



Location
1 Hawks Landing Circle

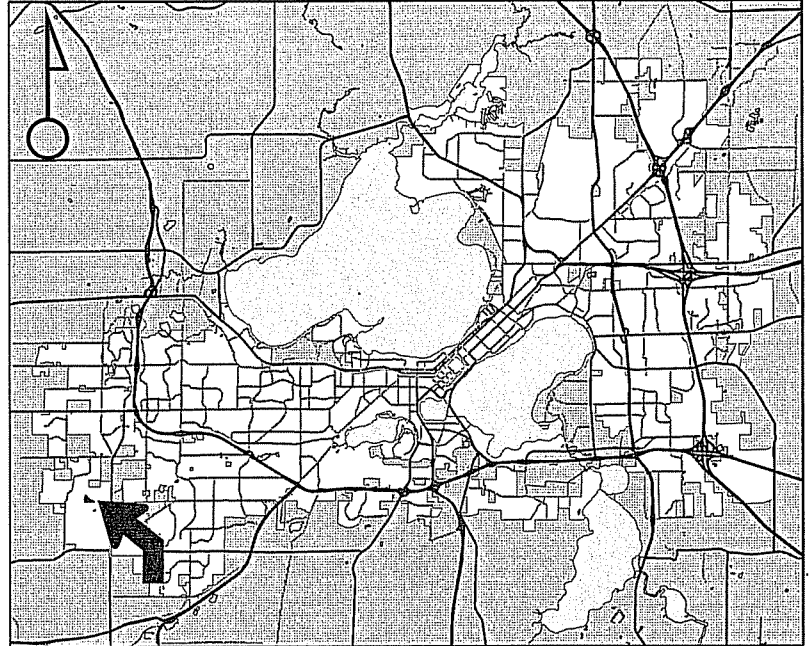
Applicant
Fred Rouse - Rouse Management/
Randy Bruce - Knothe & Bruce Architects, LLC

From: PUD-SIP To: Amended
PUD-GDP-SIP

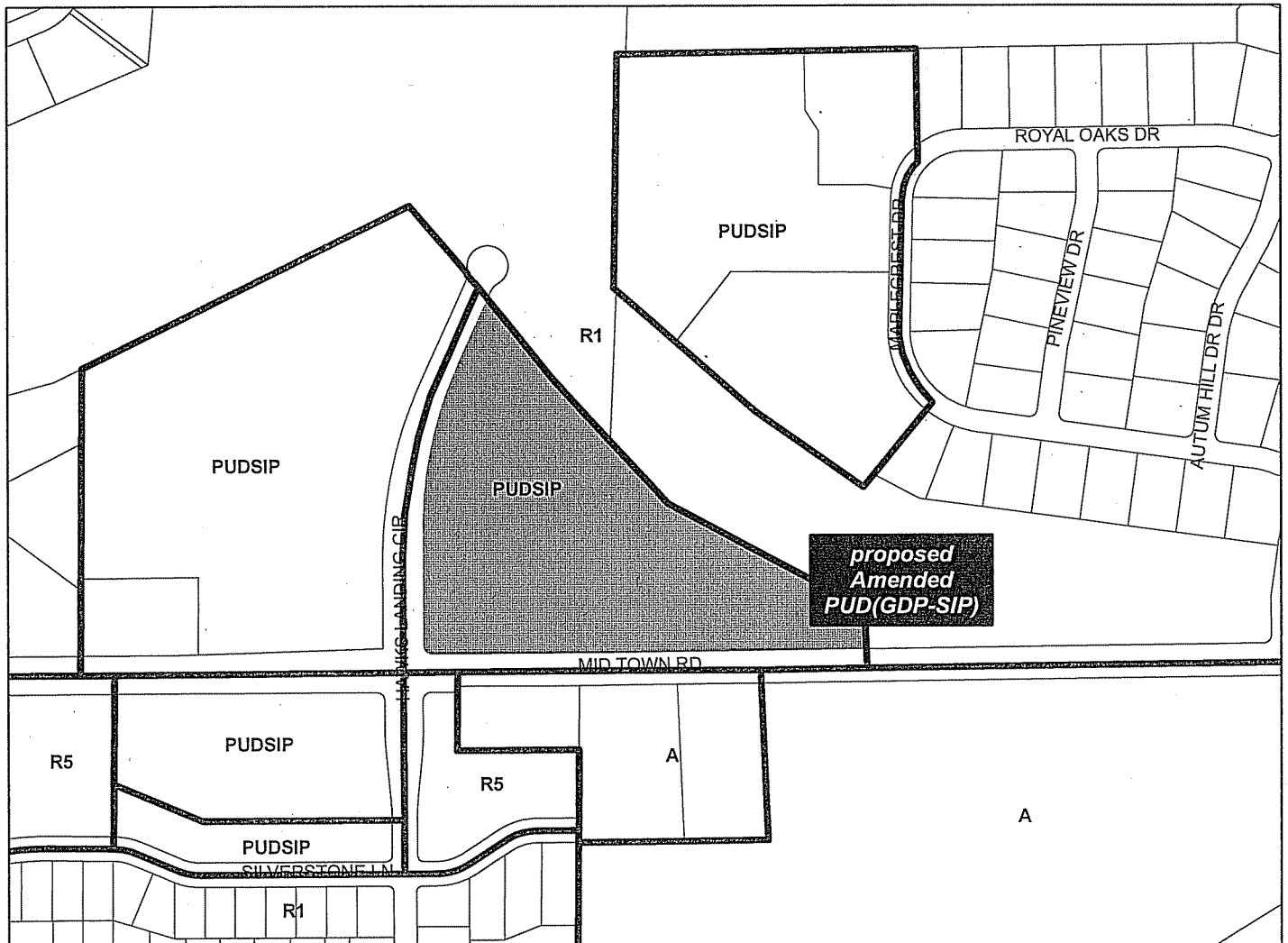
Existing Use
Mixed-use development

Proposed Use
Amend PUD to allow construction
of 30-unit apartment building in place
of previously approved mixed-use
commercial/residential building (31
Hawks Landing Circle)

Public Hearing Date
Plan Commission
21 November 2011
Common Council
29 November 2011

