



Location

88 Hawks Landing Circle

Project Name

Hawks Landing Clubhouse Expansion

Applicant

Jeff Haen – Hawks Landing Golf Corp/
Randy Bruce – Knothe & Bruce Architects

Existing Use

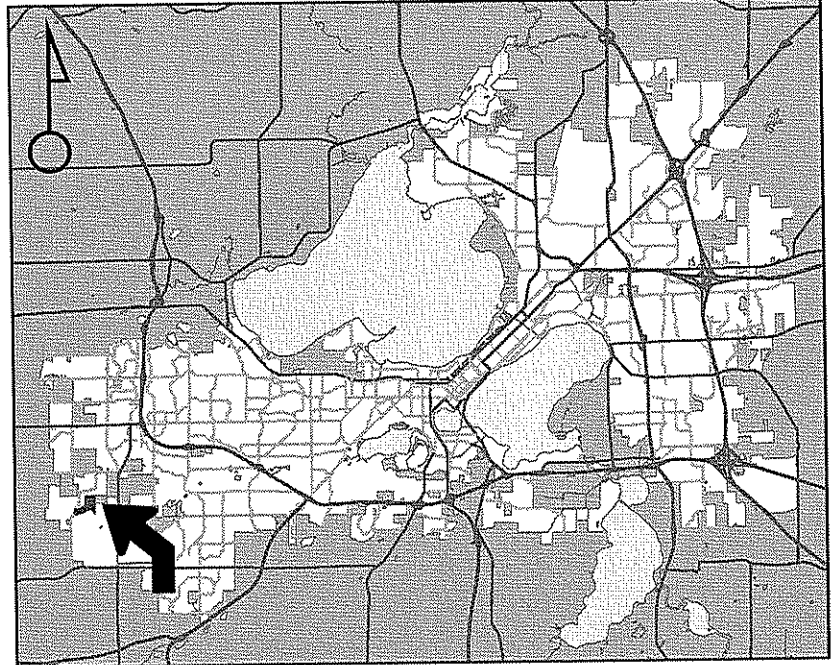
Hawks Landing Clubhouse

Proposed Use

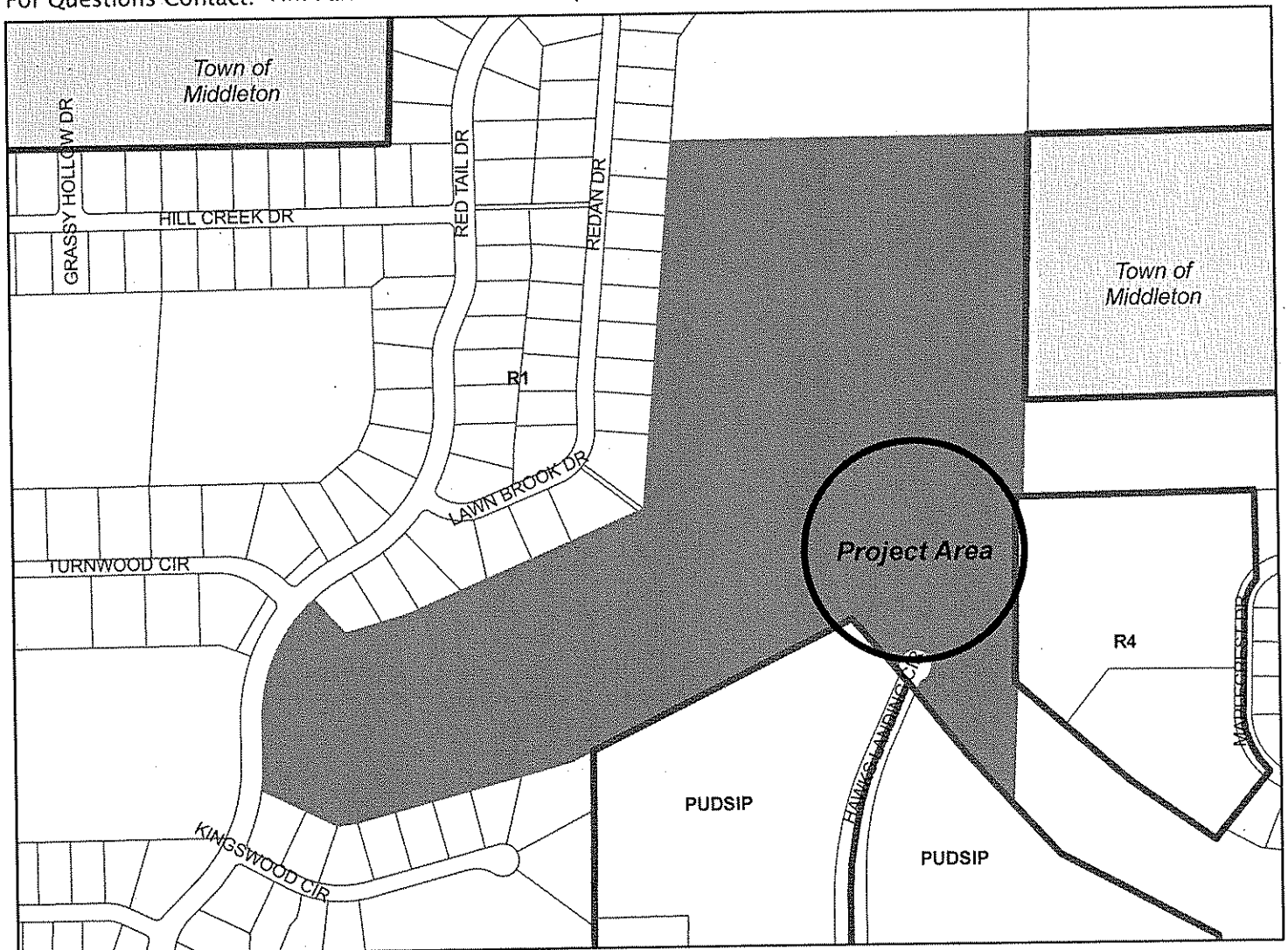
Construct Addition to Clubhouse and
Indoor Tennis & Swim Facility

Public Hearing Date

Plan Commission
24 May 2010



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



Scale : 1" = 600'





LAND USE APPLICATION Madison Plan Commission

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

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

FOR OFFICE USE ONLY:	
Amt. Paid	<u>2750</u> Receipt No. <u>108825</u>
Date Received	<u>4/7/10</u>
Received By	<u>PDA</u>
Parcel No.	<u>0708-334-0101-4</u>
Aldermanic District	<u>1 JED SANBORN</u>
GQ	<u>EXIST. C.U.</u>
Zoning District	<u>R1</u>
For Complete Submittal	
Application	Letter of Intent _____
IDUP	Legal Descript. _____
Plan Sets	Zoning Text _____
Alder Notification	Waiver _____
Ngrhd. Assn Not.	Waiver _____
Date Sign Issued	_____

1. Project Address: 88 Hawks Landing Circle Project Area in Acres: 61.4
Project Title (if any): Lot 1 of Hawk's Landing Golf Club

2. This is an application for:

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

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Jeff Haen Company: Hawks Landing Golf Corp.
Street Address: 9 Hawks Landing Circle City/State: Verona, WI Zip: 53593
Telephone: (608) 845-1550 Fax: (608) 848-8854 Email: jeff@haenrealestate.com
Project Contact Person: Randy Bruce Company: Knothe + Bruce Architects, LLC
Street Address: 7001 University Ave, St 201 City/State: Middleton, WI Zip: 53534
Telephone: (608) 836-3620 Fax: (608) 836-6934 Email: rbruce@knothebruce.com
Property Owner (if not applicant): _____
Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Addition to clubhouse and a new indoor tennis and swimming facility
Development Schedule: Commencement Spring/Summer 2010 Completion Fall/W 2010

5. Required Submittals:

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:

- **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper

Letter of Intent (12 copies): describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.

Filing Fee: \$2,750 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

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

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

N/A **Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:
→ The site is located within the limits of _____ Plan, which recommends: _____ for this property.

Pre-application Notification: Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30 days** prior to filing this request:
→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

? **Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: _____ Date: _____ Zoning Staff: _____ Date: _____

Check here if this project will be receiving a public subsidy. If so, indicate type in your Letter of Intent.

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

Printed Name Jeff Haen Date 4/6/10

Signature _____ Relation to Property Owner _____

Authorizing Signature of Property Owner [Signature] Date 4/6/10 **3**

April 7, 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
Alteration to an Existing Conditional Use
Hawks Landing Golf Club
Lot 1 of Hawks Landing Golf Club,
88 Hawks Landing Circle
Madison, Wisconsin

Dear Mr. Murphy:

The following is submitted together with the plans and application for staff and Plan Commission consideration of approval.

Organizational structure:

Owner: Hawks Landing Golf Corporation
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

Letter of Intent
Alteration to an existing Conditional Use
Lot 1 of Hawks Landing Golf Club
88 Hawks Landing Circle
April 7, 2010
Page 2 of 2

Project Description:

Hawks Reserve is a residential community with a mix of single family homes and multifamily condominiums located on the north side of Midtown Road and west of County Highway M. The Hawks Landing Golf Club Plat was approved by the Council in February of 2000 and the community is now mostly built out.

