



Department of Planning & Community & Economic Development  
 Planning/Building Inspection/Economic Development/Community Development  
 Steven Cover, Director

Bradley J. Murphy  
 Planning Division  
 215 Martin Luther King, Jr. Boulevard  
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**REVIEW REQUEST FOR:**

- PRELIMINARY PLAT
- FINAL PLAT
- LOT DIVISION/CSM
- CONDITIONAL USE
- DEMOLITION
- REZONING
- INCLUSIONARY ZONING
- OTHER

31 Hawks Landing Circle  
 RZ: PUD-SIP to Amended PUD-GDP-SIP  
 Amend PUD to allow construction of 30-unit apartment building in place  
 of previously approved mixed use commercial/residential building  
 Fred Rouse - Rouse Management/Randy Bruce - Knothe & Bruce Architects

**PLANNING DIVISION CONTACT:** Tim Parks

**RETURN COMMENTS BY:** 10 November 2011

**PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:**

Applicant E-mail: rbruce@knothebruce.com Fax: 836-6934  
 Date Submitted: 21 September 2011 Plan Commission: 21 November 2011  
 Date Circulated: 26 September 2011 Common Council: 29 November 2011

**CIRCULATED TO:**

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> ZONING                     | <input type="checkbox"/> DISABILITY RIGHTS           | <input checked="" type="checkbox"/> ALD. <u>Subeck</u> DIST. <u>1</u> |
| <input type="checkbox"/> FIRE DEPARTMENT            | <input type="checkbox"/> POLICE DEPT. - CHANDLER     | <input type="checkbox"/> MADISON GAS & ELECTRIC                       |
| <input type="checkbox"/> TRAFFIC ENG                | <input type="checkbox"/> CITY ASSESSOR - M. RICHARDS | <input type="checkbox"/> ALLIANT ENERGY                               |
| <input type="checkbox"/> PARKS DIVISION             | <input type="checkbox"/> MADISON METRO - SOBOTA      | <input type="checkbox"/> A T & T                                      |
| <input type="checkbox"/> CITY ENG. - DAILEY         | <input type="checkbox"/> MMSD BOARD, C/O SUPT.       | <input type="checkbox"/> T D S  |
| <input type="checkbox"/> CITY ENG. - MAPPING & ENV. | <input type="checkbox"/> PUBLIC HEALTH - SCHLENKE    | <input type="checkbox"/> MT. VERNON TELE                              |
| <input type="checkbox"/> WATER UTILITY              |  |   |
| <input type="checkbox"/> CDBG                       | <input type="checkbox"/> NEIGHBORHOOD ORGANIZATION   |   |
| <input type="checkbox"/> REAL ESTATE                |  |   |

Review the above as per time schedule set in Chapter 16.23(5)(b)2; 16.23(5)(3)3; or Chapter 28, City of Madison Ordinance; OR your agency's comments cannot be considered prior to action.

One copy for your files; one copy for file of appropriate telephone company; PLEASE RETURN one copy with joint comments.

The above is located in your district. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.

The above is located within or near the limits of your neighborhood organization. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.

**RETURN COMMENTS TO: PLANNING DIVISION, DEPT. OF PLANNING & COMMUNITY & ECONOMIC DEVELOPMENT, ROOM LL100 MMB, 215 MARTIN LUTHER KING JR. BLVD.**

**NO COMMENTS / YOUR COMMENTS:**

*ok with me  
 - Lisa*

## AGENDA # 9

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: October 19, 2011
TITLE: 31 Hawks Landing Circle Building D – Amended PUD(GDP-SIP). 1 <sup>st</sup> Ald. Dist. (24244)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: October 19, 2011	ID NUMBER:

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Members present were: Richard Wagner, Marsha Rummel, Todd Barnett, Melissa Huggins, Dawn O’Kroley, Henry Lufler, Richard Slayton, and John Harrington.

### SUMMARY:

At its meeting of October 19, 2011, the Urban Design Commission **GRANTED INITIAL APPROVAL** of an Amended PUD(GDP-SIP) located at 31 Hawks Landing Circle Building D. Appearing on behalf of the project were J. Randy Bruce. Bruce presented details on a change in use from a 20-unit apartment building with retail on the first floor to 3-story residential with the same architecture as the existing neighboring buildings in the complex. They have eliminated as much of the surface parking as possible and created a clubroom and swimming pool area. The change in use is necessary because mixed-use in this area is not working. They are somewhat locked in architecturally because the need to carry-out the building design, material/color palette consistent with the existing already built buildings in the complex. The Commission noted the following:

- The parking lot needs to be broken up with islands and landscaping.

### ACTION:

On a motion by Harrington, seconded by Rummel, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a unanimous vote of (5-0). The motion provided that the applicant look at the parking lot tree islands and plantings to introduce tree islands at a 12-stall interval.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 5 and 5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 31 Hawks Landing Circle

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	-	5	-	-	-	-	-	5
	6	6	5	-	-	-	6	-
	-	-	-	-	-	-	-	5

General Comments:

- Uninspired architecture.