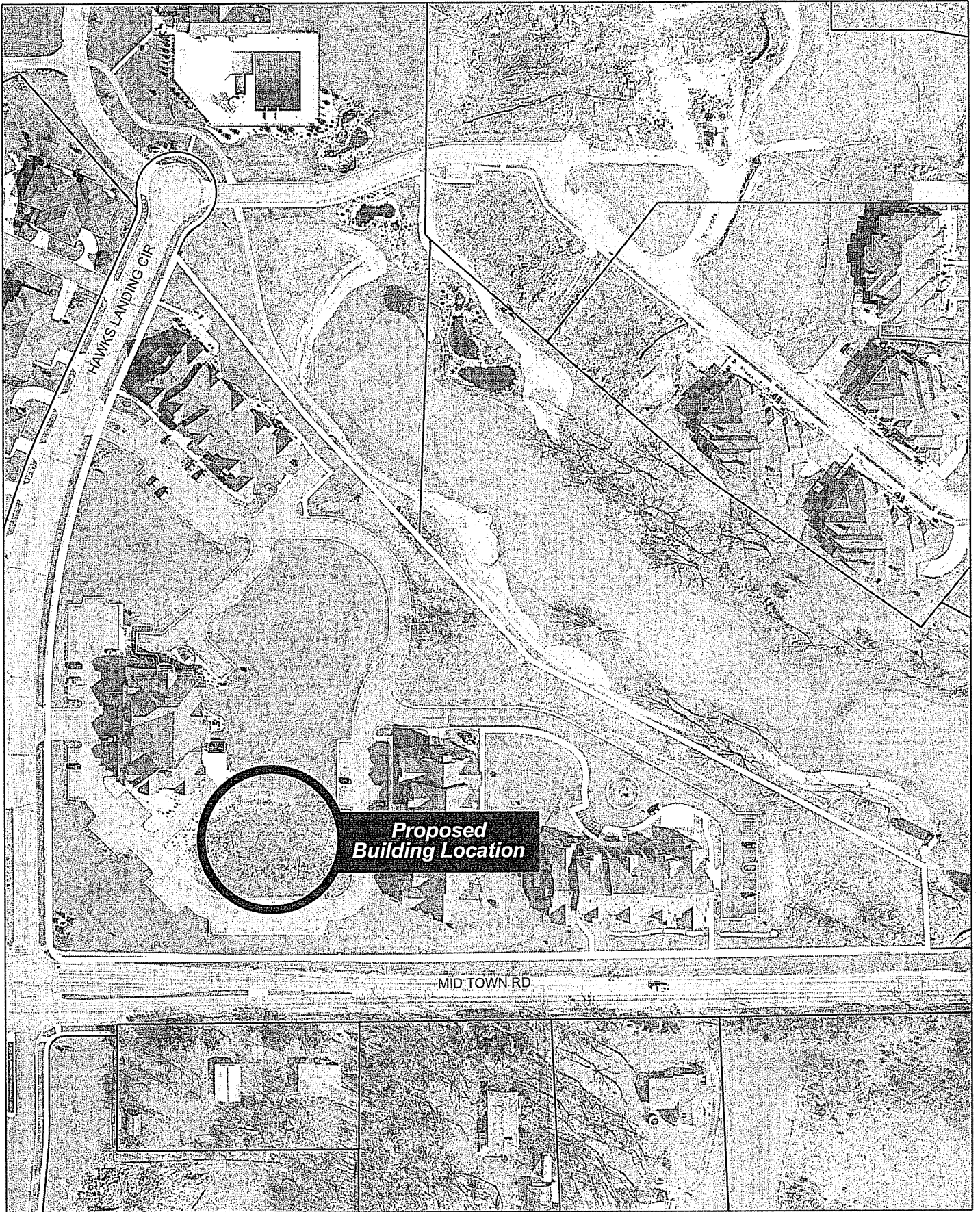


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 09 November 2011





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	\$1450 Receipt No. 125044
Date Received	9/21/11
Received By	JLK
Parcel No.	0708-343-0727-9
Aldermanic District	1-Lisa Subeck
GQ	zoned PUD-SIP / Eng #10
Zoning District	PUD-SIP
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input checked="" type="checkbox"/>
Alder Notification	Waiver <input type="checkbox"/>
Nbrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	9/21/11

1. **Project Address:** 31 Hawks Landing Circle **Project Area in Acres:** 2.0

Project Title (if any): 31 Hawks Landing Lot 62 Building D

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 checked="" type="checkbox"/> Amended Gen. Dev. <input checked="" type="checkbox"/> Amended Spec. Imp. Plan
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit
<input type="checkbox"/> Other Requests (Specify): _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Fred Rouse Company: Rouse Management
 Street Address: 2428 Perry St City/State: Madison Zip: WI
 Telephone: (608) 251-5350 Fax: (608) 251-5350 Email: _____

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: (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: _____
Alteration to previously approved PUD-SIP for a 3 story, 30unit apartment building in place of 3-story 20 unit apartment with commercial

Development Schedule: Commencement January 1, 2012 Completion August 1, 2012

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:** \$ 1450 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.
- 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 _____ Date _____

Signature _____ Relation to Property Owner _____

Authorizing Signature of Property Owner *Shelvin Kae* Date 9/20/11

September 23, 2011

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
Amended PUD-GDP-SIP
Hawks Landing Lot 62
1 Hawks Landing Circle-Building Address 31
Madison, Wisconsin

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

Organizational structure:

Owner: Rouse Management
2428 Perry Street
Madison, WI 53713
608-251-7471
608-251-5350 fax
Contact: Fred Rouse

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: David Andruczyk
DAndruczyk@arnoldandosheridan.com

Landscape Design: The Bruce Company
2830 Parmenter St.
Middleton, WI 53562
(608) 836-7041
(608) 831- 4236
Contact: Rich Carlson
rcarlson@bruceco.com

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 majority of the Lot 62 PUD-SIP has been constructed. Buildings B, C, E and F are complete and occupied. Building A will start construction this October. This submittal is for an alteration to the PUD-GDP-SIP that proposes to change the use and density of Building D from a 20 Unit Apartment building with Commercial Uses on the first floor to a 30 unit apartment building. There are minor revisions to the originally approved building footprint and site plans. The exterior building elevations have been revised to reflect the residential use and to remain consistent with the other apartment buildings in Hawks Landing development.

The change from commercial use reflects the market demand for such uses in that location. Much of the existing 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.

The property has recently changed ownership. The current owner, Fred Rouse of Rouse Management is an experienced mixed-use developer including the development the Cortland Commons property at Watts Road and Commerce and the Parman Place mixed-use development on Monroe Street. In the experience of the developer, and as confirmed by the market, the Hawks Landing property will support just a limited amount of commercial activity. This request limits the commercial use and incrementally increases the residential densities.

Site Development Statistics

Previously Approved

(w/ July 15, 2009 Amendment)

Amended

Lot Area	487,291 sf or 11.2 Acres	same
Retail Area	6,767 sf	1,635 sf
Office Area	3,309 sf	same
Dwelling Units	184	194
Density	2,648 sf/du	2,512 sf/du
<u>Parking</u>		
Underground	195 spaces	198 spaces
<u>Surface</u>	<u>174 spaces</u>	<u>147 spaces</u>
Total	369 spaces	345 spaces

Building D Summary

Building Area	34,377 sf	31,569 sf Building
Use	Multi-family/Commerical	Multi-family

Building D Dwelling Unit Mix

Studio Apartments	4	3
1 Bedroom Apartments	8	13
1 Bedroom plus Loft	0	3
2 Bedroom Apartments	6	11
2 Bedroom + Den	<u>2</u>	<u>0</u>

7601 University Ave, Ste 201
 Middleton, Wisconsin 53562
 p (608) 836-3690
 f (608) 836-6934
 www.knothebruce.com *10*

Letter of Intent – Amended PUD-GDP-SIP
1 Hawks Landing Circle
September 23, 2011
Page 3 of 3

**KNOTHE
& BRUCE**
architects

Total

20

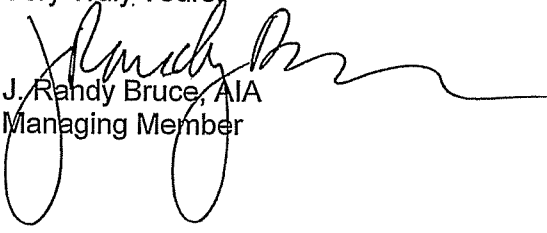
30

Project Schedule:

This project will start construction as soon as development approvals are obtained in fall 2011 with completion scheduled for spring 2012.

Thank you for your time in reviewing our proposal.

Very Truly, Yours


J. Randy Bruce, AIA
Managing Member

7601 University Ave, Ste 201
Middleton, Wisconsin 53562
p (608) 836-3690
f (608) 836-6934
www.knothebruce.com 10

PUD (GDP/SIP) ZONING TEXT
Lot 62 – Hawks Landing Golf Club
1 Hawks Landing Circle
September 23, 2011
Page 1 of 2

This Zoning District is established to provide regulatory framework for a mixed-use neighborhood development consisting of retail, office, and residential uses.

A. Permitted Uses:

The following uses are permitted within Hawks Landing Lot 62.

Multi-family residential uses as shown on the approved plans

The development will be a mixed-use development of PUD(GDP/SIP), retail, office and residential as permitted under the C-1 Limited Commercial District permitted under C-1 District along with a maximum of one hundred ninety four (194) multi-family residential units and 5,000 square feet of retail space with height limitations not to exceed six (6) stories.

- a. Owner shall not lease more than an aggregate of 5,000 square feet of space to retail tenants, per the recorded site plan, until ten (10) years after the date the Specific Implementation Plan is recorded. Notwithstanding the foregoing, Owner may lease up to 4,000 square feet of space to Haen Real Estate or an affiliate of Haen Real Estate, and such space so leased to Haen Real Estate or its affiliate will not be considered a retail lease which is subject to, or included in, the 5,000 square foot restriction stated in the preceding sentence.

Accessory uses to the permitted uses above.

The restrictions set forth in item a above, may be terminated upon obtaining the written consent thereto of the fee or land contract vendee owners of Lot 1, Lot 90, and Lot 96, Midtown Commons Plat, City of Madison, and the City of Madison Planning Unit Director.

B. Lot Area, Lot Width, Height, Floor Area Ratio, Yard and Usable Open Space:

There shall be no predetermined specific lot area, lot width, height, floor area ratio, yard and usable open space requirements as are made part of and approved recorded precise development plan shall be along with the recorded plan itself, construed to be an enforceable plan within the Planned Unit Development Ordinance.