The development is built around a golf course and recreation facility that includes an 18 hole golf course, an outdoor pool and tennis courts. This alteration to the conditional use is being submitted so that the recreation facilities may be expanded to year round use. An indoor tennis and swimming facility is proposed that will consist of 6 indoor tennis courts and a six lane 25 yard swimming pool. In addition, the golf course clubhouse will be expanded to allow for an increase in the dining and pro shop facilities.

Development Statistics:

Lot Area	2,677,990 S.F. (61.4 Acres)
Floor Area Clubhouse Addition	2,520 S.F.
Floor Area Indoor Tennis Facility	56,435 S.F.
Vehicle Parking Stalls	248
Bicycle Parking Stalls	60

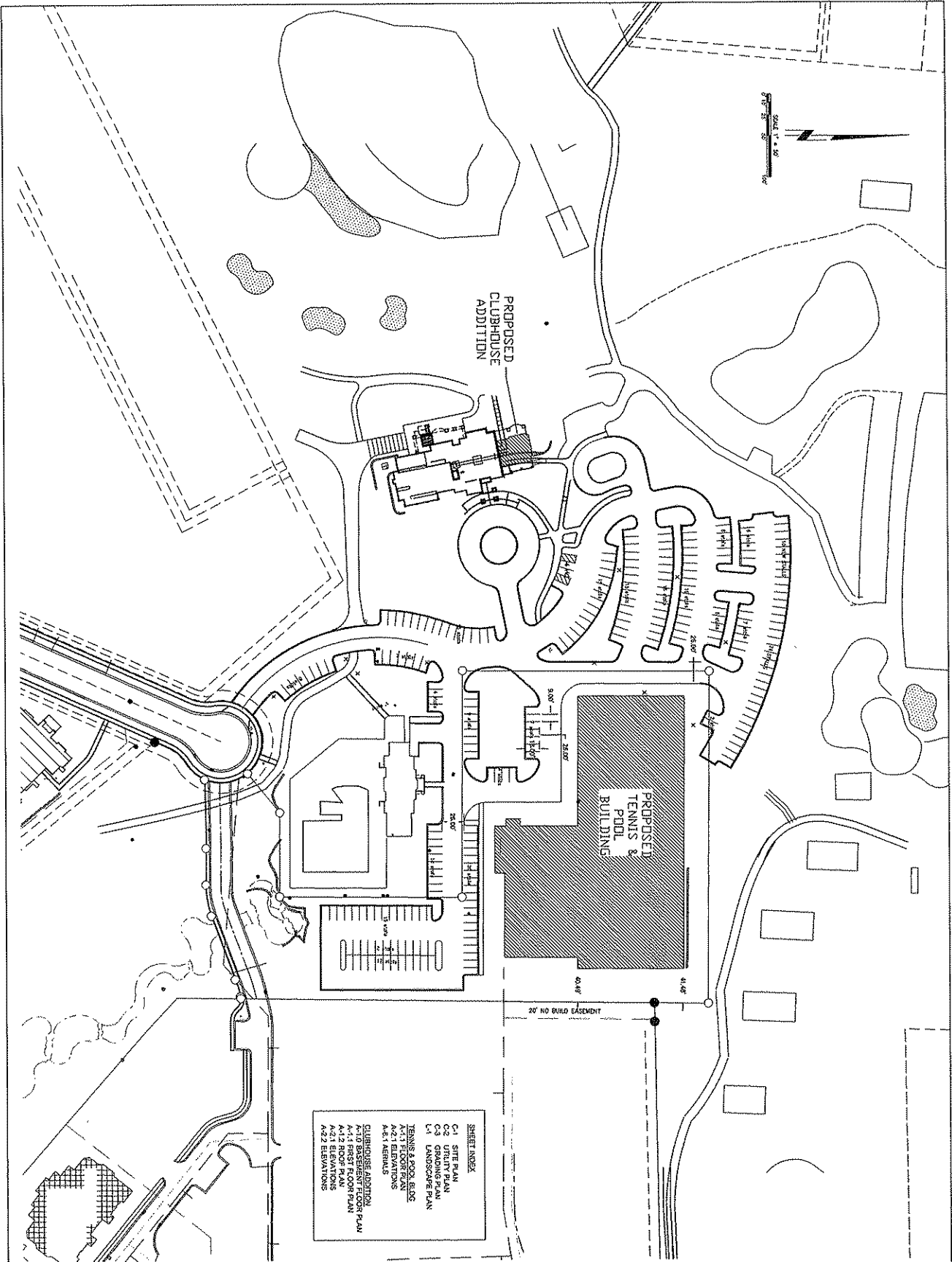
Project Schedule:

This project will start construction this fall and with completion scheduled for the spring of 2011.

Thank you for your time in reviewing our proposal.

Very Truly Yours,

J. Randy Bruce, AIA
Managing Member



- SHEET INDEX**
- C-1 SITE PLAN
 - C-2 SITE PLAN
 - C-3 GRADING PLAN
 - L-1 LANDSCAPE PLAN
 - TENNIS & POOL BLDG
 - A-1.1 FLOOR PLAN
 - A-2.1 ELEVATIONS
 - A-2.2 ELEVATIONS
 - A-2.3 ELEVATIONS
 - A-2.4 ELEVATIONS
 - A-2.5 ELEVATIONS
 - A-2.6 ELEVATIONS
 - A-2.7 ELEVATIONS
 - A-2.8 ELEVATIONS
 - A-2.9 ELEVATIONS
 - A-2.10 ELEVATIONS
 - A-2.11 ELEVATIONS
 - A-2.12 ELEVATIONS
 - A-2.13 ELEVATIONS
 - A-2.14 ELEVATIONS
 - A-2.15 ELEVATIONS
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 - A-2.17 ELEVATIONS
 - A-2.18 ELEVATIONS
 - A-2.19 ELEVATIONS
 - A-2.20 ELEVATIONS

