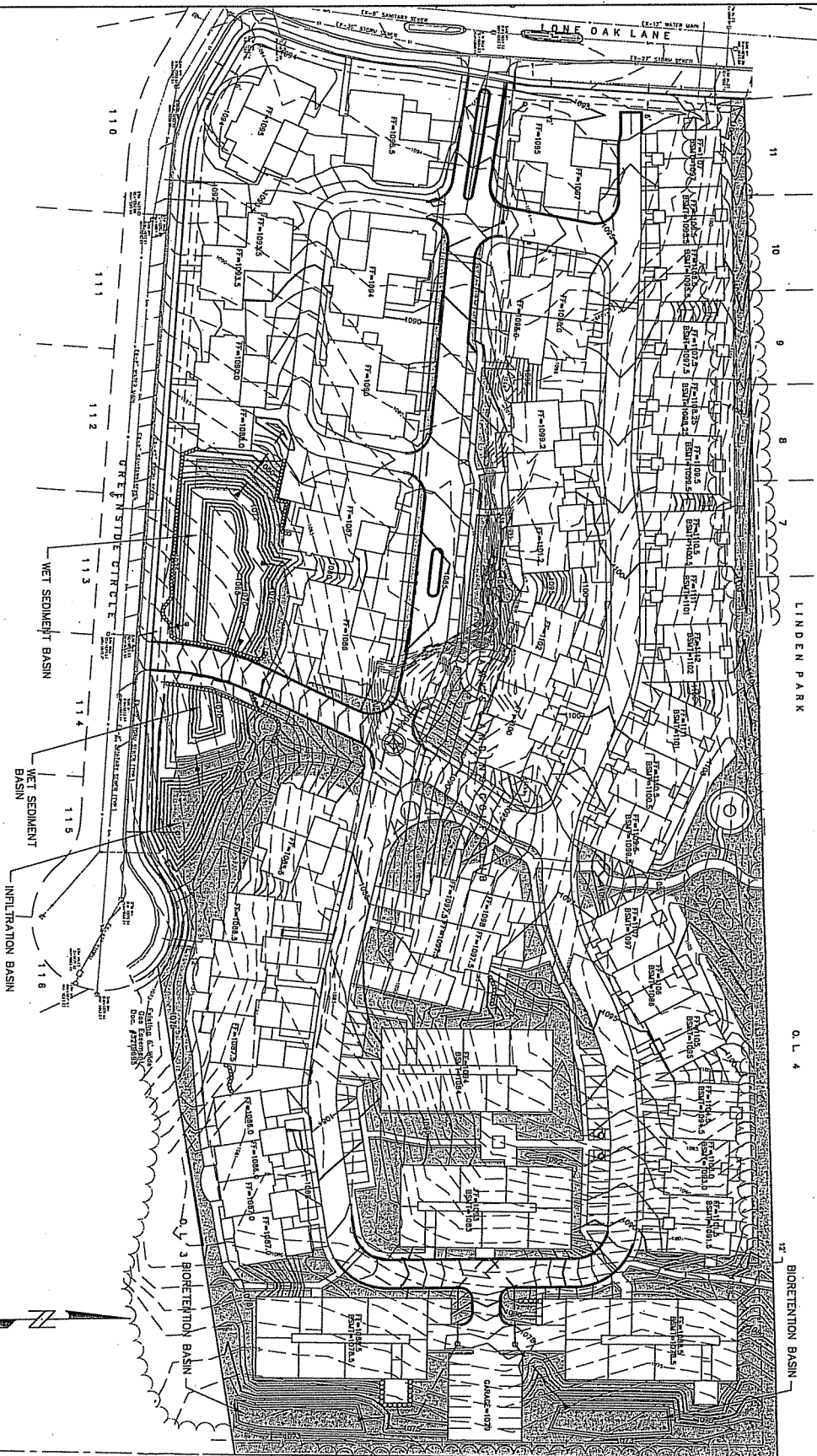
Project  
Filing No. 081231  
DETAILED DUPLEX  
BUILDING ELEVATIONS

Sheet Title	
Scale	PER
Drawn By	072816
Date	08.11.16
Rev. Desc.	08.30.16
Rev. Desc.	08.10.16
Rev. Desc.	
Rev. Desc.	
Sheet No.	

C1.06



USABLE OPEN SPACE  
120,975 SQ. FT.



SCALE: 1" = 80' (11"x17")  
SCALE: 1" = 40' (24"x36")



SHEET  
C 1.2

Calkins Engineering, LLC  
Civil Engineers & Land Surveyors

LOT 117 AT HAWKS LANDING  
GRADING PLAN

PK 0202

PL\102\DESIGN\HAWKS.LDG

DATE: 08-13-08

REVISIONS:

Calkins Engineering, LLC  
5019 Vogel Road  
Madison, WI 53718  
(608) 835-0444

13

MANHOLE NO.	INVERT ELEV.	PIPE DIA.	PIPE NO.	LENGTH	SANITARY SEWER SCHEDULE		SANITARY SEWER SCHEDULE	
					INVERT ELEV.	MANHOLE ELEV.	INVERT ELEV.	MANHOLE ELEV.
MH1	1062.70	1071.44	S-2	116.15	1070.58	1070.58	1065.50	0.042
MH2	1062.70	1071.44	S-2	233.72	1072.73	1072.73	1070.58	0.056
MH3	1062.70	1071.44	S-3	201	1073.94	1073.94	1070.58	0.068
MH4	1062.70	1071.44	S-3	46.45	1074.29	1074.29	1073.94	0.055
MH5	1062.70	1071.44	S-4	186.27	1075.31	1075.31	1074.29	0.055
MH6	1062.70	1071.44	S-4	49.84	1077.80	1077.80	1075.31	0.050
MH7	1062.70	1071.44	S-4	164.74	1078.22	1078.22	1077.80	0.020
MH8	1062.70	1071.44	S-4	121.1	1078.50	1078.50	1078.22	0.010
MH9	1062.70	1071.44	S-4	121.2	1078.50	1078.50	1078.50	0.010
MH10	1062.70	1071.44	S-4	249.43	1079.44	1079.44	1078.50	0.058
MH11	1062.70	1071.44	S-4	97.51	1079.44	1079.44	1079.44	0.010
MH12	1062.70	1071.44	S-4	10.88	1074.52	1074.52	1079.44	0.010
MH13	1062.70	1071.44	S-4	28.38	1074.78	1074.78	1074.52	0.022
MH14	1062.70	1071.44	S-4	171.13	1076.51	1076.51	1074.78	0.012
MH15	1062.70	1071.44	S-4	28.87	1078.89	1078.89	1076.51	0.010
MH16	1062.70	1071.44	S-4	100.20	1078.20	1078.20	1078.89	0.013
MH17	1062.70	1071.44	S-4	133.19	1080.80	1080.80	1078.20	0.013
MH18	1062.70	1071.44	S-4	220.81	1082.78	1082.78	1080.80	0.018
MH19	1062.70	1071.44	S-4	208.15	1082.78	1082.78	1082.78	0.018
MH20	1062.70	1071.44	S-4	208.15	1082.78	1082.78	1082.78	0.018

**GENERAL NOTES:**

1. NECESSARY CONNECTION AND EXPLANATION RESULTS FROM CITY ENGINEERING PRIOR TO WORK COMMENCING.

2. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES.

3. THE CONTRACTOR SHALL VERIFY ALL AREA UTILITY COMPANIES PRIOR TO COMMENCING WORK UNDER THIS CONTRACT AND REQUEST THAT UNDERGROUND UTILITIES BE LOCATED IN ACCORDANCE WITH SECTION 107.02 OF THE CITY ENGINEERING SPECIFICATIONS. CONTRACTOR SHALL SHOW AND THE PLANS ARE APPROXIMATE ONLY. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES.

4. ALL WORK UNDER THE PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED WITHIN THE CITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

5. ALL STORM SEWER PIPE TO BE RCP CLASS II REINFORCED CONCRETE WITH RUBBER GASKETS ON JOINTS.

6. UNLESS OTHERWISE INDICATED, WATER AND SANITARY SEWER LATERALS AND STORM SEWER ENDS SHALL EACH BE MARKED WITH A 4" X 4" POST EXTENDING FOUR FEET (4') BELOW GROUND AND THREE FEET ABOVE GROUND. WHERE BOTH THE WATER SERVICE AND THE SANITARY SERVICE ARE TO BE INSTALLED, A COMMON 4" X 4" POST MAY BE USED TO MARK THE ENDS.

7. ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

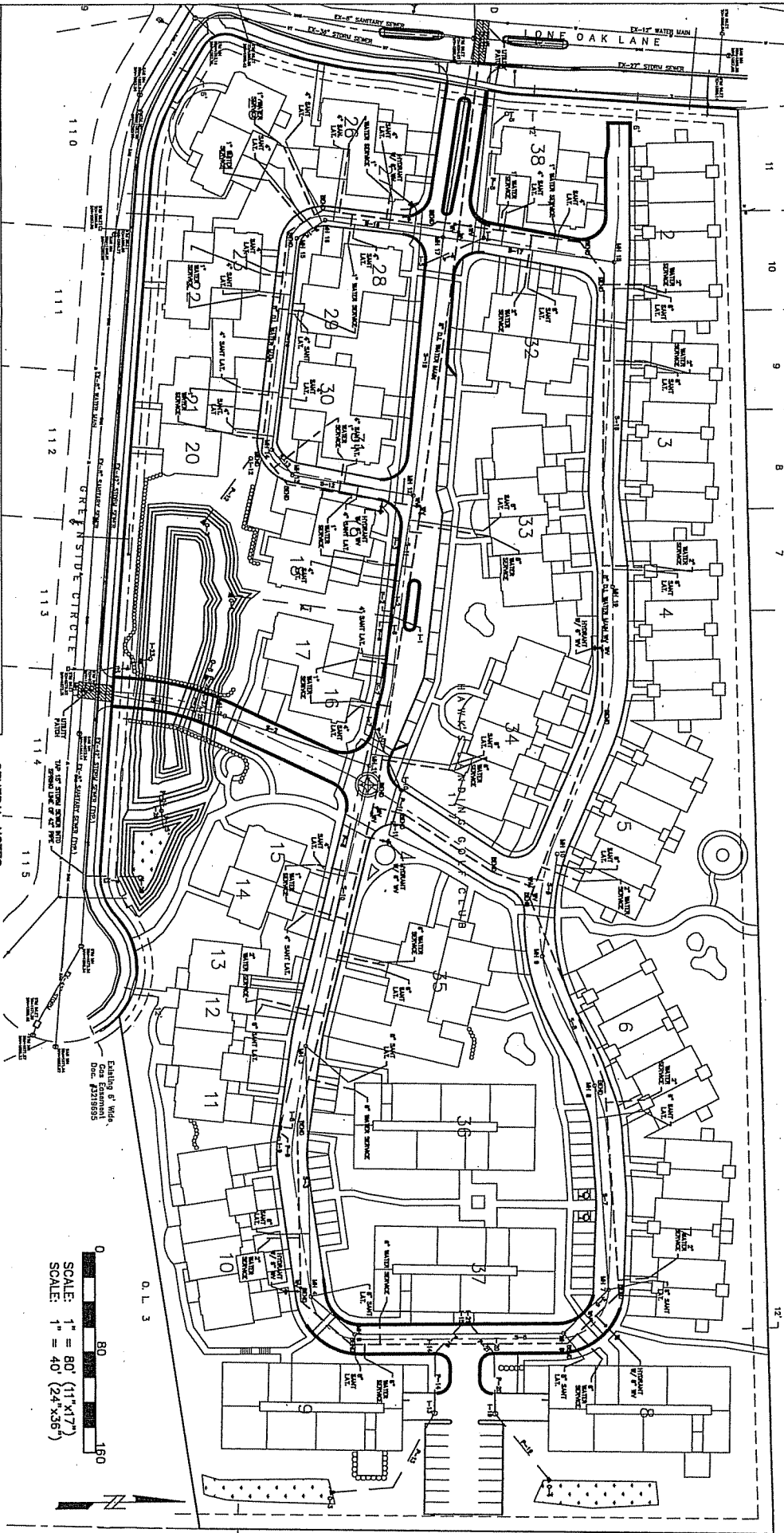
8. PRIVATE WATER MAIN AND SERVICES SHALL BE DONE PER (AWWA C-151-CLASS 82).

9. PRIVATE SANITARY SEWER AND LATERALS SHALL BE PVC (ASTM D3034-SDR35).

10. ALL SANITARY LATERALS ARE TO BE AT A SLOPE OF 1/4" PER FEET UNLESS OTHERWISE SPECIFIED.

11. COORDINATE WORK WITH BUILDING PUMPING CONTRACTOR(S).

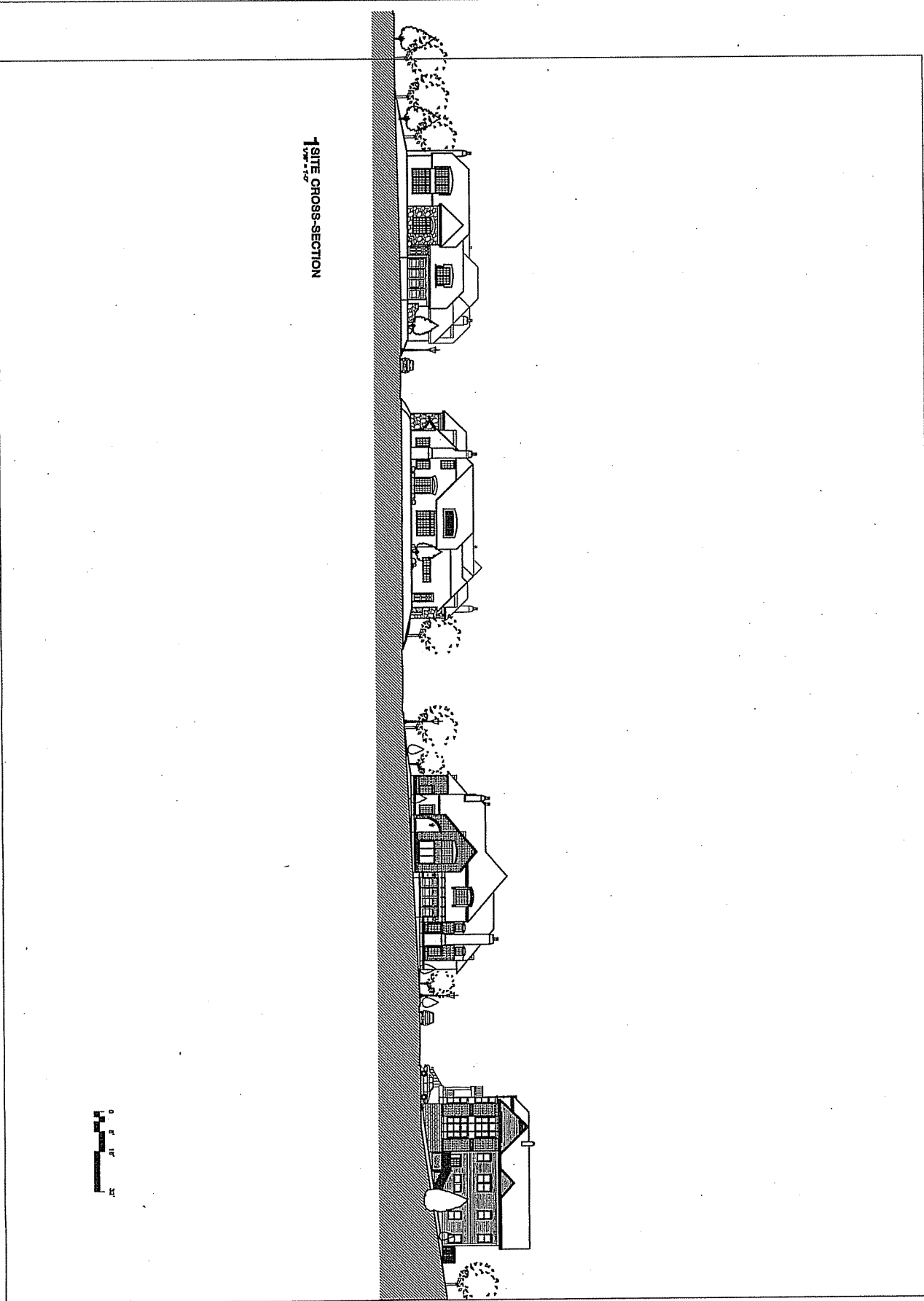
12. ALL CURB INLETS CASTING TO BE MEMENTA MODEL 82827 W/ TYPE R REVERSIBLE GRATE. CATCH BASINS W/ CURB INLETS INCLUDED IN THIS PLAN SHALL CONTAIN 10-GAL. TYPE 304 STAINLESS STEEL INLET MODEL 10-1050W AS SUPPLIED BY BISHOP OR EQUIVALENT.







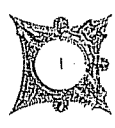




1 SITE CROSS-SECTION  
1/8" = 1'-0"



**ISTHMUS**  
ARCHITECTURE, INC.  
613 Williamson Street  
Suite 203  
Madison, WI 53703  
Phone: 608.294.0206  
Fax: 608.294.0207



LOT 117  
at  
Hawks Landing  
PRD Submittal

Project  
Prog. No.: 001201

SITE  
CROSS-SECTION

Sheet Title	
Scale	
Drawn By	
Date	07.24.06
Rev. Desc.	08.14.06
Rev. Desc.	08.29.06
Rev. Desc.	09.13.06
Rev. Desc.	
Rev. Desc.	
Sheet No.	