C. Site Landscaping will be provided as shown on approved plans.

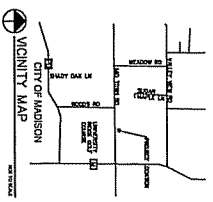
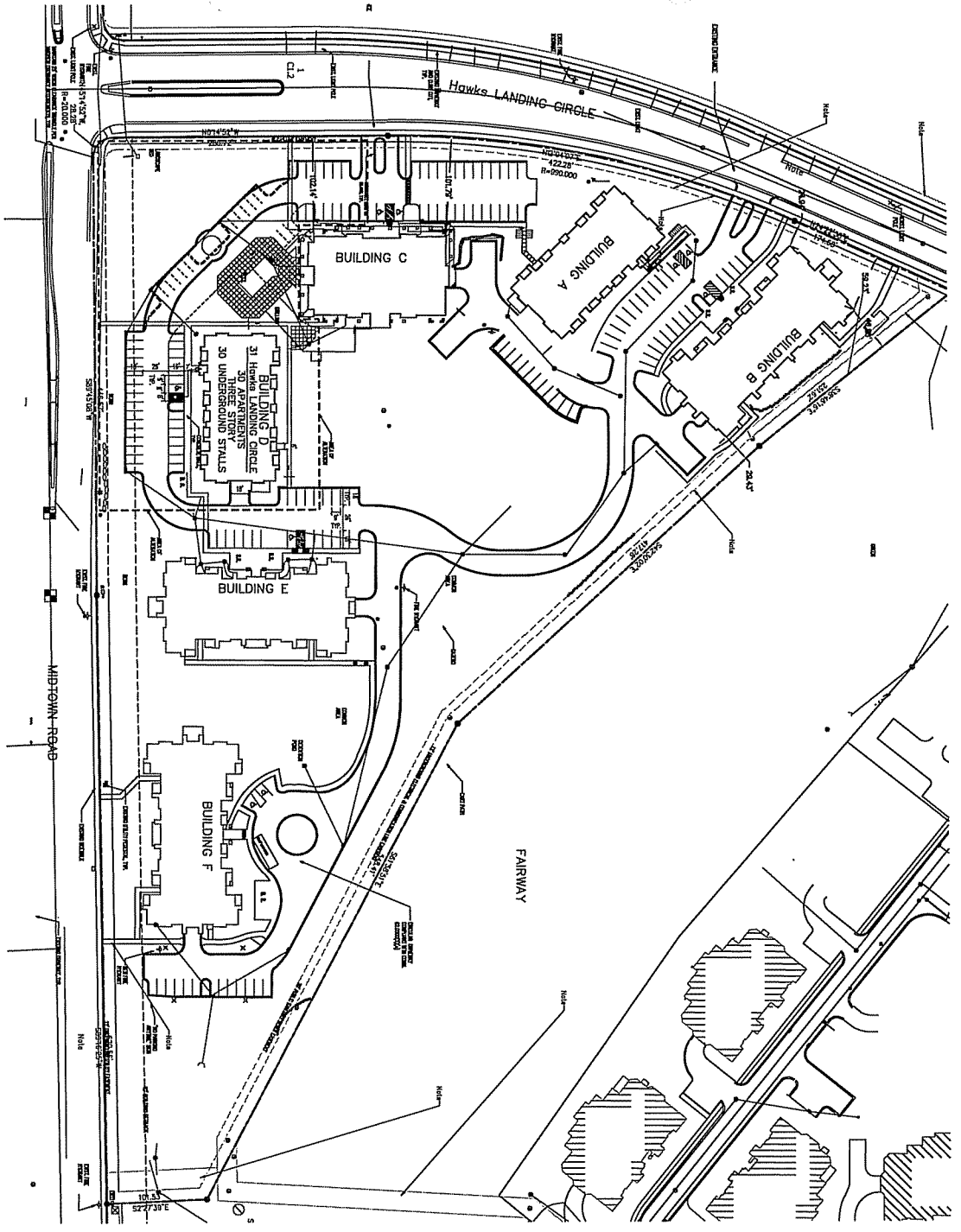
PUD (GDP/SIP) ZONING TEXT
Lot 62 – Hawks Landing Golf Club
1 Hawks Landing Circle
September 23, 2011
Page 2 of 2

- D. Off Street Parking:
Off street parking facilities shall be provided in accordance with applicable regulations set forth in Section 28.11, Madison General Ordinances and shown on approved plans.
- E. Site Lighting will be provided as shown on approved plans.
- F. Signs:
Signs shall not exceed the limits of the Street Graphics Control Ordinances. Lot 62 shall conform to the C-1 Limited Commercial District Signage, Subdivision identification signs may be placed at the entrance of the development. The subdivision identification signs may be lit.
- G. The family definition for this PUD(GDP/SIP) shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R-5 Zoning District.
- H. Alterations and Revisions:
No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the district Alderperson and are compatible with the concept stated in the underlying General Development Plan approved by the City Plan Commission.

KNOTHE & BRUCE ARCHITECTS

7401 University Avenue, Suite 201
 Middleton, Wisconsin 53552
 608-255-7100 Fax 608-435-8734

NO.	DESCRIPTION
1-11	SEE PLAN & DESIGN PLAN
1-12	LANDSCAPE PLAN
1-13	FOUNDATION PLAN - BUILDING A
1-14	FOUNDATION PLAN - BUILDING B
1-15	FOUNDATION PLAN - BUILDING C
1-16	FOUNDATION PLAN - BUILDING D
1-17	FOUNDATION PLAN - BUILDING E
1-18	FOUNDATION PLAN - BUILDING F
1-19	FOUNDATION PLAN - BUILDING G
1-20	FOUNDATION PLAN - BUILDING H
1-21	FOUNDATION PLAN - BUILDING I