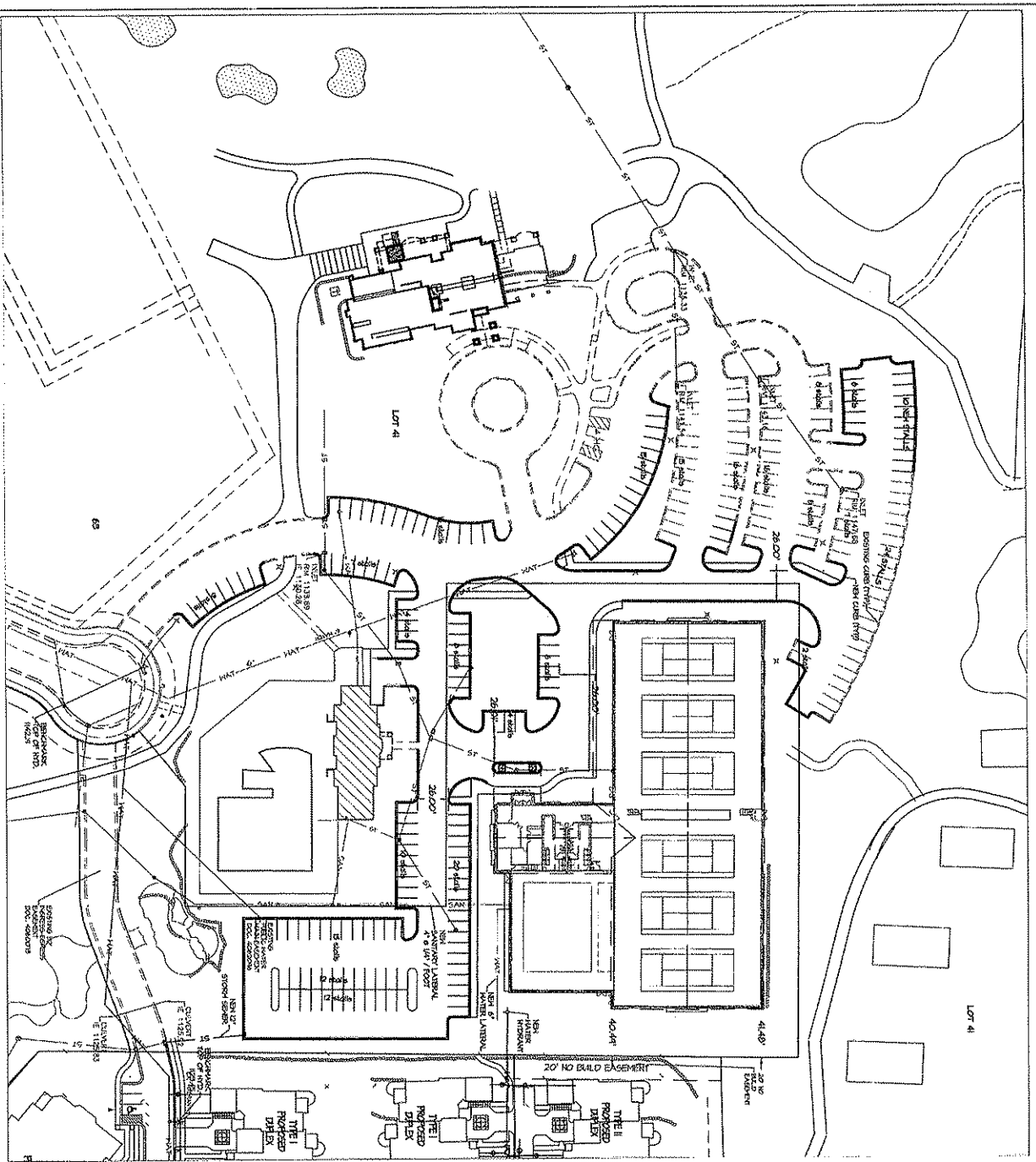
NO.	REVISION	DATE	BY	CHK

Project Number: 101113
 Designer: FRI
 Date: 04-07-10
 Sheet Number: C-1

LOT 1 OF HAWKS LANDING GOLF CLUB
CLUBHOUSE ADDITION AND INDOOR TENNIS AND POOL
88 HAWKS LANDING CIRCLE, MADISON, WI

HAEN REAL ESTATE

ARNOLD AND SHERIDAN INC.
 ARCHITECTS
 1000 W. MOUNTAIN VIEW
 MADISON, WI 53706
 TEL: 608.261.1111 FAX: 608.261.1112
 WWW.ANSHERIDAN.COM

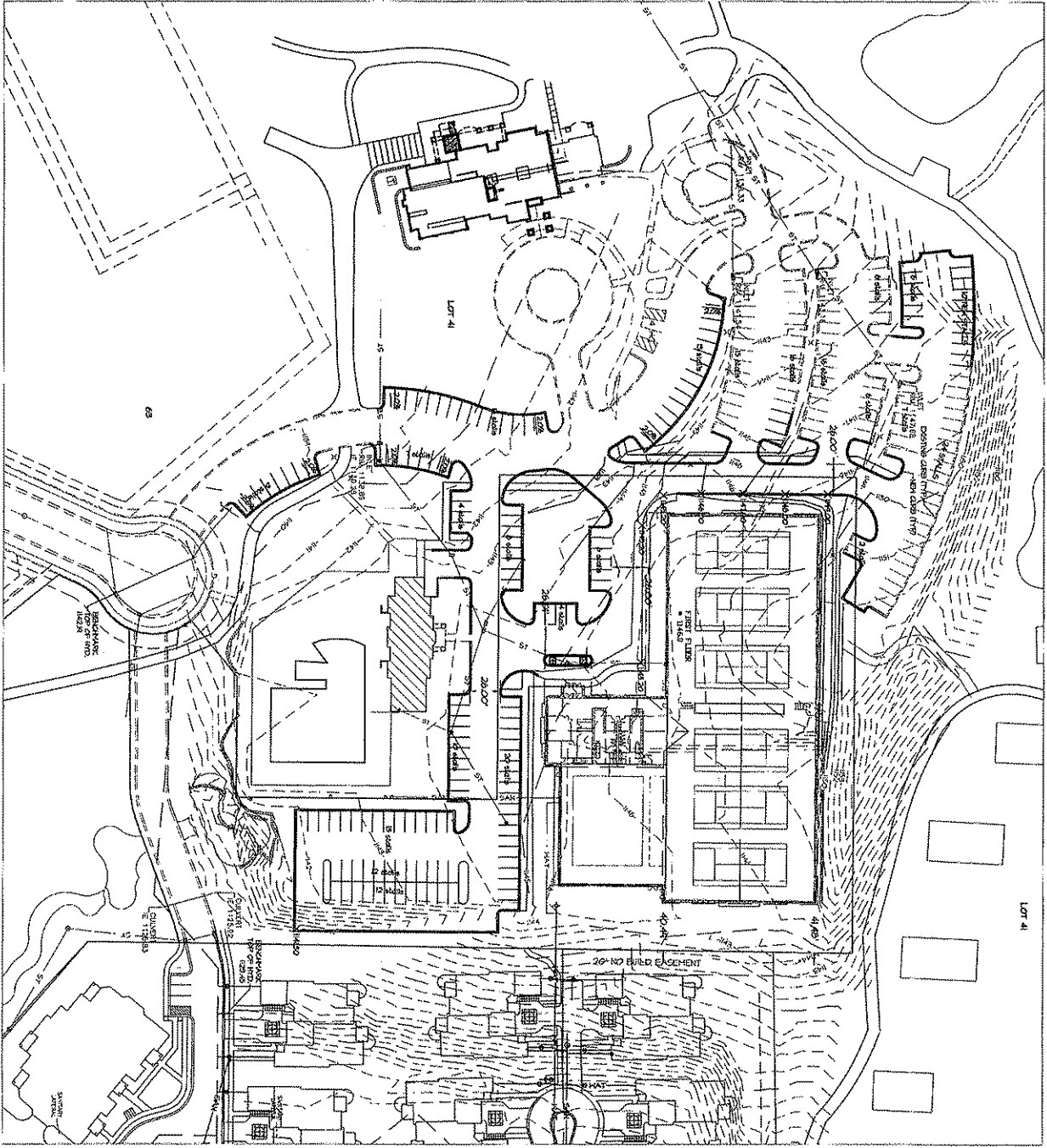


UTILITY PLAN Sheet Title:	
Project Number: 10113	Designer By: FRF
Date Issued: 02-23-10	Reviewer By: FRF
Sheet Number: C-2	

HAWKS LANDING GOLF CLUB
 INDOOR TENNIS AND POOL
 MADISON, WI
 HAEN REAL ESTATE



**ARNOLD AND
 O'SHERIDAN INC.**
 ARCHITECTS • CIVIL • MECH • ELECTRICAL
 5401 FARM ROAD, SUITE 100
 MADISON, WI 53711-1516
 TEL: 608-263-8888 FAX: 608-263-8889
 WWW.ANDOSHERIDAN.COM



HAWKS LANDING GOLF CLUB
 INDOOR TENNIS AND POOL
 MADISON, WI
 HAEN REAL ESTATE

ARNOLD AND O'SHEP
 ARCHITECTS
 4501 WISCONSIN AVENUE
 MADISON, WISCONSIN 53706
 TEL: 608/261-1111
 FAX: 608/261-1112
 PROJECT NO. 101113