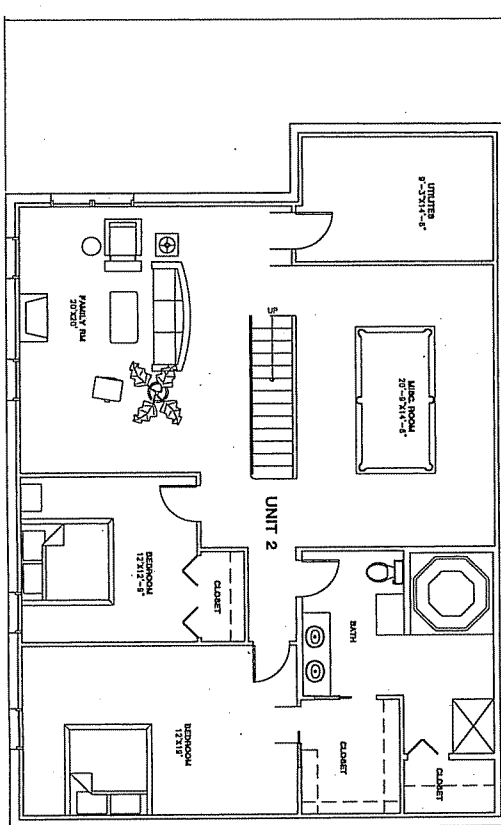
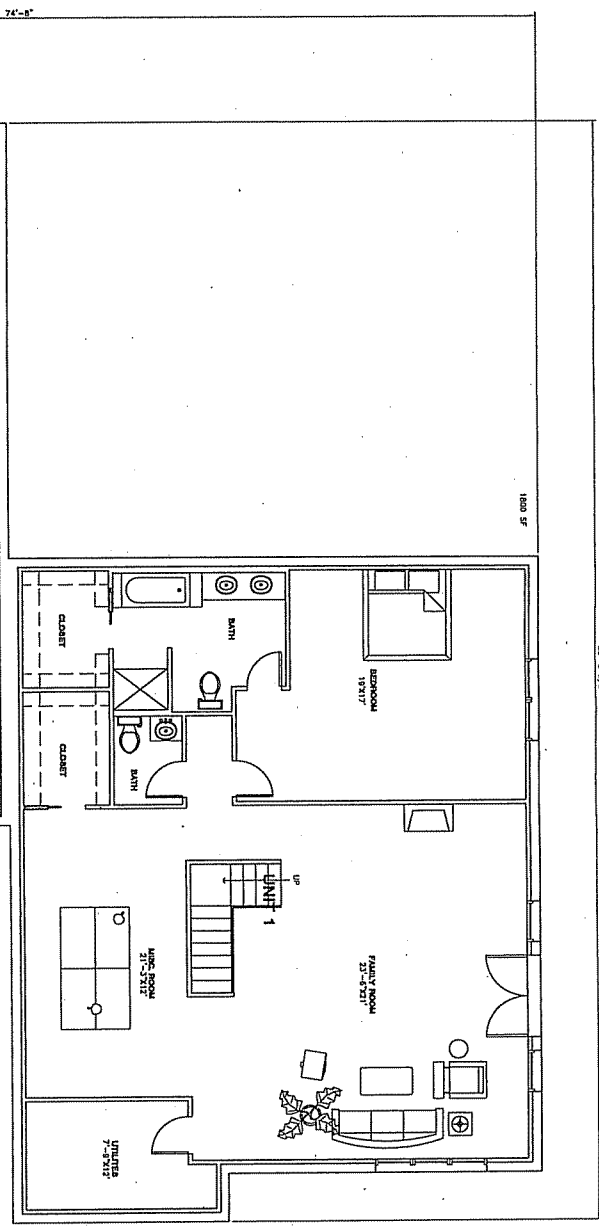
C1.6





80'-3 3/8"

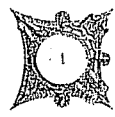
1800 SF



1800 SF



**BASEMENT FLOOR PLAN**



**ISTHMUS**  
 ARCHITECTURE, INC.  
 613 Williamson Street  
 Suite 203  
 Madison, WI 53703  
 Phone: 608.294.0206  
 Fax: 608.294.0207

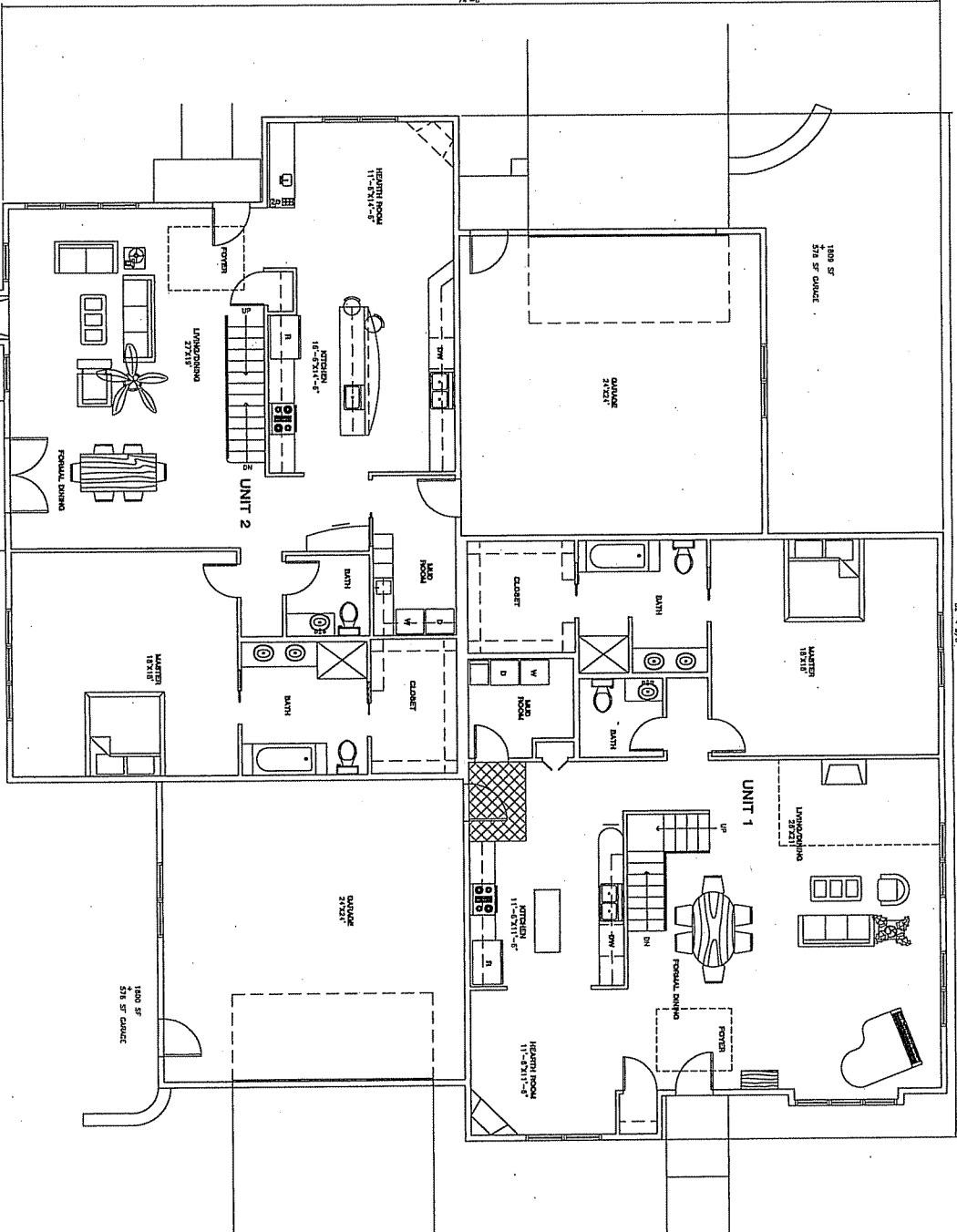
**LOT 117**  
 at  
**Hawks Landing**  
 PRD Submittal

Project	001201
Proj. No.	001201
UNIT TYPE A	BASEMENT
Sheet Title	
Scale	1/4" = 1'-0"
Drawn By	KAC
Date	07.26.05
Rev. Desc.	08.18.05
Rev. Desc.	08.30.05
Rev. Desc.	09.13.05
Rev. Desc.	
Sheet No.	

**A2.1A**

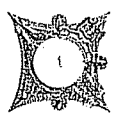


0'-0" 3'-0" 6'-0"



FIRST FLOOR PLAN

**1STHMUS**  
 ARCHITECTURE, INC.  
 613 Williamson Street  
 Suite 203  
 Madison, WI 53703  
 Phone: 608.264.0206  
 Fax: 608.264.0207



**LOT 117**  
 at  
**Hawks Landing,**  
 PRD Submittal

Project:  
 Proj. No.: 091201

UNIT TYPE A  
 FIRST FLOOR PLAN

Sheet Title

Scale: 1/4" = 1'-0"

Drawn By: KAZ  
 Date: 07.26.05

Rev. Date: 08.16.05  
 Rev. Date: 08.31.05  
 Rev. Date: 09.13.05

Rev. Desc:

Rev. Date:

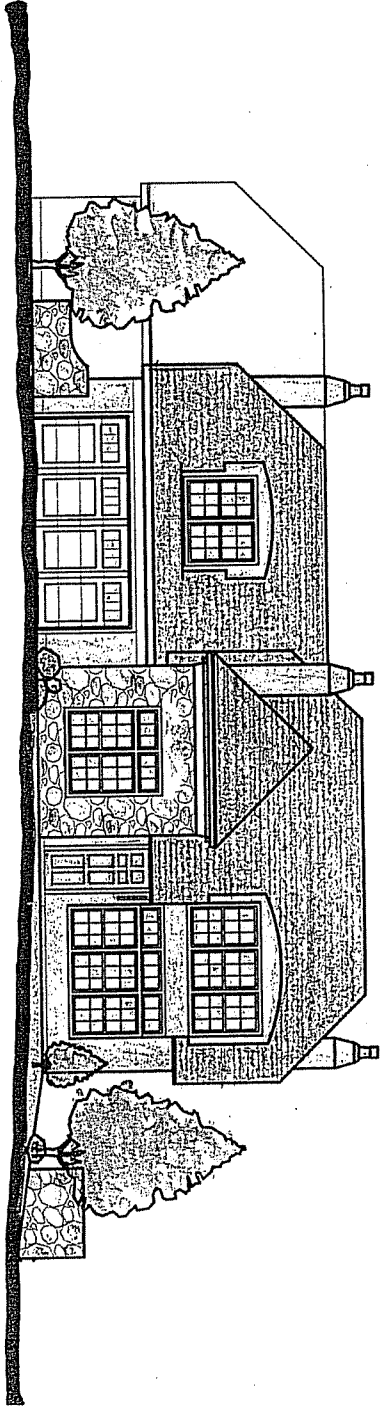
Sheet No.:

**A2.2A**

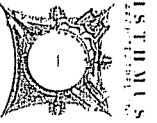




UNIT A



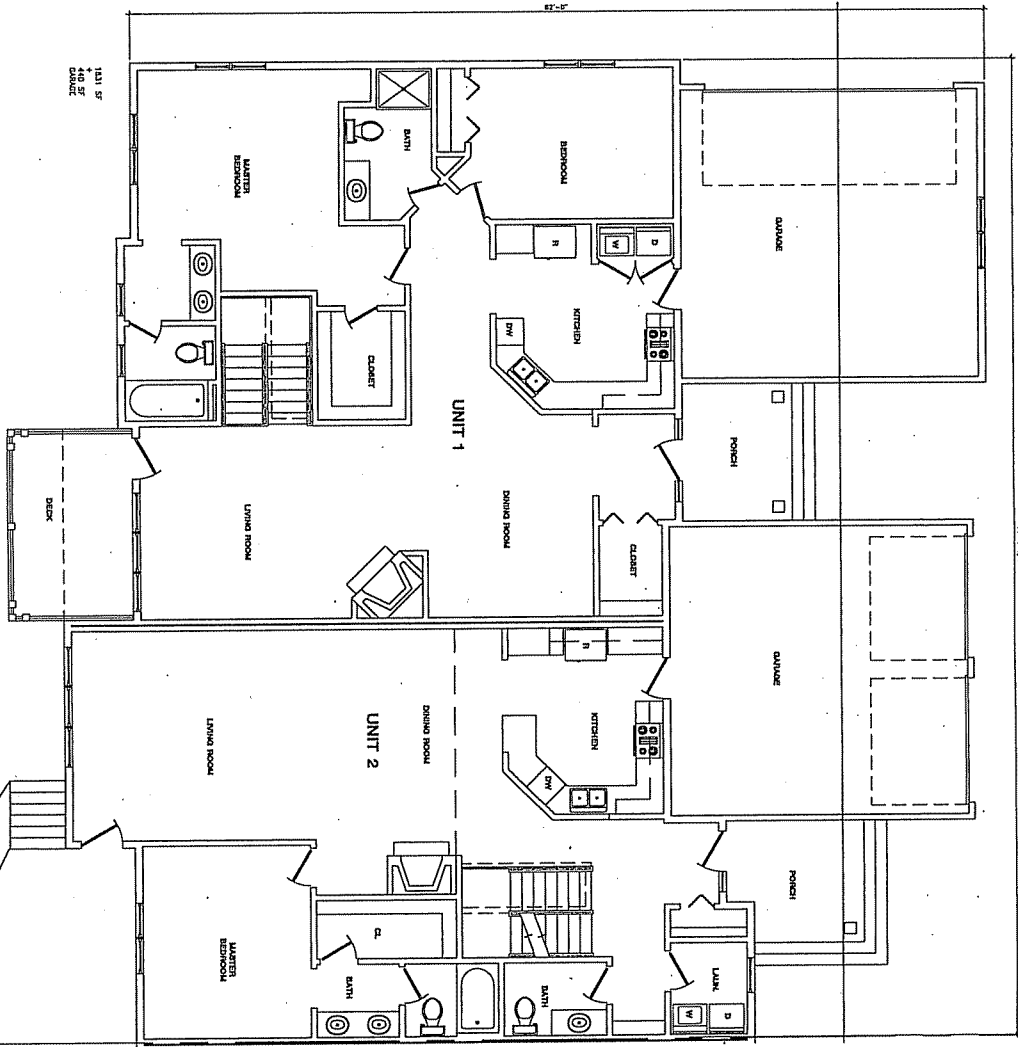
LOT 117  
at  
HAWKS LANDING





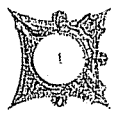


**FIRST FLOOR PLAN**



1/4" = 1'-0"  
 1/8" = 1'-0"  
 1/16" = 1'-0"

11'-3" W.C.

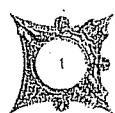


**ISTHMUS**  
 ARCHITECTURE, INC.  
 613 Williamson Street  
 Suite 203  
 Madison, WI 53703  
 Phone: 608.294.0206  
 Fax: 608.294.0207

Project:  
 Reg. No.: 001221  
 UNIT TYPE B  
 FIRST FLOOR PLAN  
 LOT 117  
 at  
 Hawks Landing  
 PRD Submittal

Scale:	1/4" = 1'-0"
Drawn By:	KUZ
Date:	07.26.06
Rev. Date:	08.16.06
Rev. Date:	08.30.06
Rev. Date:	08.11.06
Rev. Date:	
Sheet No.:	

**A2.2B**



**ISTHMUS**  
ARCHITECTURE, INC.  
613 Williamson Street  
Suite 203  
Madison, WI 53703  
Phone: 608.294.0206  
Fax: 608.294.0207

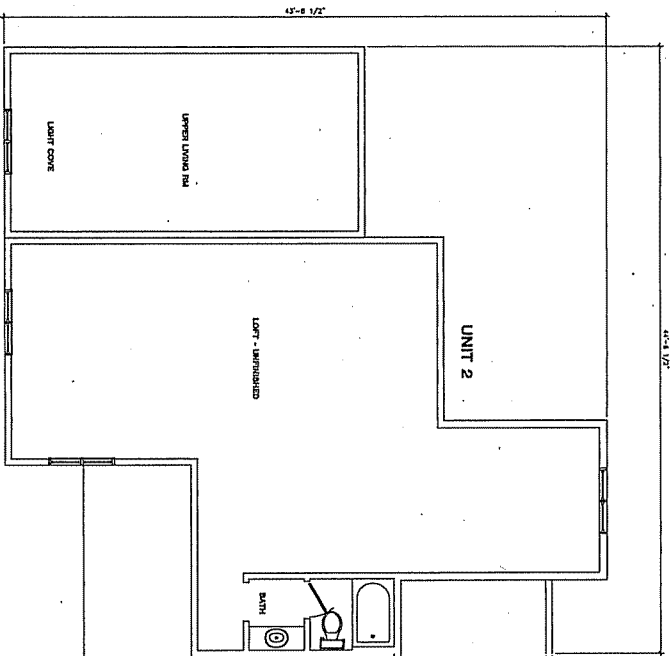
THIS PLAN IS THE PROPERTY OF ISTHMUS ARCHITECTURE, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ISTHMUS ARCHITECTURE, INC.

LOT 117  
at  
Hawks Landing  
PRD Submittal

Project  
Tng. No.: 001201  
UNIT TYPE B  
SECOND FLOOR PLAN

Sheet Title	
Scale:	
Drawn By:	MZ
Date:	07/24/06
Rev. Date:	08/16/06
Rev. Date:	08/30/06
Rev. Date:	09/13/06
Rev. Date:	
Rev. Date:	
Sheet No.:	

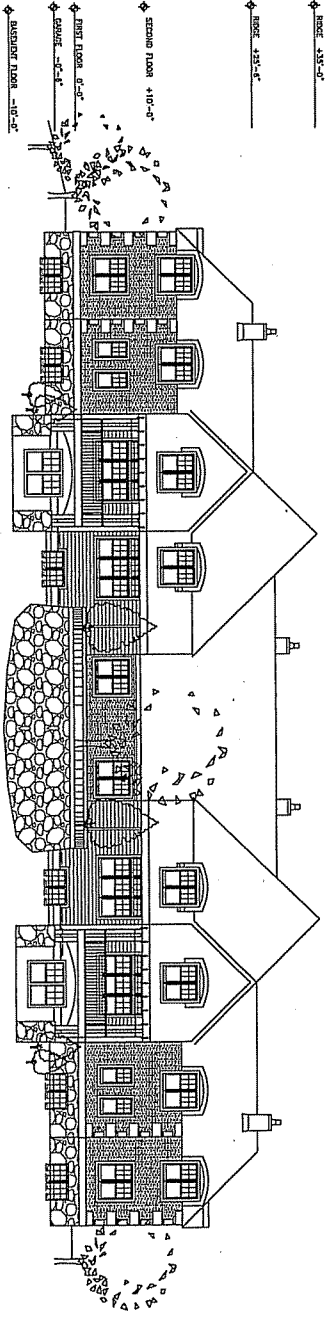
**A2.3B**



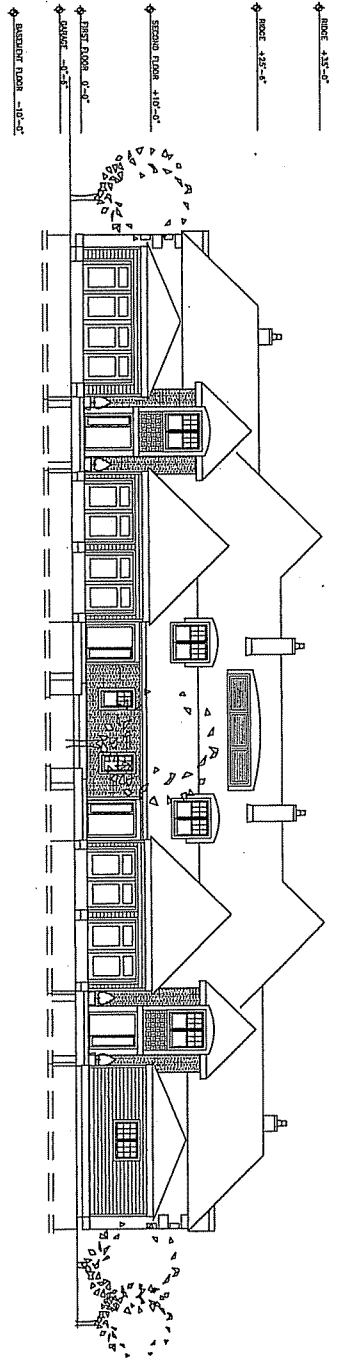
**1 SECOND FLOOR PLAN**



EXTERIOR FINISHES  
 STONE: SLUIT STONE, LAPPED, CONNECTED CRY FINISH  
 SIDING: SHINGLES, 3/4" SHINGLES, 1/2" SHINGLES  
 WINDOWS: WHITE  
 DOORS: WHITE  
 ROOF: FINISHED SHINGLES BY SHERWIN WILLIAMS  
 ROOF: UNFINISHED SHINGLES BY OWENS CORNING  
 CEILING: BOARD & BATT  
 FLOORING: WHITE  
 FLOORING: WHITE  
 BRICK: WASHINGTON  
 STONE: WASHINGTON, ROBERTSON



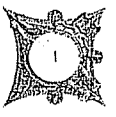
1 FRONT ELEVATION



2 REAR ELEVATION

NOTES:

- 1. PROVIDE AND INSTALL ALL MATERIALS, FINISHES & ROUND CORNERS AND DOWNSPOUTS IN COLOR TO MATCH FACED.
- 2. CENTER AND FACE NOT INDICATED FOR GRAPHIC CLARITY.