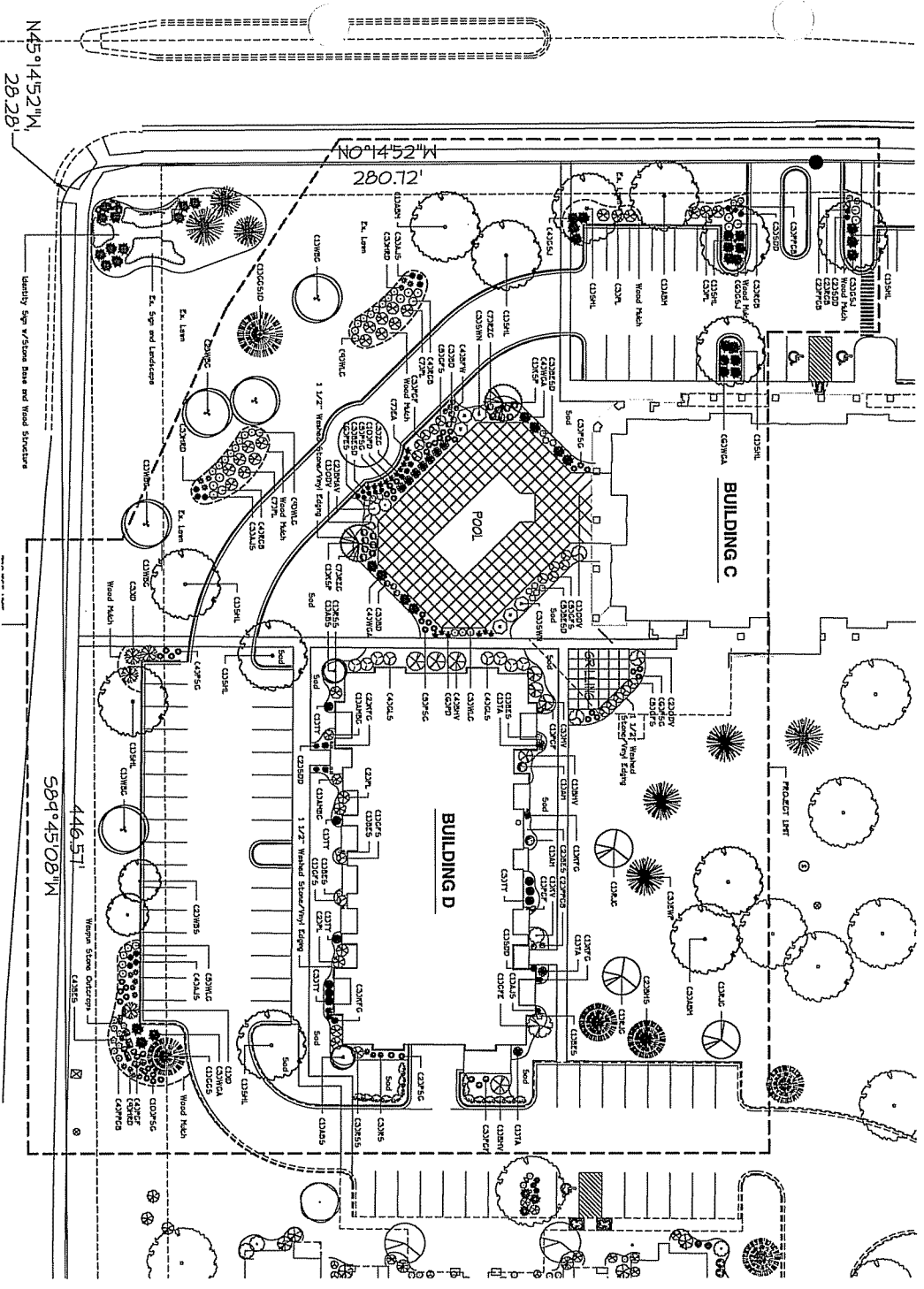


Notes

1. SEE PLAN FOR NOTES CONCERNING THE BUILDING FOOTPRINT. THE BUILDING FOOTPRINT SHALL BE THE BASIS FOR THE DESIGN OF THE BUILDING.
2. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, SHALL BE IN FEET AND INCHES TO THE NEAREST 1/8".
3. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE BUILDING UNLESS OTHERWISE NOTED.
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12. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE BUILDING UNLESS OTHERWISE NOTED.

Project Title: 31 Hawk's Landing Circle Building D-30 Unit
 Location: Madison, WI

Drawing Title: Site Plan
 Drawing No.: 0910R
 Date: C-1.1



Plant Material List

Quantity	Code Name	Common Name	Planting Size
4	AD1	Autumn Gold Maple	2 1/2\"
2	AD2	Autumn Red Maple	4\"
2	AD3	Autumn Red Birch	4\"
2	AD4	Autumn Red Dogwood	2\"
2	AD5	Autumn Red Yew	2\"
2	AD6	Autumn Red Juniper	1 1/2\"
2	AD7	Autumn Red Cedar	3\"
2	AD8	Autumn Red Spruce	8\"
2	AD9	Autumn Red Fir	2 1/2\"
2	AD10	Autumn Red Pine	2 1/2\"
2	AD11	Autumn Red Cypress	2 1/2\"
2	AD12	Autumn Red Palm	2 1/2\"
2	AD13	Autumn Red Bamboo	2 1/2\"
2	AD14	Autumn Red Grass	2 1/2\"
2	AD15	Autumn Red Flower	2 1/2\"
2	AD16	Autumn Red Tree	2 1/2\"
2	AD17	Autumn Red Shrub	2 1/2\"
2	AD18	Autumn Red Vine	2 1/2\"
2	AD19	Autumn Red Rock	2 1/2\"
2	AD20	Autumn Red Water	2 1/2\"

Quantity	Code Name	Common Name	Planting Size
2	AD21	Autumn Red Fern	2 1/2\"
2	AD22	Autumn Red Moss	2 1/2\"
2	AD23	Autumn Red Lichen	2 1/2\"
2	AD24	Autumn Red Algae	2 1/2\"
2	AD25	Autumn Red Fungus	2 1/2\"
2	AD26	Autumn Red Insect	2 1/2\"
2	AD27	Autumn Red Mammal	2 1/2\"
2	AD28	Autumn Red Bird	2 1/2\"
2	AD29	Autumn Red Reptile	2 1/2\"
2	AD30	Autumn Red Amphibian	2 1/2\"
2	AD31	Autumn Red Fish	2 1/2\"
2	AD32	Autumn Red Shell	2 1/2\"
2	AD33	Autumn Red Stone	2 1/2\"
2	AD34	Autumn Red Wood	2 1/2\"
2	AD35	Autumn Red Metal	2 1/2\"
2	AD36	Autumn Red Glass	2 1/2\"
2	AD37	Autumn Red Paper	2 1/2\"
2	AD38	Autumn Red Fabric	2 1/2\"
2	AD39	Autumn Red Leather	2 1/2\"
2	AD40	Autumn Red Rubber	2 1/2\"
2	AD41	Autumn Red Plastic	2 1/2\"
2	AD42	Autumn Red Wax	2 1/2\"
2	AD43	Autumn Red Oil	2 1/2\"
2	AD44	Autumn Red Grease	2 1/2\"
2	AD45	Autumn Red Soap	2 1/2\"
2	AD46	Autumn Red Detergent	2 1/2\"
2	AD47	Autumn Red Disinfectant	2 1/2\"
2	AD48	Autumn Red Antiseptic	2 1/2\"
2	AD49	Autumn Red Anesthetic	2 1/2\"
2	AD50	Autumn Red Sedative	2 1/2\"

Quantity	Code Name	Common Name	Planting Size
2	AD51	Autumn Red Narcotic	2 1/2\"
2	AD52	Autumn Red Stimulant	2 1/2\"
2	AD53	Autumn Red Hallucinogen	2 1/2\"
2	AD54	Autumn Red Psychotropic	2 1/2\"
2	AD55	Autumn Red Psychoactive	2 1/2\"
2	AD56	Autumn Red Neuroleptic	2 1/2\"
2	AD57	Autumn Red Antipsychotic	2 1/2\"
2	AD58	Autumn Red Antidepressant	2 1/2\"
2	AD59	Autumn Red Anxiolytic	2 1/2\"
2	AD60	Autumn Red Sedative-Hypnotic	2 1/2\"
2	AD61	Autumn Red Tranquilizer	2 1/2\"
2	AD62	Autumn Red Muscle Relaxant	2 1/2\"
2	AD63	Autumn Red Anticonvulsant	2 1/2\"
2	AD64	Autumn Red Antiepileptic	2 1/2\"
2	AD65	Autumn Red Anticancer	2 1/2\"
2	AD66	Autumn Red Chemotherapeutic	2 1/2\"
2	AD67	Autumn Red Immunomodulator	2 1/2\"
2	AD68	Autumn Red Biologic	2 1/2\"
2	AD69	Autumn Red Vaccine	2 1/2\"
2	AD70	Autumn Red Antibiotic	2 1/2\"
2	AD71	Autumn Red Antifungal	2 1/2\"
2	AD72	Autumn Red Antiparasitic	2 1/2\"
2	AD73	Autumn Red Antiviral	2 1/2\"
2	AD74	Autumn Red Antimicrobial	2 1/2\"
2	AD75	Autumn Red Antitumor	2 1/2\"
2	AD76	Autumn Red Anticancer	2 1/2\"
2	AD77	Autumn Red Anticancer	2 1/2\"
2	AD78	Autumn Red Anticancer	2 1/2\"
2	AD79	Autumn Red Anticancer	2 1/2\"
2	AD80	Autumn Red Anticancer	2 1/2\"

GENERAL NOTES

A) Areas labeled "Install" shall be installed as a matter of record and shall be installed as a matter of record and shall be installed as a matter of record.

B) Areas labeled "Remove" shall be removed as a matter of record and shall be removed as a matter of record and shall be removed as a matter of record.

C) Areas labeled "Verify" shall be verified as a matter of record and shall be verified as a matter of record and shall be verified as a matter of record.

D) Areas labeled "Check" shall be checked as a matter of record and shall be checked as a matter of record and shall be checked as a matter of record.

E) Areas labeled "Test" shall be tested as a matter of record and shall be tested as a matter of record and shall be tested as a matter of record.

F) Areas labeled "Measure" shall be measured as a matter of record and shall be measured as a matter of record and shall be measured as a matter of record.

G) Areas labeled "Calculate" shall be calculated as a matter of record and shall be calculated as a matter of record and shall be calculated as a matter of record.

H) Areas labeled "Draw" shall be drawn as a matter of record and shall be drawn as a matter of record and shall be drawn as a matter of record.

I) Areas labeled "Print" shall be printed as a matter of record and shall be printed as a matter of record and shall be printed as a matter of record.

J) Areas labeled "Sign" shall be signed as a matter of record and shall be signed as a matter of record and shall be signed as a matter of record.

K) Areas labeled "Seal" shall be sealed as a matter of record and shall be sealed as a matter of record and shall be sealed as a matter of record.

L) Areas labeled "Witness" shall be witnessed as a matter of record and shall be witnessed as a matter of record and shall be witnessed as a matter of record.

M) Areas labeled "Record" shall be recorded as a matter of record and shall be recorded as a matter of record and shall be recorded as a matter of record.