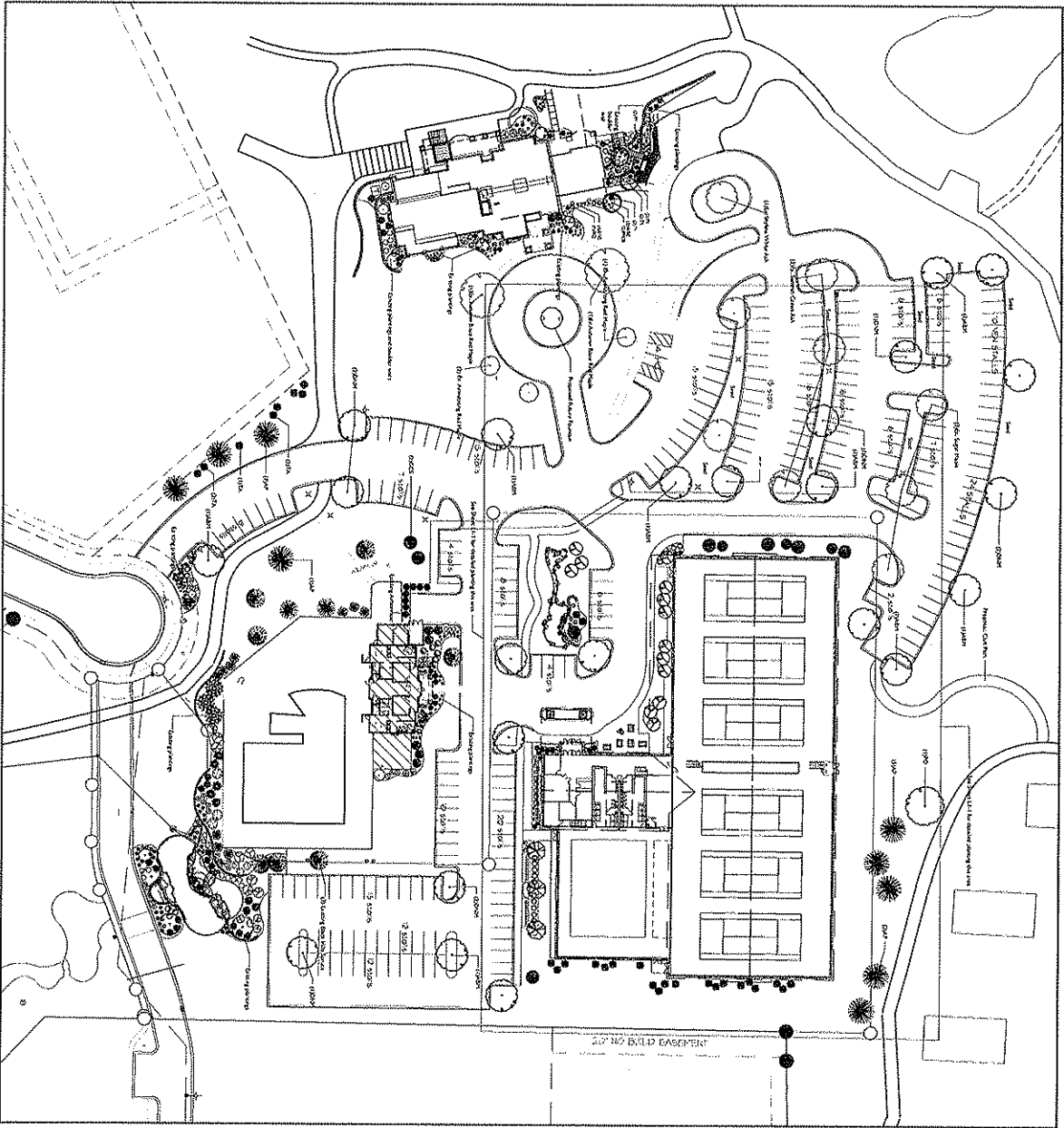


Sheet Title:
GRADING PLAN

NO.	DATE	BY	REVISION

Project Number: 101113
 Designer: FRT
 Date Issued: 02-23-10
 Revised By: FRT

Sheet Number:
C-3



OFF OF MADISON

UNUSUAL POWER REQUIREMENTS
 UNUSUAL PLANTING SCHEDULE
 MATERIALS OF THIS OR THAT REQUIRED
 MATERIALS OF UNUSUAL PLANTING REQUIRED

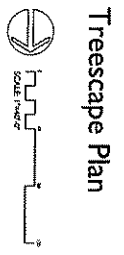
PLANTING

1. 1" - 2" CALIBER TREE (2" DBH) 100
 2. 2" - 4" CALIBER TREE (4" DBH) 200
 3. 4" - 6" CALIBER TREE (6" DBH) 300
 4. 6" - 8" CALIBER TREE (8" DBH) 400
 5. 8" - 10" CALIBER TREE (10" DBH) 500
 6. 10" - 12" CALIBER TREE (12" DBH) 600
 7. 12" - 14" CALIBER TREE (14" DBH) 700
 8. 14" - 16" CALIBER TREE (16" DBH) 800
 9. 16" - 18" CALIBER TREE (18" DBH) 900
 10. 18" - 20" CALIBER TREE (20" DBH) 1000

1000 TOTAL POINTS

Plant Material List

Quantity	Code Name	Scientific Name	Common Name
3	ABN1	Acer X Frezouli 'Autumn Blue'	Autumn Blue Maple
4	ABN1	Acer X Frezouli 'Autumn Blue'	Autumn Blue Maple
9	DNH	Acer Palmatum 'Dissect'	Dissect Norway Maple
1	PO	Quercus Palustris	Pan Oak
Caulifer Evergreen			
Quantity	Code Name	Scientific Name	Common Name
9	AP	Pinus Nigra	Austrian Pine
2	GC3	Pinus Pauciflora	Green Colorado Spruce
8	TA	Thuja Occidentalis 'Trophy'	Trophyformis Arborvitae



Checked By: [Signature]
 Drawn By: 4/27/10 NF
 Revised: [Signature]
 Revised: [Signature]
 Revised: [Signature]
 Revised: [Signature]

HAWKS LANDING INDOOR TENNIS AND POOL FACILITY

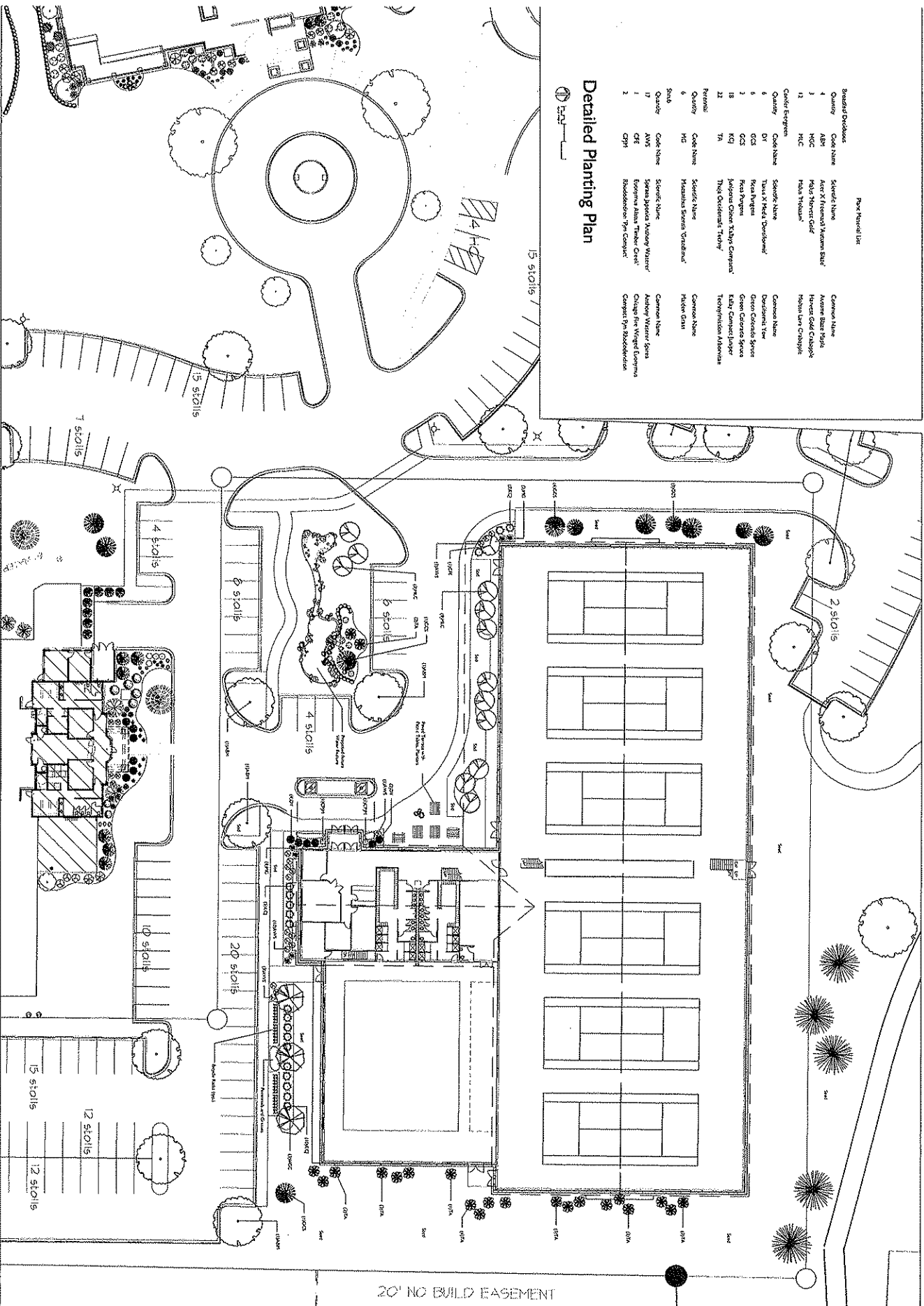
66 HAWKS LANDING CIRCLE
 MADISON, WISCONSIN

Job # **L1**

Plant Revealed List

Quantity	Code Name	Scientific Name	Common Name
4	ABN	Aster 'Franz's' Mamm Blue'	American Blue Aster
3	HCC	Hyla Street Golf	Harvest Gold Chrysanthemum
12	HLC	Hyla 'Indians'	Indian Lion Chrysanthemum
Center Entrance			
Quantity	Code Name	Scientific Name	Common Name
4	DT	Thalictrum 'Pink Dandelion'	Delicate Pink
4	DCS	Delphinium 'Royal Purple'	Green-Gold Delphinium
3	CCS	Calluna 'Purple King'	Eden Garden Spirea
18	KCJ	Juniperus 'Horizontalis'	Eden Garden Juniper
22	TR	Thuja 'Scolardi's' 'Tidley'	Temple of Solomon
Perimeter			
Quantity	Code Name	Scientific Name	Common Name
6	HD	Hydrangea 'Savannah'	Common Hydrangea
6	MS	Malva 'Savannah'	Malva Queen
South			
Quantity	Code Name	Scientific Name	Common Name
17	AVS	Asplenium 'Vanderbilt'	Anthony Water Spout
1	CFE	Conium maculatum 'Tender Creek'	Chicago Fire Wheel Conium
2	CPH	Conium maculatum 'Perseus'	Compact Fire Wheel Conium

Detailed Planting Plan

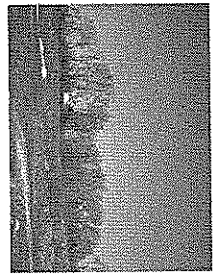


Checked By: 4/22/10
 Drawn By: 4/22/10
 Date: 4/22/10
 Project: 4712010 PF

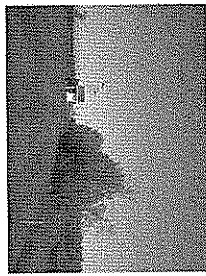
HAWKS LANDING INDOOR TENNIS AND POOL FACILITY