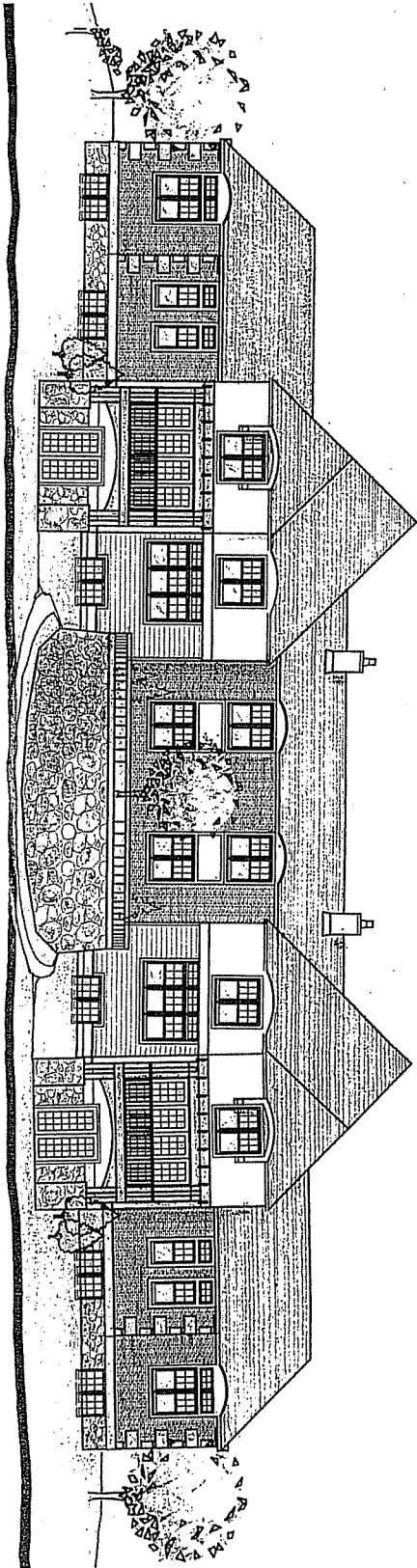
**ISTHMUS**  
 ARCHITECTURE, INC.  
 613 Williamson Street  
 Suite 203  
 Madison, WI 53703  
 Phone: 608-294-0206  
 Fax: 608-294-0207

Project: LOT 117  
 at Hawks Landing  
 PRD Submittal

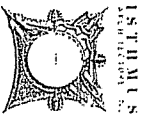
Project	60120
Proj. No.	60120
DATE TYPE B	
BRIDGE ELEVATIONS	
Sheet Title	
Scale	
Drawn By	072666
Date	061606
Rev. Date	062906
Rev. Date	061106
Rev. Date	
Sheet No.	

A3.1B

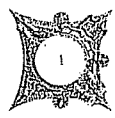
UNIT B



LOT 417  
at  
HAWKS LANDING



**ISTHMUS**  
 ARCHITECTURE, INC.  
 613 Williamson Street  
 Suite 205  
 Madison, WI 53703  
 Phone: 608.294.0206  
 Fax: 608.294.0207

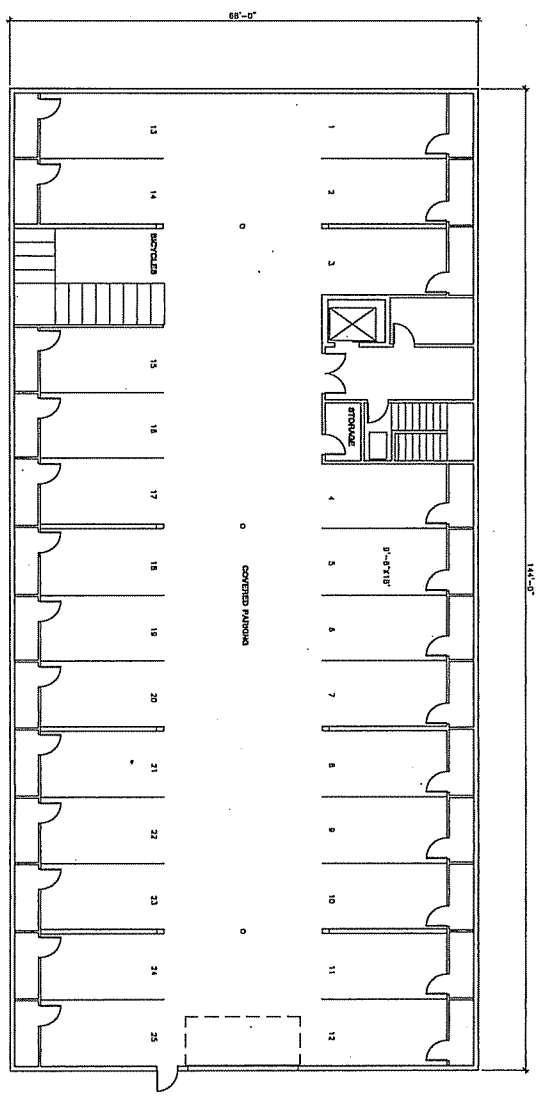


LOT 117  
 at  
 Hawks Landing  
 PRD Submittal

Project:  
 Prog. No.: 081281

UNIT TYPE C  
 BASEMENT FLOOR PLAN

Sheet Title	
Scale	
Drawn By	07/26/06
Date	08/16/06
Rev. Date	08.16.06
Rev. Date	08.20.06
Rev. Date	09.11.06
Rev. Date	
Sheet No.	



**BASEMENT FLOOR PLAN**

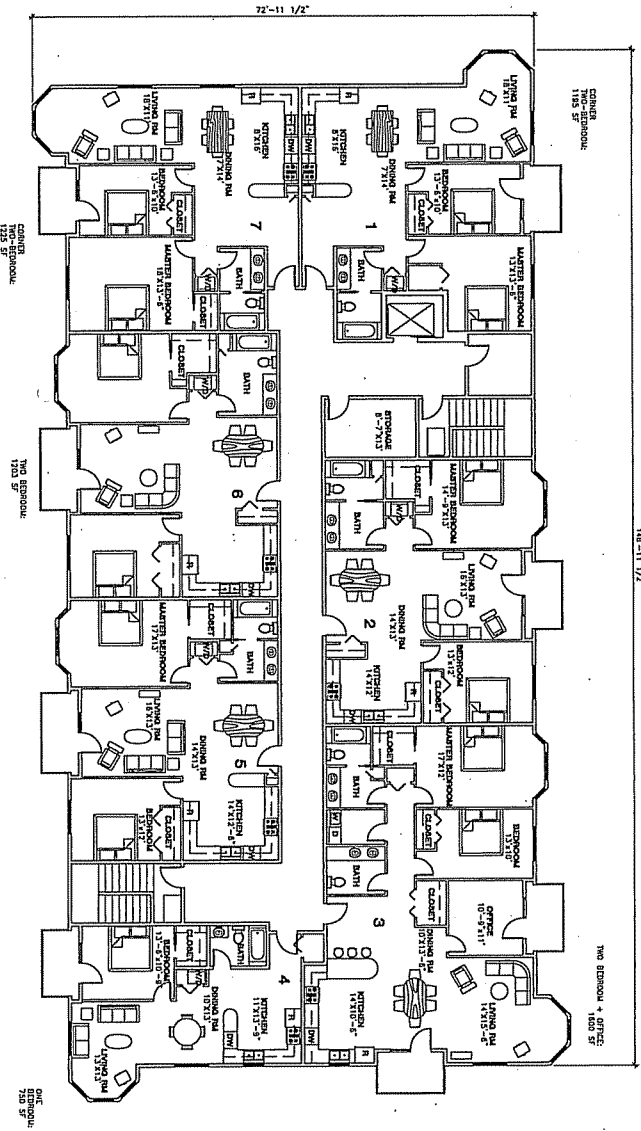
**A2.1C**





**1 SECOND & THIRD FLOOR PLAN**

- 5000 LUMBS PER FLOOR
- 3 TWO-BEDROOM UNITS
- 1 TWO-BEDROOM + OFFICE UNIT
- 1 ONE-BEDROOM UNIT



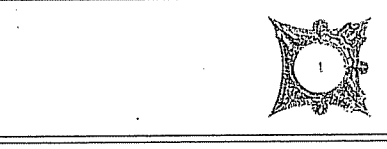
**A2.30**

Sheet No.	02/23/06
Rev. Date	02/23/06
Rev. Date	02/23/06
Rev. Date	02/23/06
Rev. Date	02/23/06
Scale	AS SHOWN
Drawn By	J. B. B.
Check By	J. B. B.
Project No.	02/23/06