N) Areas labeled "Archive" shall be archived as a matter of record and shall be archived as a matter of record and shall be archived as a matter of record.

O) Areas labeled "Preserve" shall be preserved as a matter of record and shall be preserved as a matter of record and shall be preserved as a matter of record.

P) Areas labeled "Protect" shall be protected as a matter of record and shall be protected as a matter of record and shall be protected as a matter of record.

Q) Areas labeled "Secure" shall be secured as a matter of record and shall be secured as a matter of record and shall be secured as a matter of record.

R) Areas labeled "Lock" shall be locked as a matter of record and shall be locked as a matter of record and shall be locked as a matter of record.

S) Areas labeled "Key" shall be keyed as a matter of record and shall be keyed as a matter of record and shall be keyed as a matter of record.

T) Areas labeled "Access" shall be accessed as a matter of record and shall be accessed as a matter of record and shall be accessed as a matter of record.

U) Areas labeled "Exit" shall be exited as a matter of record and shall be exited as a matter of record and shall be exited as a matter of record.

V) Areas labeled "Entrance" shall be entered as a matter of record and shall be entered as a matter of record and shall be entered as a matter of record.

W) Areas labeled "Approach" shall be approached as a matter of record and shall be approached as a matter of record and shall be approached as a matter of record.

X) Areas labeled "Depart" shall be departed as a matter of record and shall be departed as a matter of record and shall be departed as a matter of record.

Y) Areas labeled "Arrive" shall be arrived as a matter of record and shall be arrived as a matter of record and shall be arrived as a matter of record.

Z) Areas labeled "Leave" shall be left as a matter of record and shall be left as a matter of record and shall be left as a matter of record.

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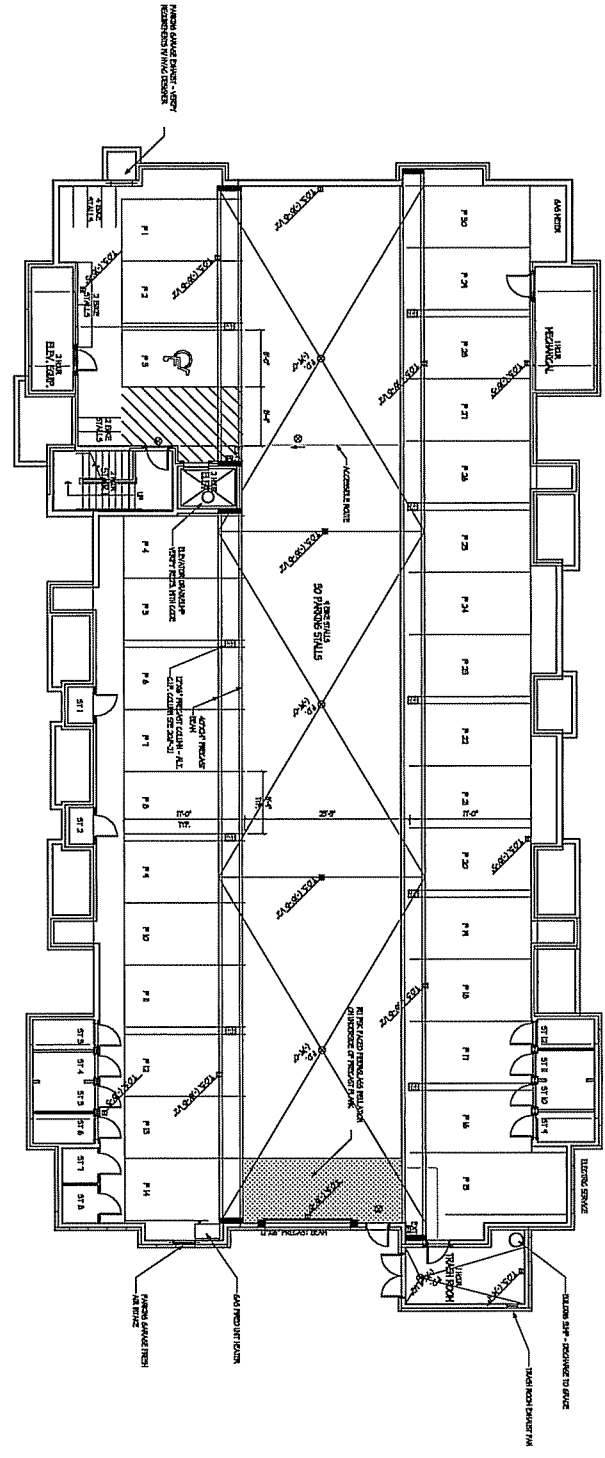
Checklist for RC
Revised: 7/19/11

HAWK'S LANDING
LOT 62
MADISON, WISCONSIN

WILSON CONSULTANTS
LANDSCAPE ARCHITECTS
2500 UNIVERSITY AVENUE
MADISON, WISCONSIN
53706-1500
TEL: (608) 278-1000
FAX: (608) 278-1001

KNOTHE & BRUCE ARCHITECTS
 7201 University Avenue, Suite 201
 Middleton, Wisconsin 53522
 608-818-1260 Fax 608-818-4934

Project: _____
 Date: _____

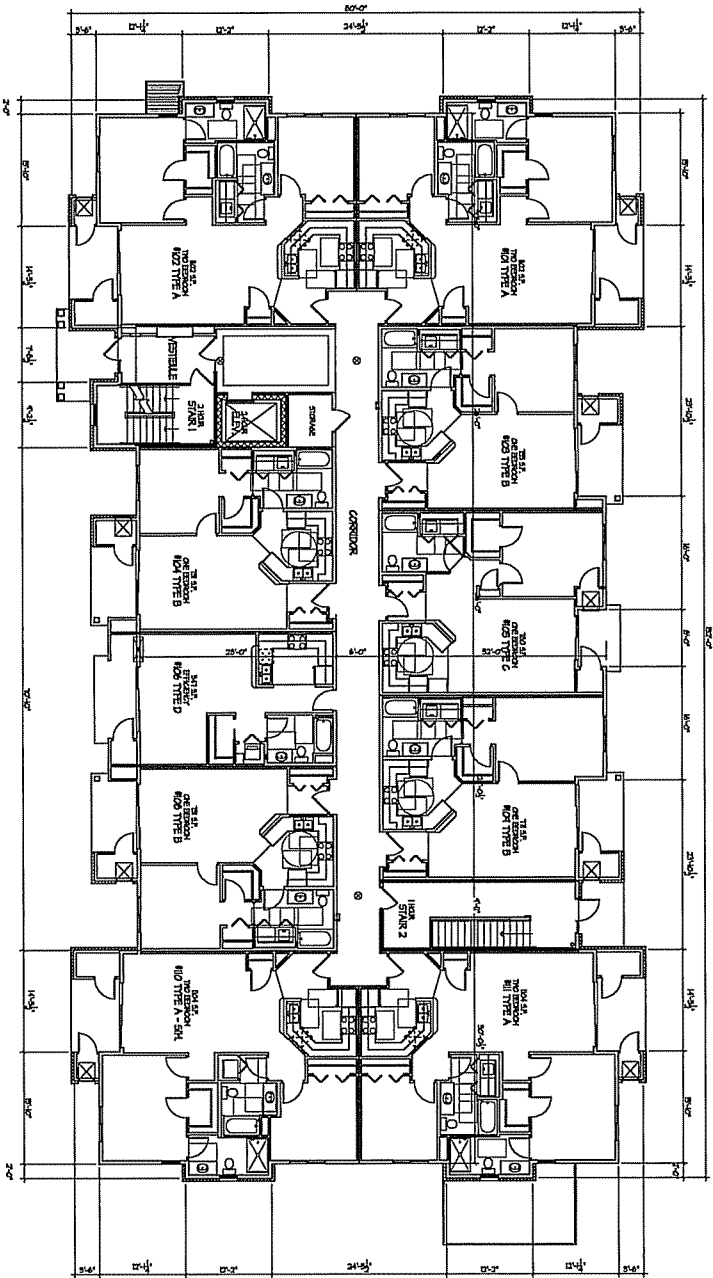


BASEMENT PLAN
 #112

Project Title: **Basement Plan**
 Project No: **0410R**
 Drawing No: **A1.0**

Project Title: **31 Hawks Landing Circle Building D-30 Unit**
 Location: **Madison, WI**

Revision: _____
 Date: _____



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

KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue Suite 201
 Middleton, Wisconsin 53552
 608.835.5100 Fax 608.835.6974