66 HAWKS LANDING CIRCLE
 MADISON, WISCONSIN

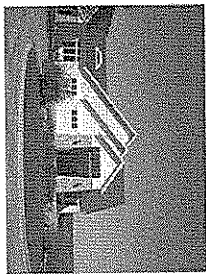
LANDSCAPE ARCHITECTS
 LANDSCAPE CONSULTANTS
 2000 W. WISCONSIN AVENUE
 MADISON, WISCONSIN 53706
 TEL: 608/261-0200



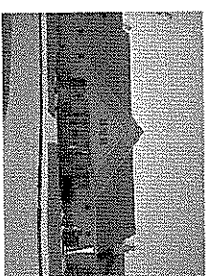
EXISTING BUILDING SHOWING EAST ELEVATION BUILDING



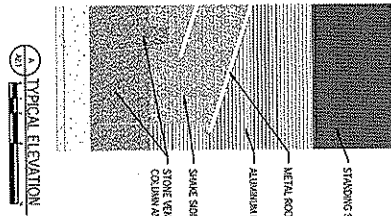
EXISTING BUILDING SHOWING SOUTH ELEVATION BUILDING



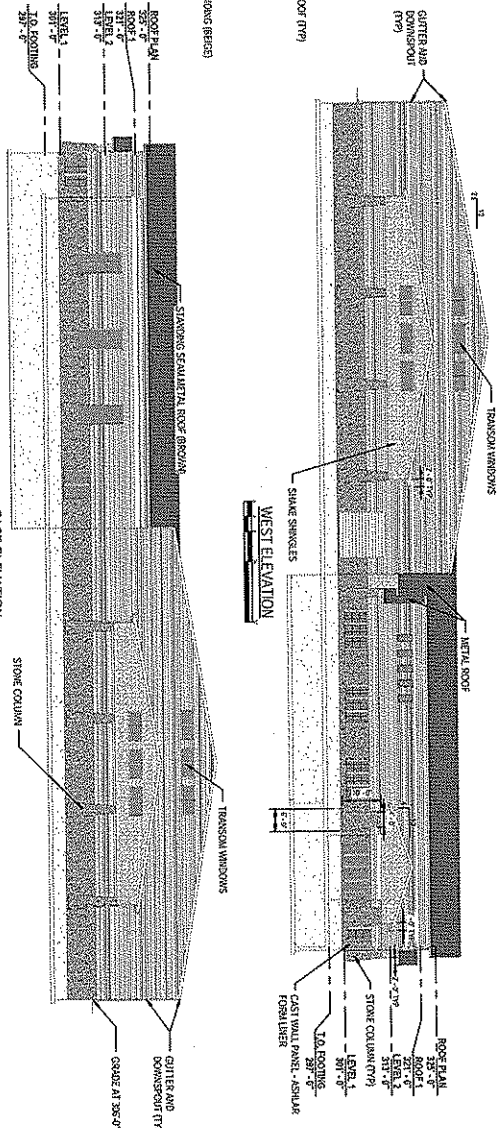
EXISTING BUILDING SHOWING NORTH ELEVATION BUILDING