UNIT TYPE C  
SECOND & THIRD FLOOR PLAN

Project: **LOT 117**  
at **Hawks Landing**  
PRD Submittal

Project No.: 02/23/06

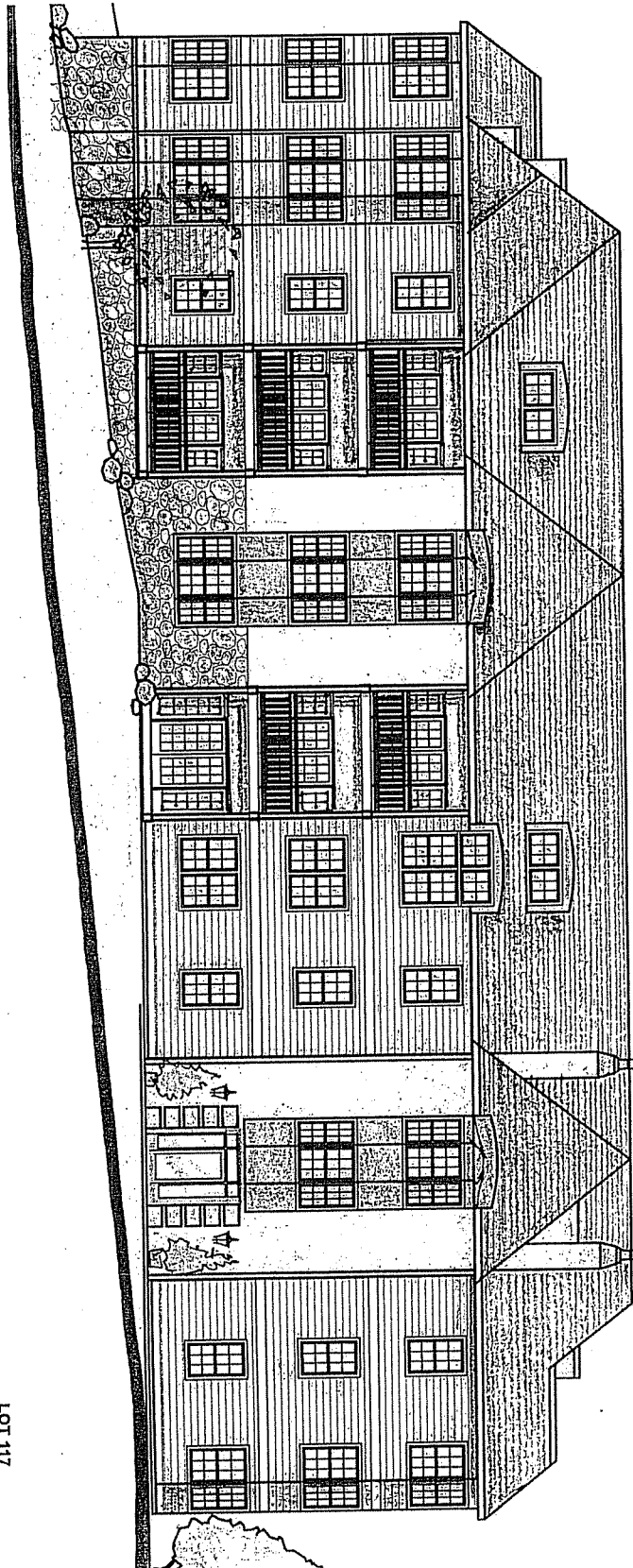


**ISTHMUS**  
ARCHITECTURE, INC.

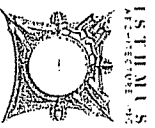
613 Williamson Street  
Suite 200  
Madison, WI 53703  
Phone: 608.294.0206  
Fax: 608.294.0207



UNIT C



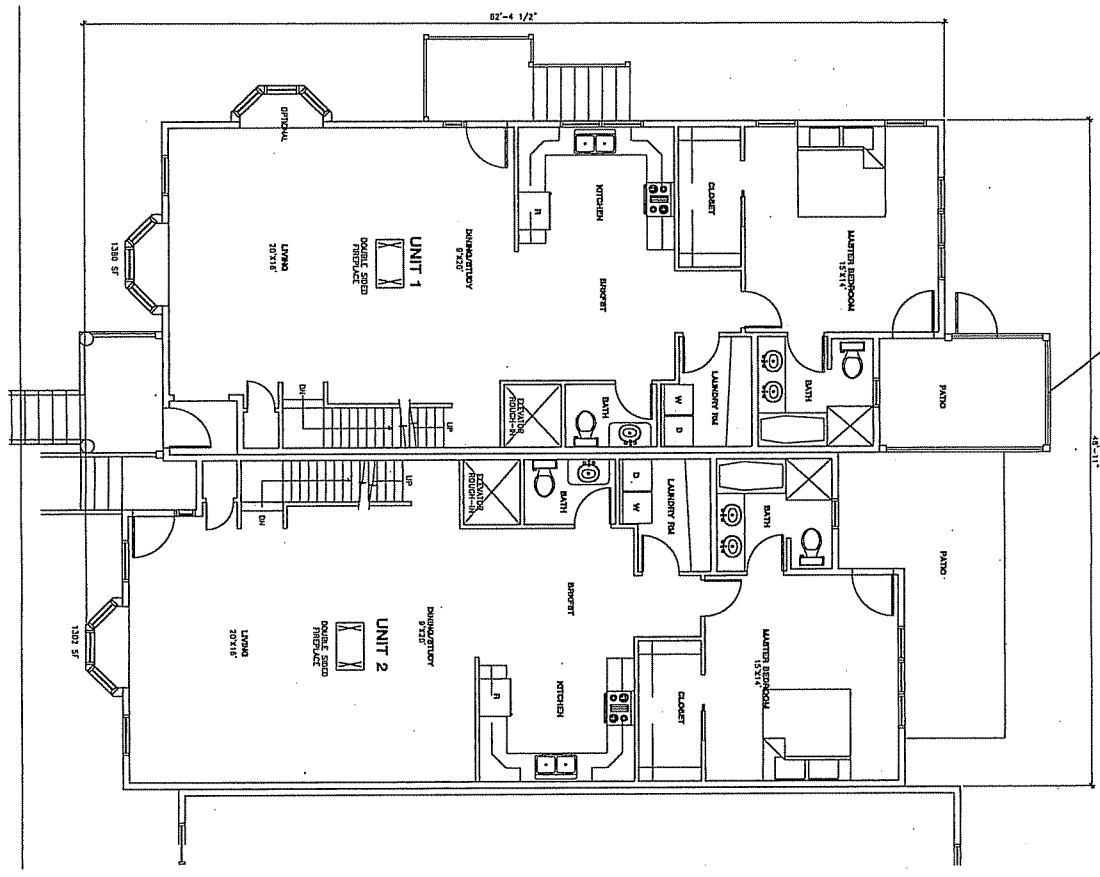
LOT 117  
at  
HAWKS LANDING



ISTHMUS  
ASSOCIATES, INC.



5' FINNEY FENCE

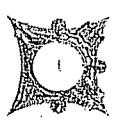


FIRST FLOOR PLAN



**ISTHMUS**  
ARCHITECTURE, INC.

613 Williamson Street  
Suite 208  
Madison, VA 52703  
Phone: 608.264.0206  
Fax: 608.234.0207



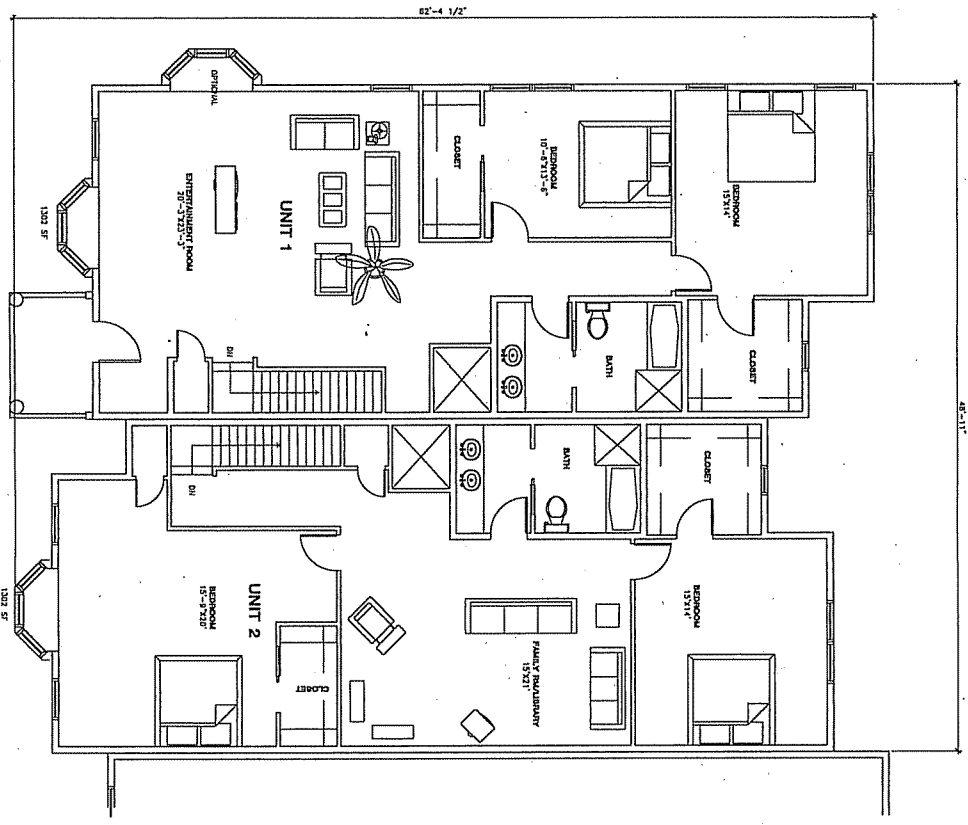
LOT 117  
at  
Hawks Landing  
PRD Submittal

Project:  
Prog. No.: 00120  
UNIT PLAN TYPE D  
FIRST FLOOR PLAN

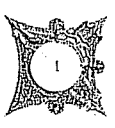
Sheet Title	
Scale	
Drawn By:	07.21.06
Disc:	04.15.06
Rev. Desc:	03.23.06
Rev. Desc:	03.13.06
Rev. Desc:	
Sheet No.:	