Notes

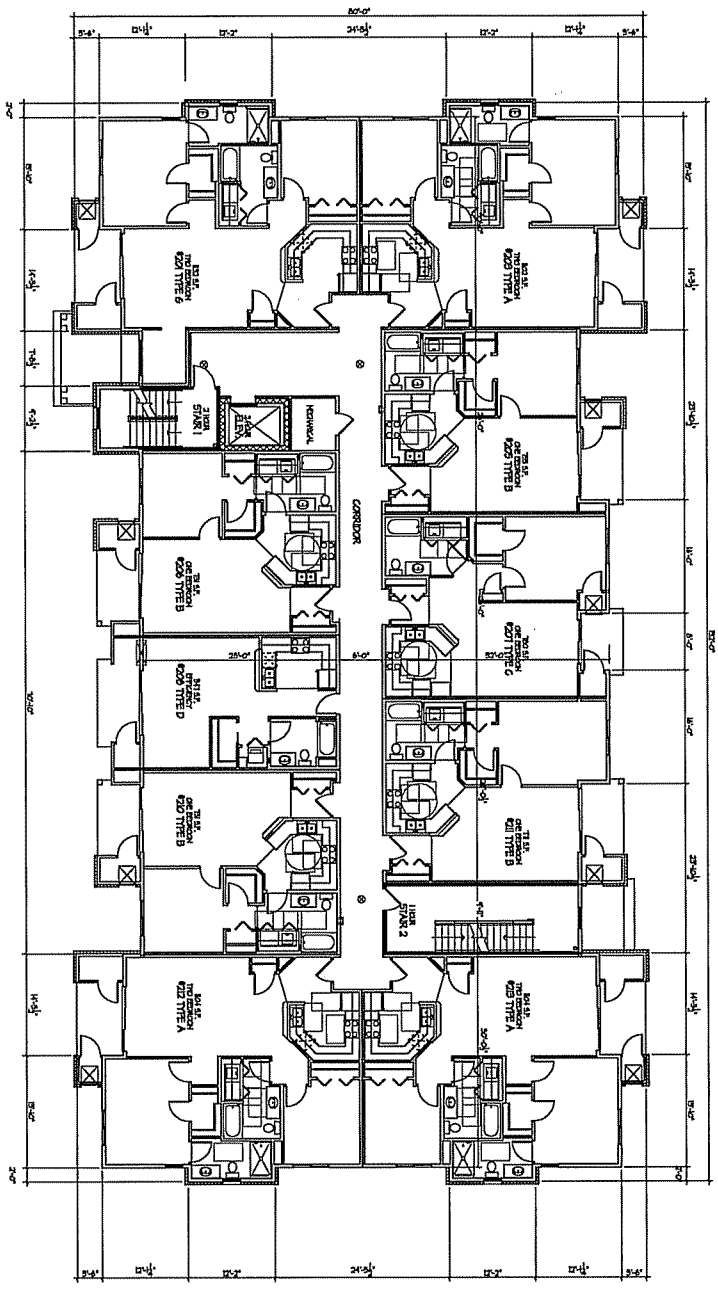
Revision
 NUMBER SUBMITAL DATE/REVISION 2, 2001


Project Title
31 Hawks Landing Circle Building D-30 Unit
 Madison, WI

Drawn By
First Floor Plan

Project No.
0410R

Drawing No.
A-11




SECOND FLOOR PLAN
 20-110

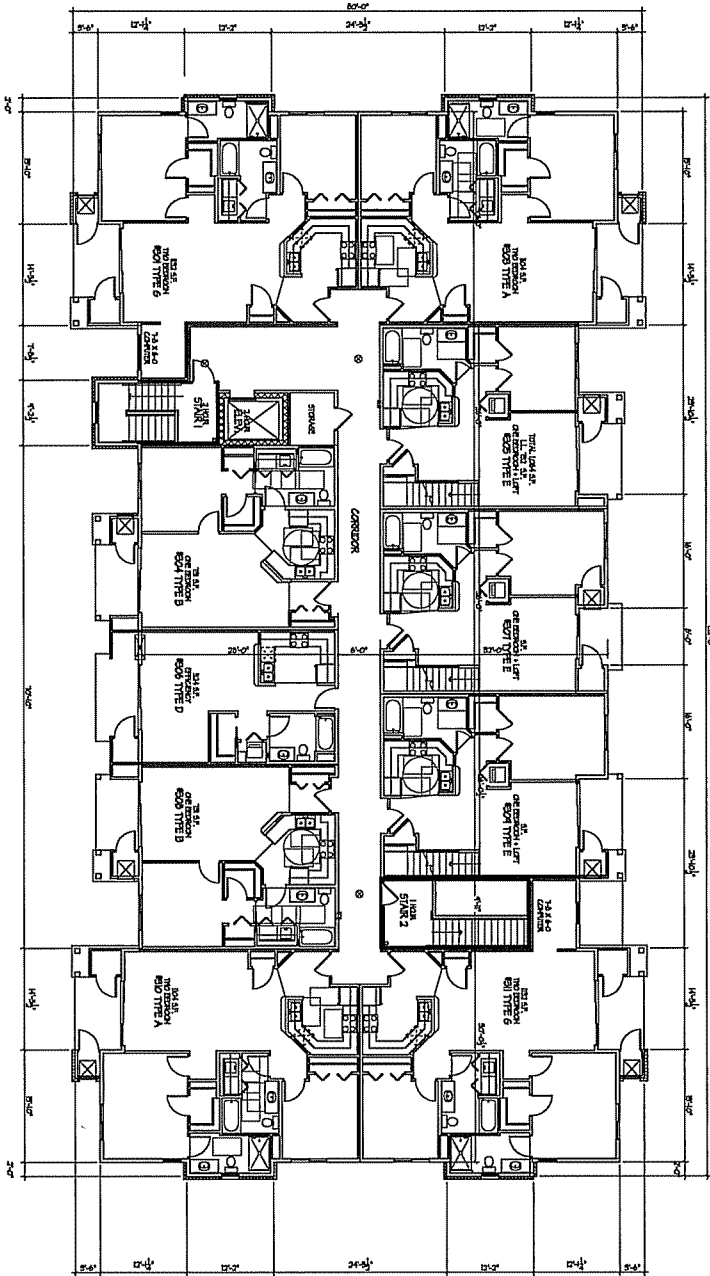
KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue Suite 201
 Middleton, Wisconsin 53522
 608-218-5100 Fax 608-6974

Notes: _____

Revision: _____
 NUMBER SUBMITTED: SEPTEMBER 2, 2001

Project Title: _____
31 Hawks Landing
Circle
 Building D-30 Unit
 Madison, WI

Drawing Title: _____
Second Floor Plan
 Project No.: _____
0410R
 Drawing No.: _____
A-12



THIRD FLOOR PLAN
 31-10

KNOTHE & BRUCE ARCHITECTS
 7101 University Avenue Suite 201
 Middleton, Wisconsin 53562
 608-838-2300 Fax 608-838-6934

Notes

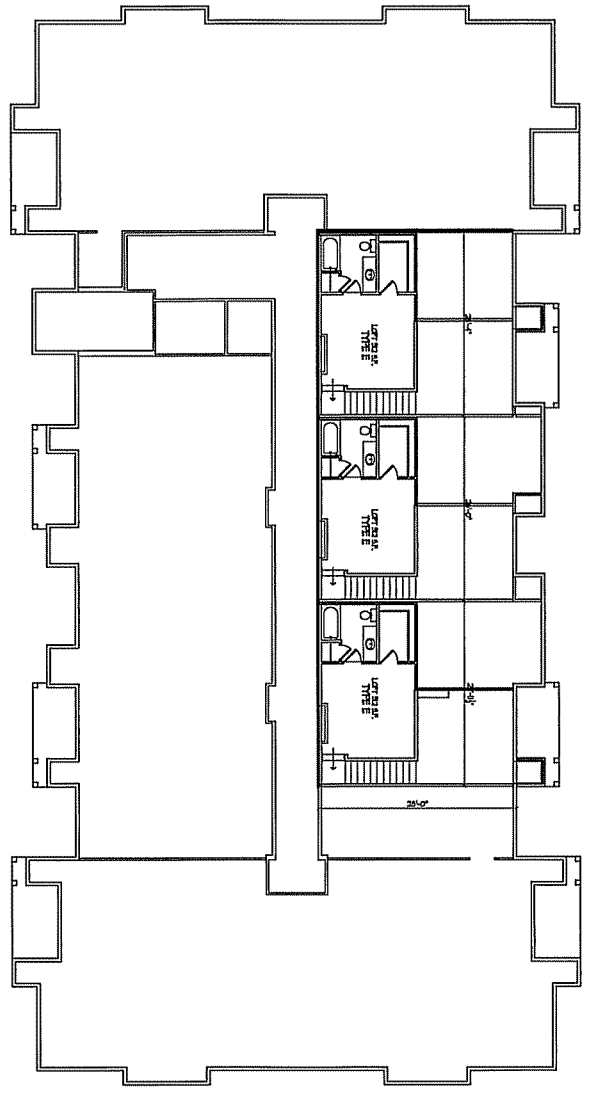
Revision
 NUMBER 02/27/11 - 02/27/11 - 2, 3, 01