EXISTING BUILDING SHOWING WEST ELEVATION BUILDING

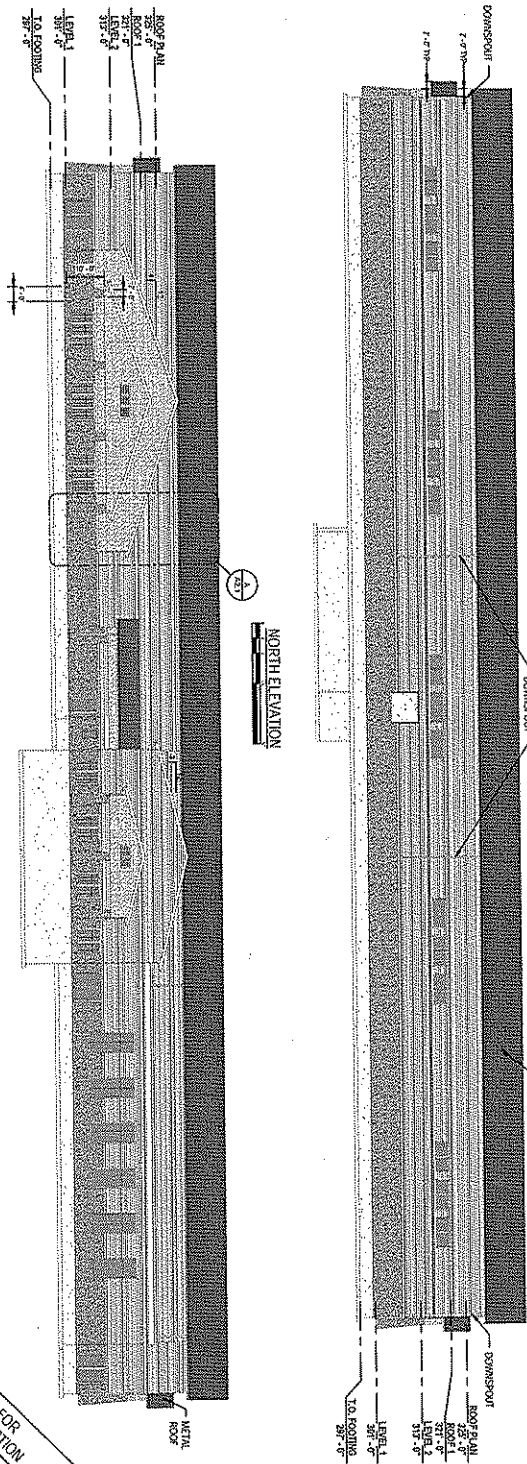


TYPICAL ELEVATION



WEST ELEVATION

EAST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION

NOT FOR CONSTRUCTION

STRAND
ENGINEERS

SHEET
A2.1

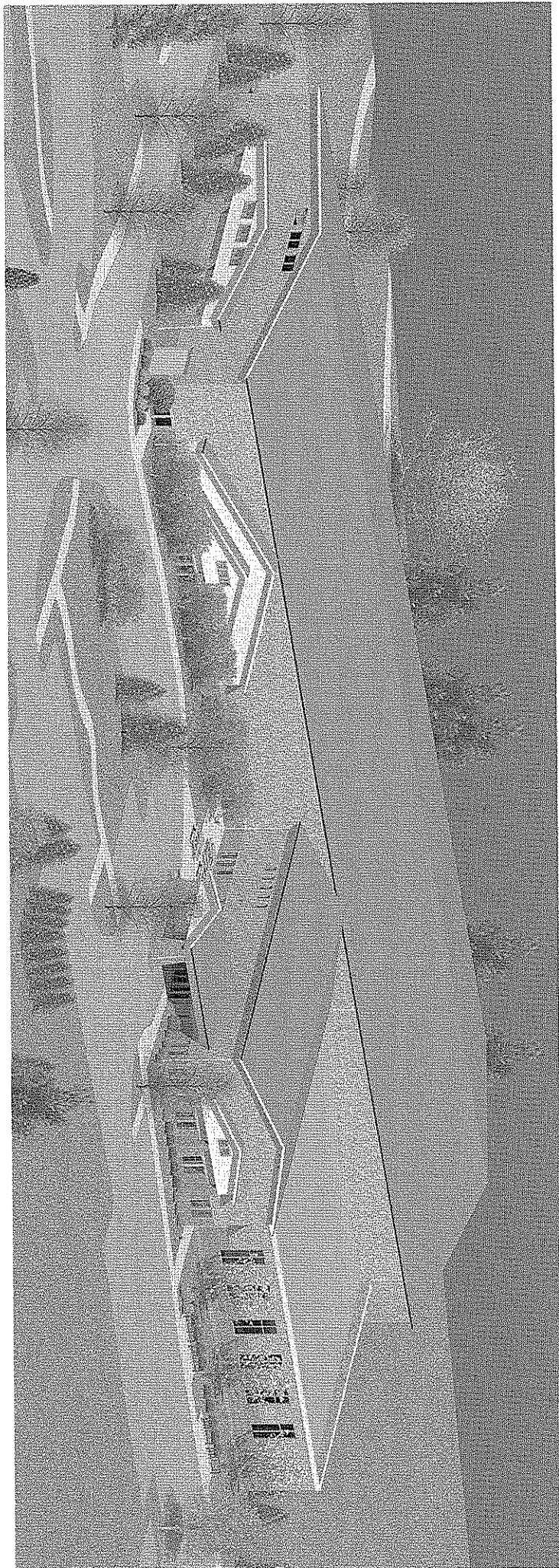
JOB NO. 1513144

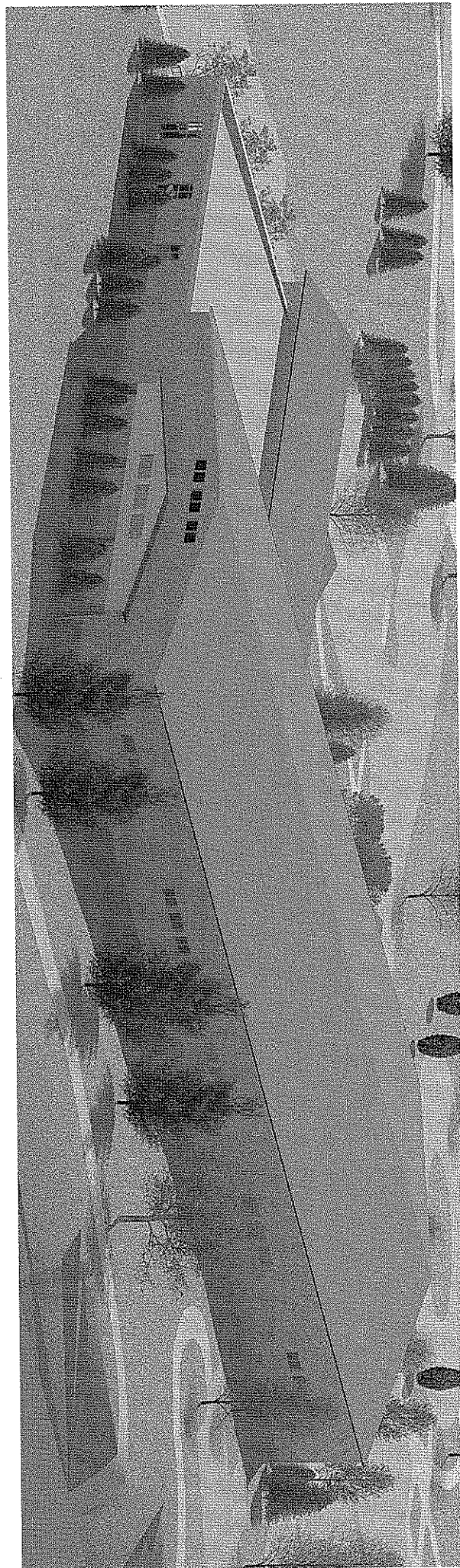
BUILDING ELEVATIONS

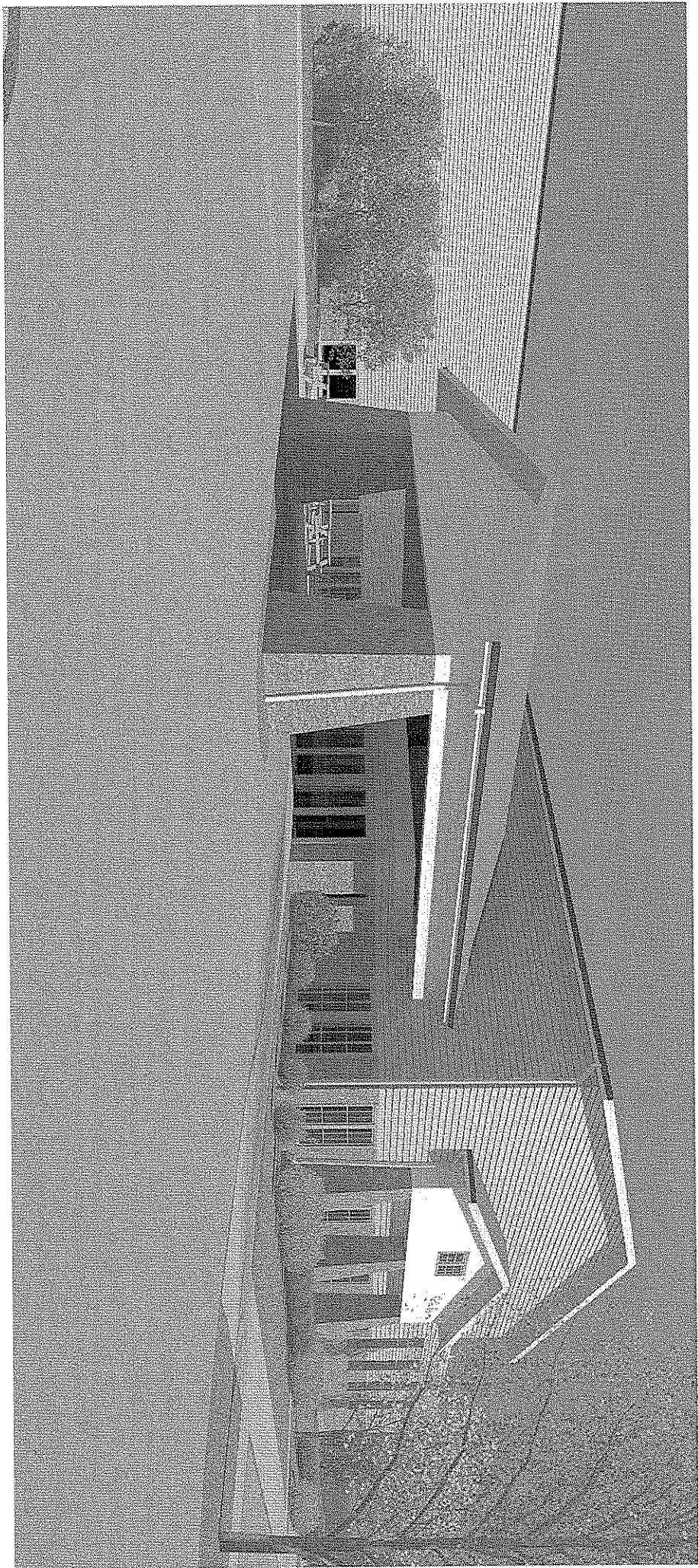
HAEN REAL ESTATE
INDOOR TENNIS AND POOL FACILITY
MADISON, WISCONSIN

DATE:	
DES BY: KRT CHK BY: DMK	
RECORD DRAWING	
BY:	
DATE:	
CONTRACTOR:	

NO.	REVISIONS	DATE:







KNOTHE & BRUCE ARCHITECTS

1401 University Avenue, Suite 201
Madison, Wisconsin 53706
608/261-8100 Fax 608/261-8101

Contract

Title

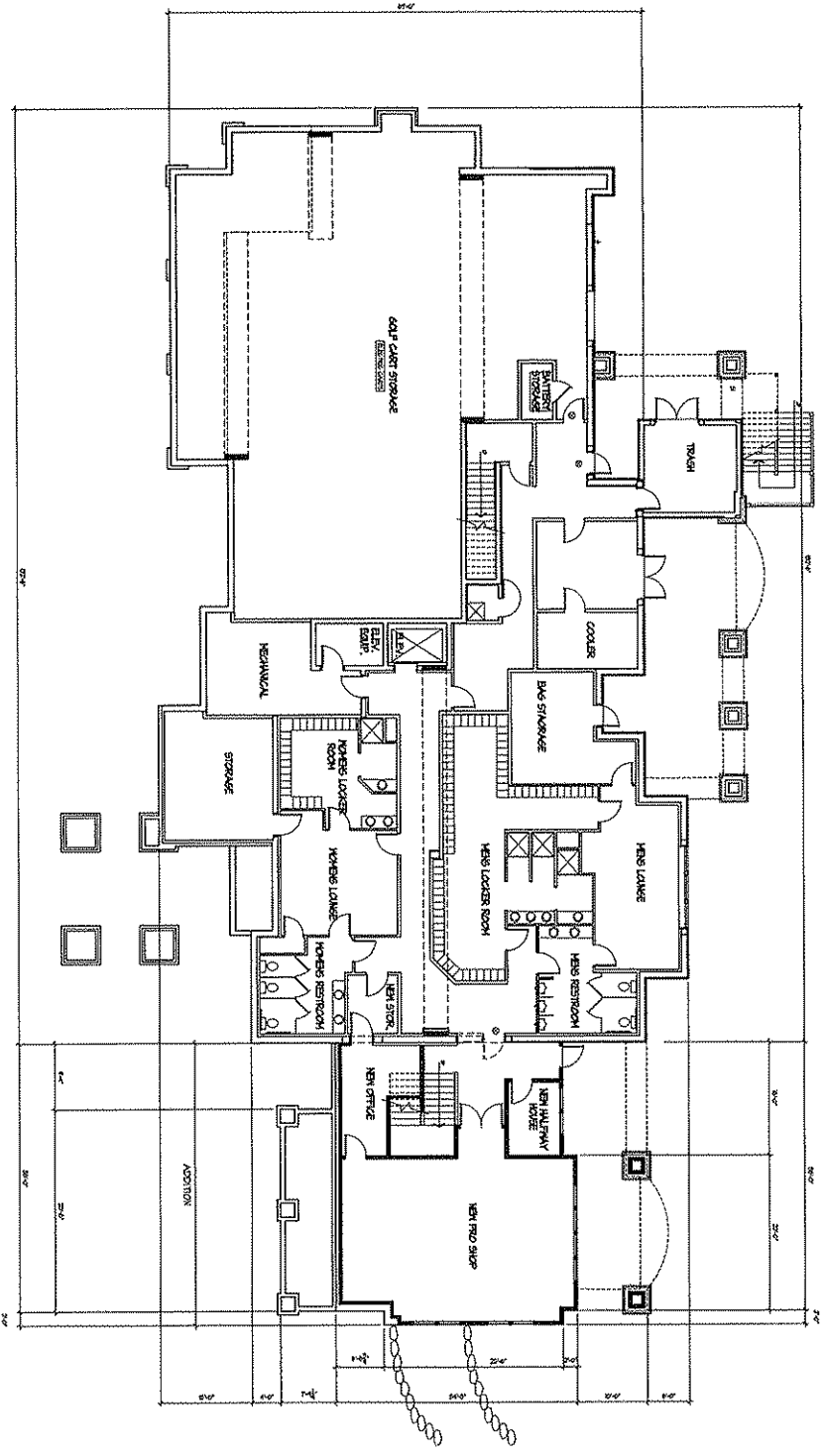
Tenon
USED TO PLANNING APRIL 1, 2000

Project for
**LOT 1 OF HAWKS
LANDING GOLF CLUB
86 HAWKS LANDING CIRCLE**

Drawn by
Basement Floor Plan

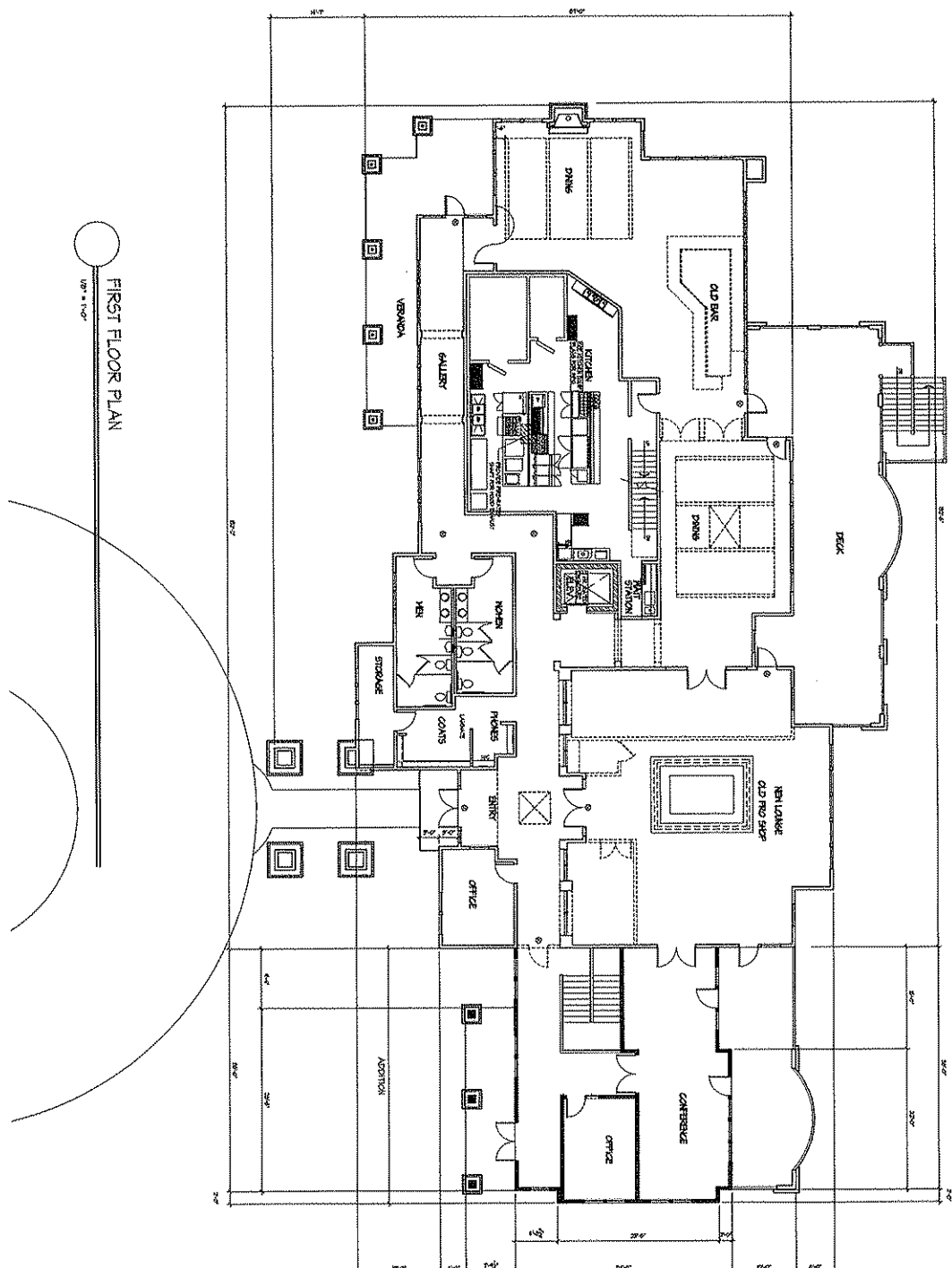
Client/Owner Addition

Project No. 1004 Drawing No. A-10



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

NOTES: 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 2. SEE GENERAL NOTES TO DRAWING SET FOR COMPLETE LISTING OF FINISHES AND MATERIALS. 3. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR COMPLETE LISTING OF EQUIPMENT AND FIXTURES. 4. SEE STRUCTURAL DRAWINGS FOR COMPLETE LISTING OF CONCRETE AND STEEL DETAILS. 5. SEE CIVIL DRAWINGS FOR COMPLETE LISTING OF EXTERIOR DETAILS AND UTILITIES. 6. SEE LANDSCAPE ARCHITECTURE DRAWINGS FOR COMPLETE LISTING OF PLANTING AND HARDSCAPE DETAILS. 7. SEE INTERIOR DESIGN DRAWINGS FOR COMPLETE LISTING OF FURNITURE AND FIXTURES. 8. SEE LIGHTING DESIGN DRAWINGS FOR COMPLETE LISTING OF LIGHTING FIXTURES AND SCHEDULE. 9. SEE SOUNDING DESIGN DRAWINGS FOR COMPLETE LISTING OF SOUNDING FIXTURES AND SCHEDULE. 10. SEE SPECIALTIES DRAWINGS FOR COMPLETE LISTING OF SPECIALTY FIXTURES AND SCHEDULE. 11. SEE FINISHES DRAWINGS FOR COMPLETE LISTING OF FINISHES AND SCHEDULE. 12. SEE UTILITIES DRAWINGS FOR COMPLETE LISTING OF UTILITIES AND SCHEDULE. 13. 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FIRST FLOOR PLAN
1/8" = 1'-0"

KNOTHE & BRUCE ARCHITECTS
 740 University Avenue, Suite 201
 Middleton, Wisconsin 53542
 608.835.1800 Fax 608.835.1804

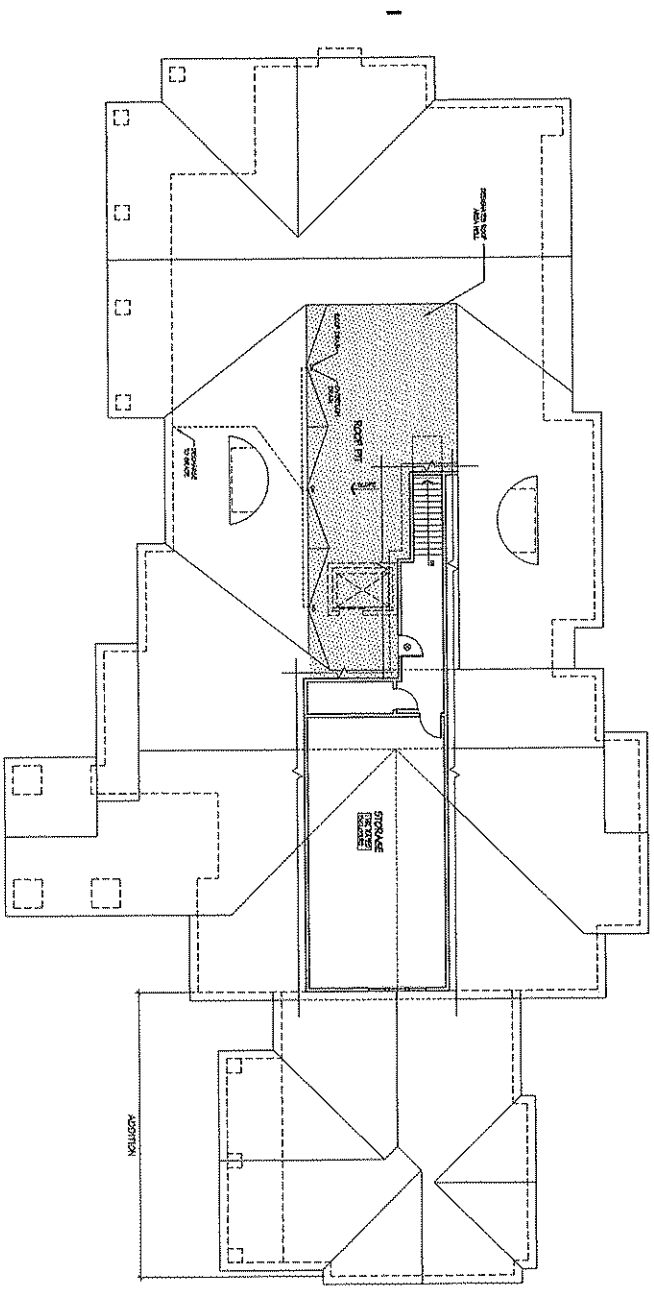
Contract: _____

Notes:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIDDLETON, WISCONSIN ZONING ORDINANCES.