A2.2D

1 SECOND FLOOR PLAN



**ISTHMUS**  
 ARCHITECTURE, INC.  
 613 Williamson Street  
 Suite 205  
 Madison, WI 53703  
 Phone: 608.259.0206  
 Fax: 608.259.0207



**LOT 117**  
 at  
**Hawks Landing**  
 PRD Submittal

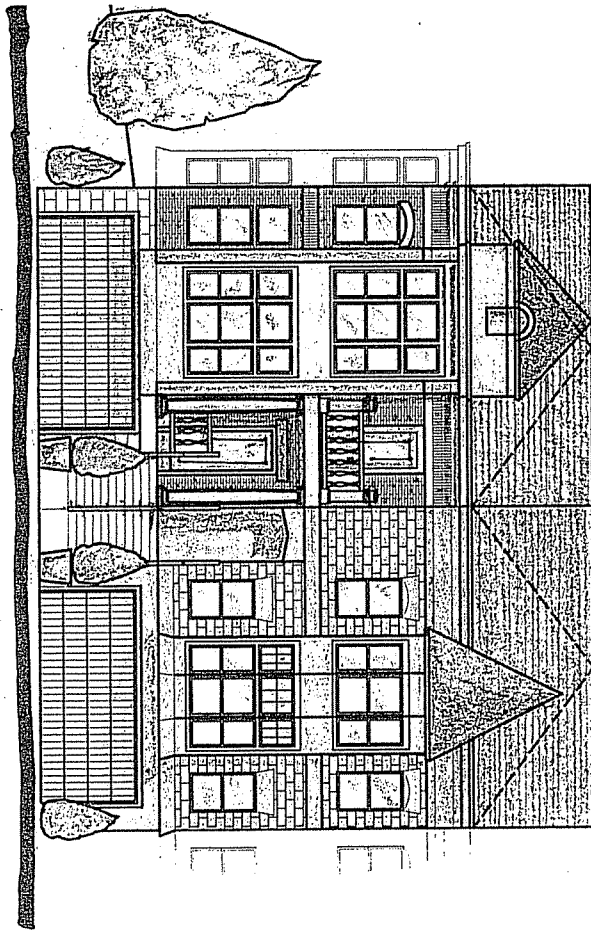
Project:  
 081201  
 Title:  
 UNITTYPE D  
 SECOND FLOOR PLAN

Sheet Title	
Scale	
Drawn By	07.24.06
Rev. Date	08.15.06
Rev. Date	08.30.06
Rev. Date	09.13.06
Sheet No.	

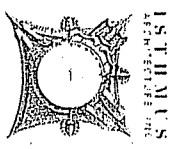
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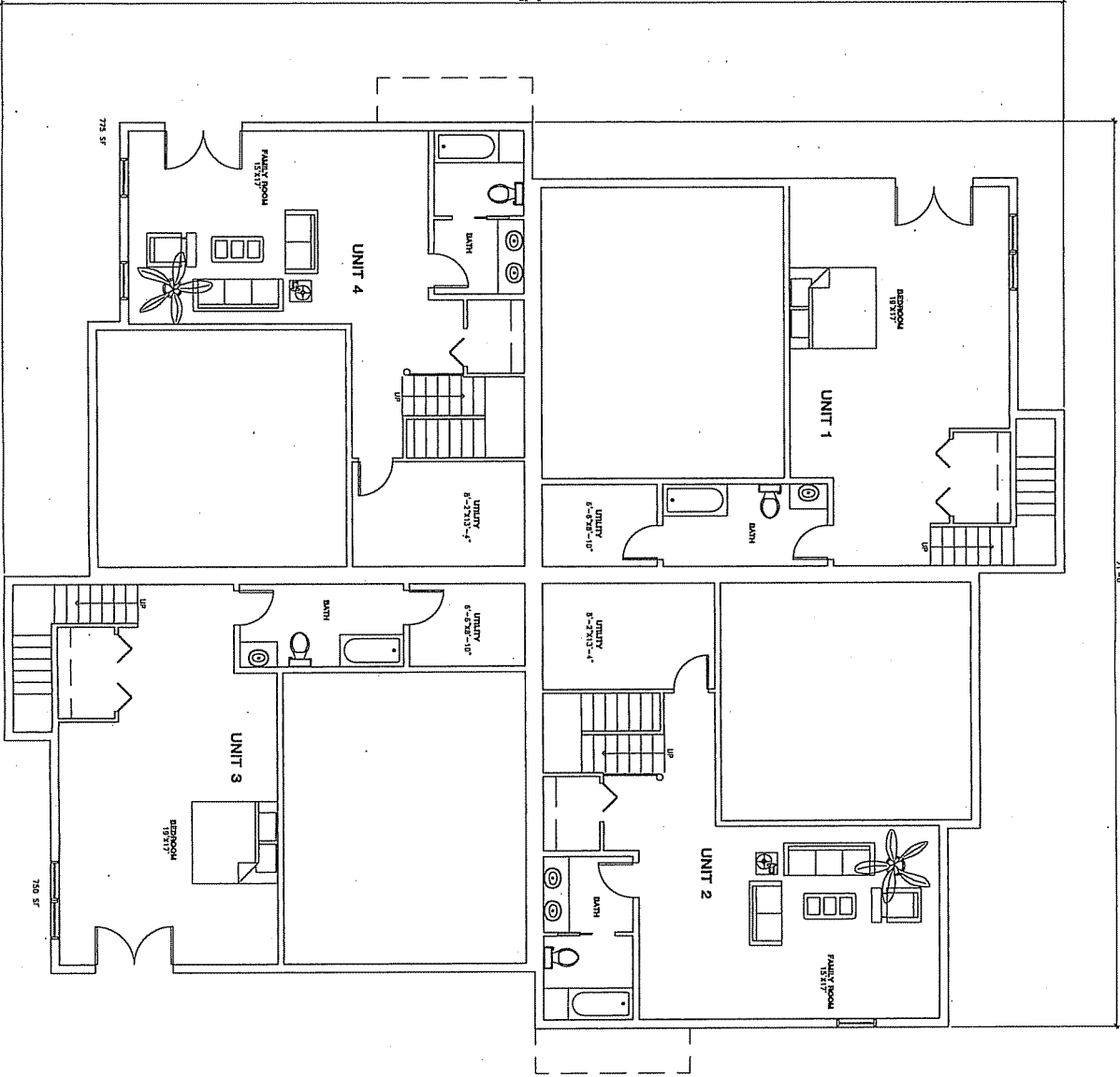
UNIT D



ESTHUS  
ARCHITECTURE INC.

LOT 117  
at  
HAWKS LANDING

**BASEMENT FLOOR PLAN**



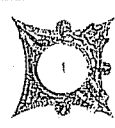
71'-6"

87'-2"

728 SF

758 SF

**ISTHMUS**  
 ARCHITECTURE, INC.  
 613 Williamson Street  
 Suite 203  
 Madison, WI 53703  
 Phone: 608.294.0206  
 Fax: 608.294.0207



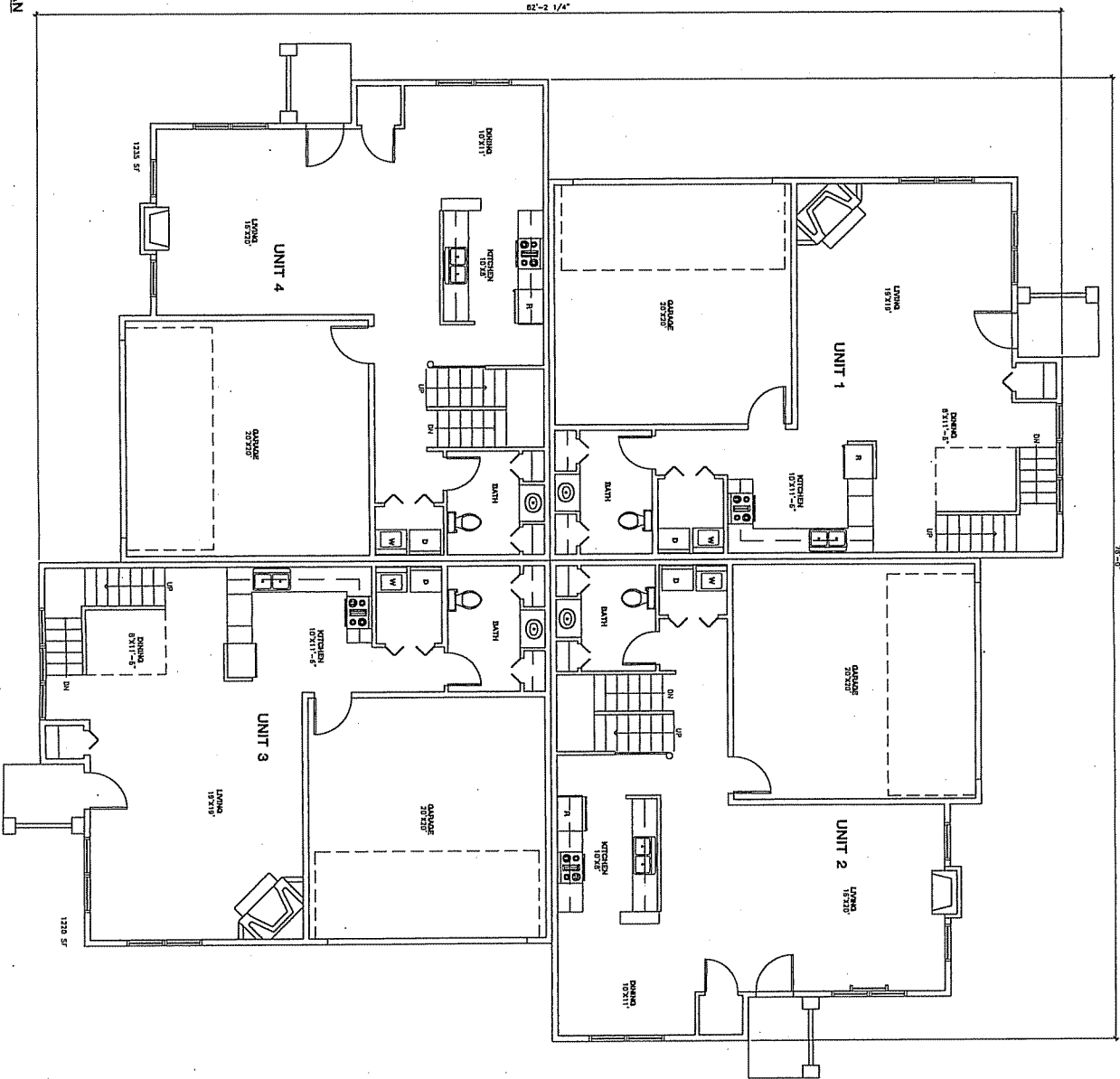
**LOT 117**  
 at  
**Hawks Landing**  
 PRD Submittal