Project Title
 31 Hawks Landing
 Circle
 Building D-30 Unit
 Madison, WI

Drawing Title
 Third Floor Plan
 Project No.
 0910R
 Drawing No.
 A-1.3

**KNOTHE
& BRUCE
ARCHITECTS**
7401 University Avenue, Suite 200
Madison, Wisconsin 53742
608.262.7490 Fax 608.449.9734

Notes



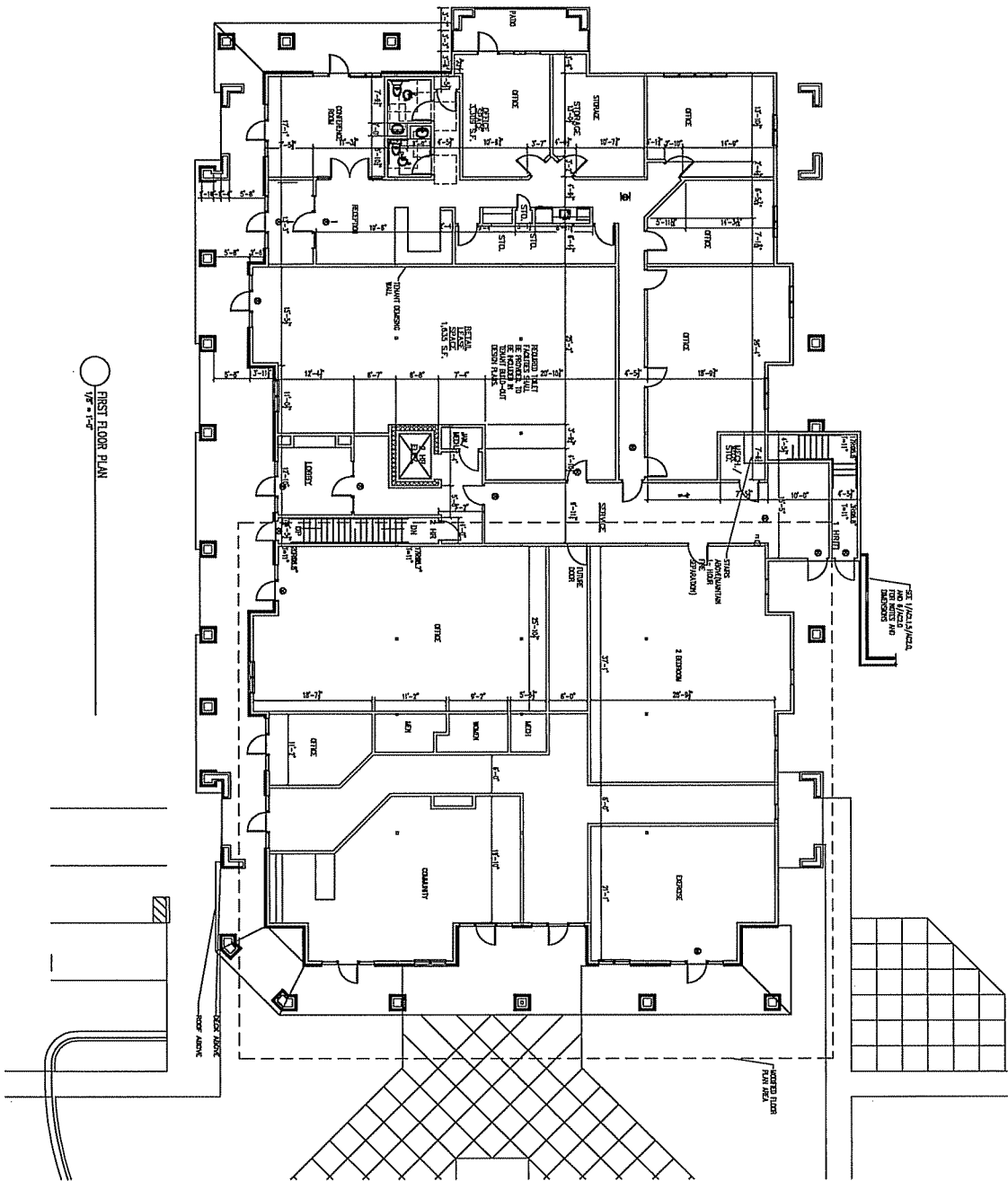


 LEFT FLOOR PLAN

Project Title
 31 Hawks Landing
 Circle
 Building D-30 Unit
 Madison, WI

Drawing Title
 Loft Floor Plan

Project No. 0910R
 Drawing No. A-1.4



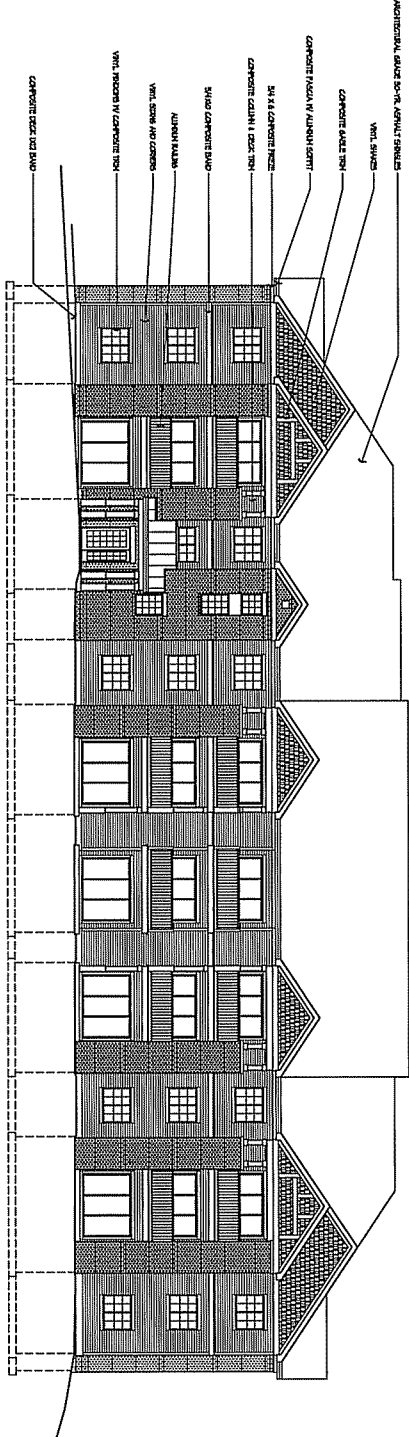
FIRST FLOOR PLAN
1/8" = 1'-0"

KNOTHE & BRUCE ARCHITECTS
 749 University Avenue, Suite 201
 Middleton, Wisconsin 53562
 608.835.3990 Fax 608.835.6734

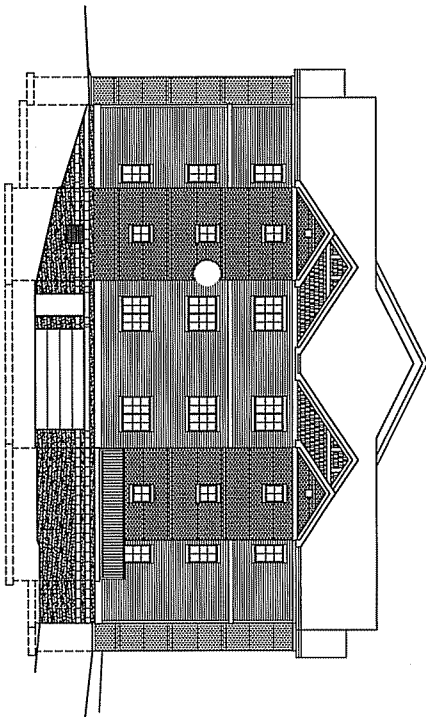
Project No. 0910R
 Project Name: 7 Hawks Landing Circle
 Madison, WI