Revision:
 1. REVISED TO SHOW PLANNING PERMITS TO BE SUBMITTED TO THE CITY OF MIDDLETON, WISCONSIN
 APRIL 1, 2010

Project:
 LOT 1 OF HAWKS LANDING GOLF CLUB
 88 HAWKS LANDING CIRCLE

Drawn By:
 First Floor Plan
 Clubhouse Addition
 Project No.: 1004
 Drawing No.: A-11



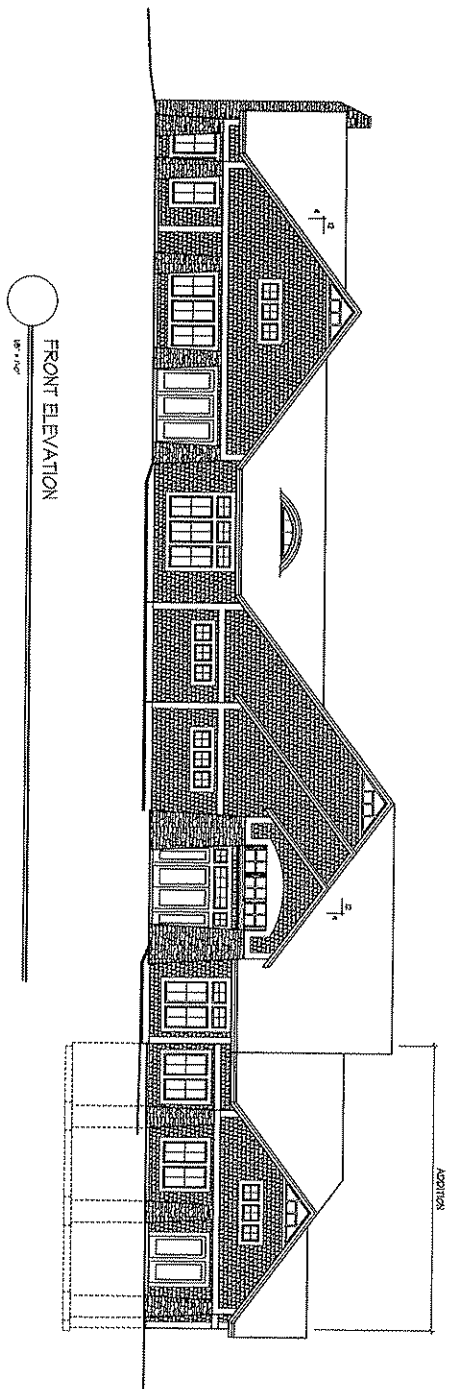
ROOF PLAN
1/8" = 1'-0"

KNOTHE & BRUCE ARCHITECTS
 700 Lakeside Avenue, Suite 200
 Fort Lauderdale, Florida 33304
 408-531-1500 Fax 408-531-4334

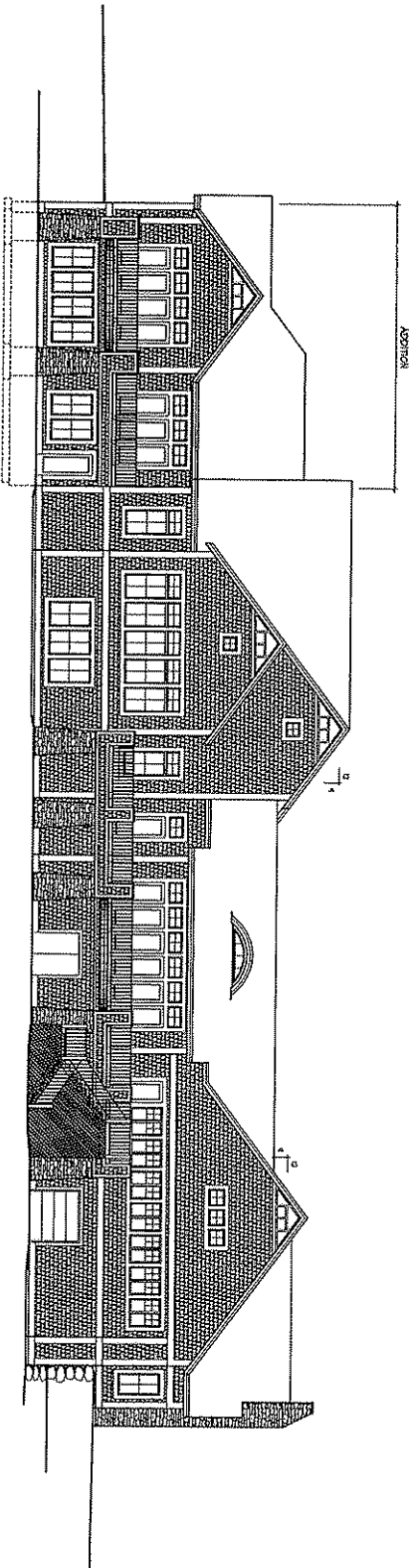
DATE: APRIL 1, 2000
 DRAWN BY: [Name]

PROJECT NO: 1004
LOT 1 OF HAWKS LANDING GOLF CLUB
 80 HAWKS LANDING CIRCLE

Client: Clubhouse Addition
 Project No: 1004
 Drawing No: A-12



FRONT ELEVATION



REAR ELEVATION

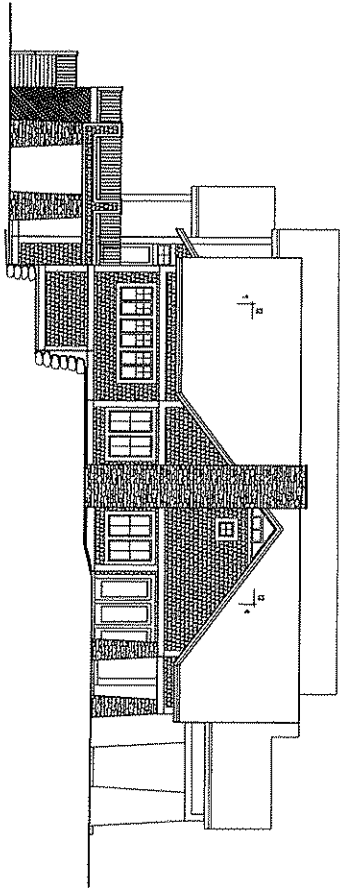
KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue, Suite 201
 Madison, Wisconsin 53706
 (608) 263-9300 FAX (608) 263-9324

Revision
 DATED TO PLANNING APRIL 1, 2009

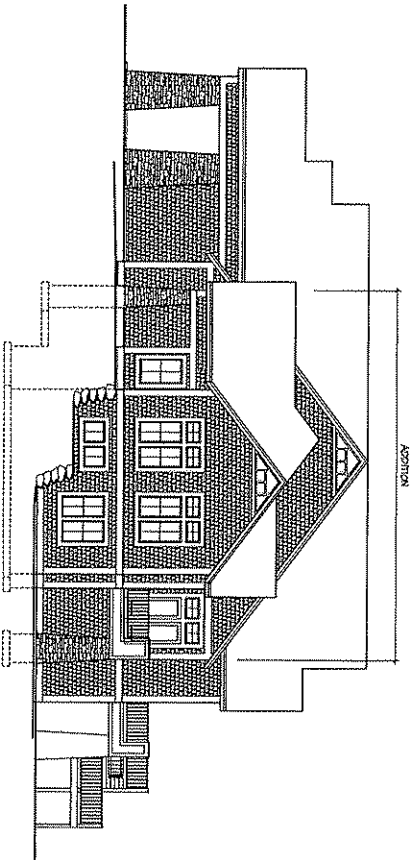
Project No.
LOT 1 OF HAWKS LANDING GOLF CLUB
 85 HAWKS LANDING CIRCLE

Drawings
Elevations
 Clubhouse Addition
 Project No. 1004 Drawing No. A-21

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



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

**KNOTHE
& BRUCE**
ARCHITECTS

1501 Lakeside Avenue, Suite 202
Fond du Lac, Wisconsin 53522
408.835.3690 Fax 408.834.8934

Scale

REVISION
DRAWN TO PLANING APRIL 1, 2009

PROJECT
**LOT 1 OF HAWKS
LANDING GOLF CLUB**
88 HAWKS LANDING CIRCLE

DRAWING TITLE
Elevations

CLIENT/OWNER/ARCHITECT
Clubhouse Addition

PROJECT NO. 1004 DRAWING NO. A-22