Project:  
 Proj. No.: 081221  
 UNIT TYPE: E  
 BASEMENT FLOOR PLAN

Sheet Title	Scale	Drawn By	Date	Rev. Date	Rev. Date	Rev. Date	Rev. Date
	AS2		07.25.06	08.15.06	08.15.06	08.15.06	08.15.06

**A2.1E**

**FIRST FLOOR PLAN**

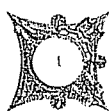


82'-2 1/4"

38'-0"

12'0" SF

12'0" SF



**1STHMUS**  
ARCHITECTURE, INC.  
613 Williamson Street  
Suite 200  
Madison, WI 53703  
Phone: 608.264.0266  
Fax: 608.254.0267

**LOT 117**  
at  
**Hawks Landing**  
PRD Submittal

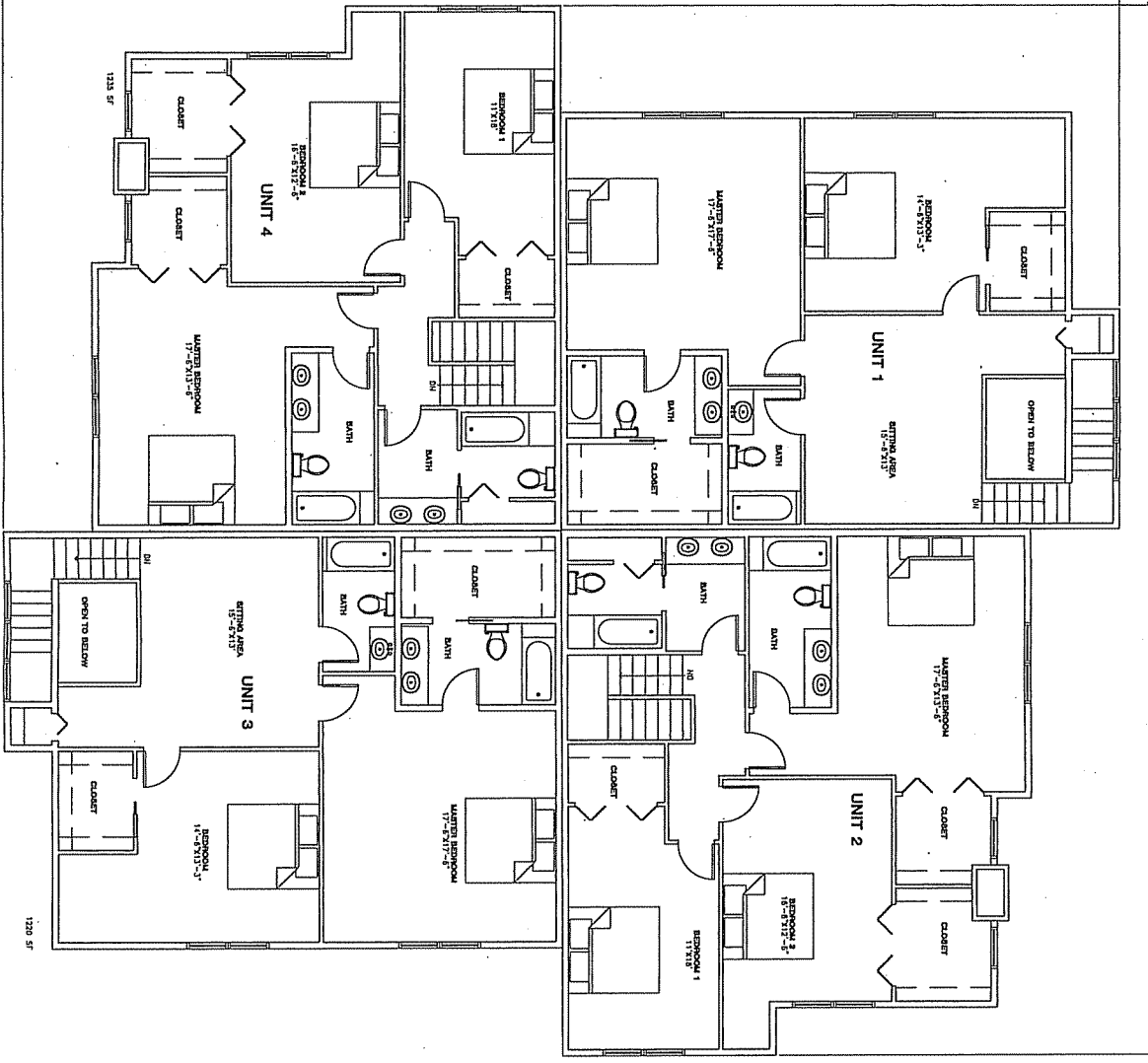
Project  
Prog. No.: 001201  
UNIT TYPE E  
FIRST FLOOR PLAN

Sheet Title	
Scale	1/4" = 1'-0"
Drawn By	ML
Disc	07.25.06
Rev. Date	08.18.06
Rev. Date	08.23.06
Rev. Date	09.11.06
Rev. Date	
Sheet No.	

**A2.2E**

36'-0"

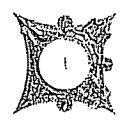
27'-1 3/4"



123.5 SF

120 SF

1 SECOND FLOOR PLAN  
1/2" = 1'-0"



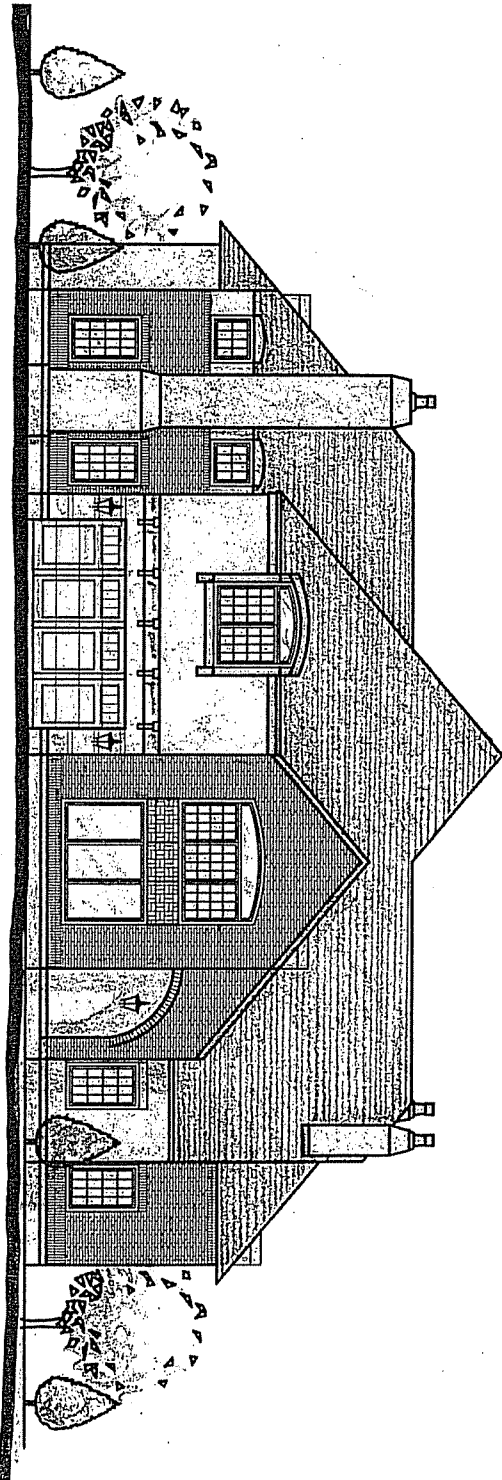
**ISTHMUS**  
ARCHITECTURE, INC.  
613 Williams Street  
Suite 203  
Madison, WI 53703  
Phone: 608.254.0285  
Fax: 608.254.0207

LOT 117  
at  
Hawks Landing  
PRD Submittal

Project:	601201
Proj. No.:	601201
UNIT TYPE:	SECOND FLOOR PLAN
Sheet Title:	
Scale:	1/2" = 1'-0"
Drawn by:	KAZ
Date:	07.24.06
Rev. Date:	08.03.06
Rev. Date:	04.20.06
Rev. Date:	06.11.06
Rev. Date:	
Sheet No.:	

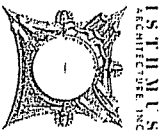
A2.3E





UNIT E

LOT 117  
at  
HAWKS LANDING



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ARCHITECTURE INC.