Project Title: FIRST FLOOR PLAN
 Drawing Title: A-1.5
 Date: 09/10R

TYPICAL MATERIALS



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



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

KNOTHE & BRUCE ARCHITECTS
7601 University Avenue Suite 201
Middleton, Wisconsin 53552
608-831-3190 Fax 608-831-6974

Project: _____

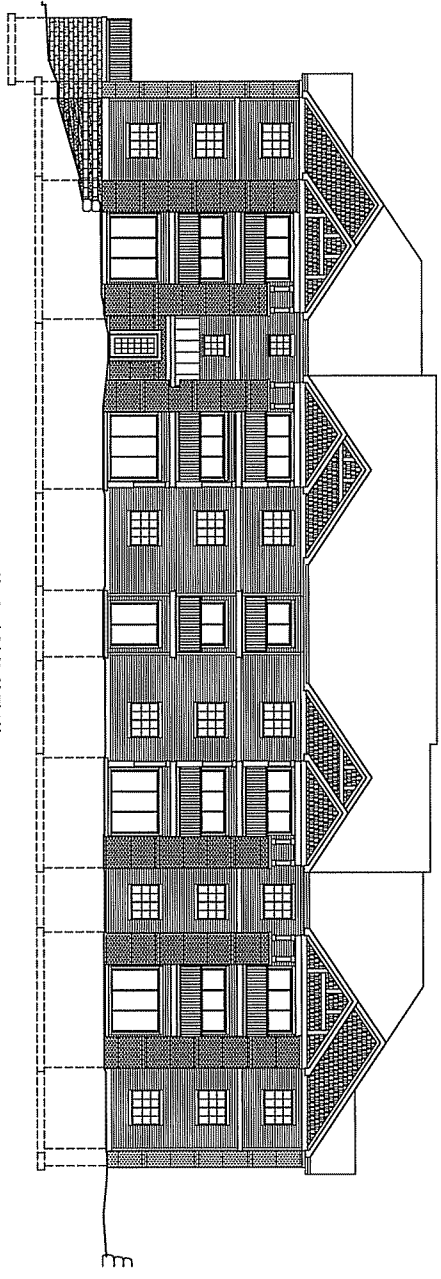
Revision: _____
PROJECT SUBMITTED: SEPTEMBER 2, 2001

Project Title: **31 Hawks Landing Circle Building P-30 Unit**
Location: **Madison, WI**
Drawing Title: **Elevations**
Project No: **0410R**
Drawing No: **A-2.1**

KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue Suite 201
 Middleton, Wisconsin 53562
 608.835.5100 Fax 608.835.6974

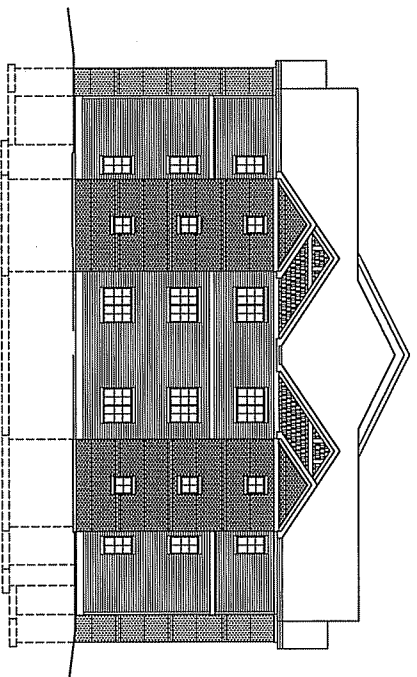
Consultant

Notes



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

Revision
 NUMBER DESCRIPTION DATE
 1. 2.00



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

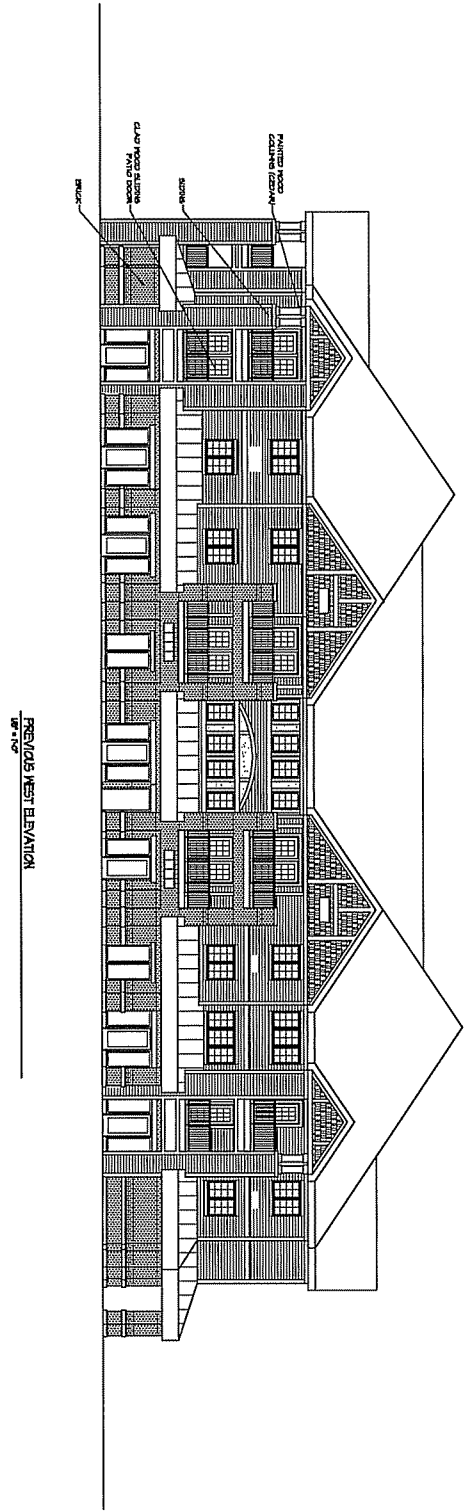
Project Title
31 Hawks Landing Circle Building D-30 Unit
 Madison, WI

Drawing Title
Elevations

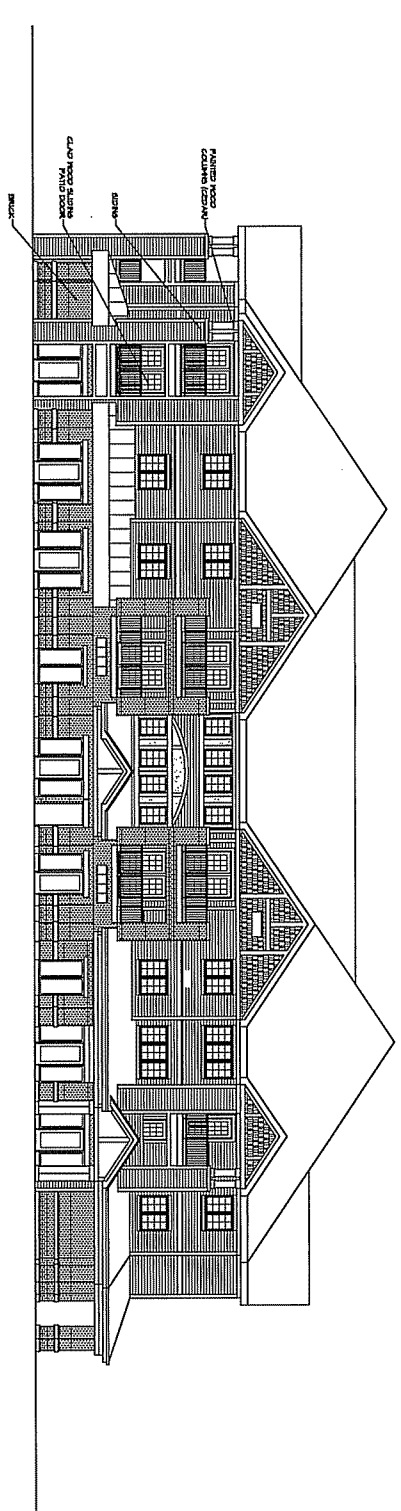
Project No. **0410R** Drawing No. **A-22**

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 7401 University Avenue Suite 201
 Middleton, Wisconsin 53562
 608-831-2300 Fax 608-831-0974

Notes



PREVIOUS WEST ELEVATION



PROPOSED WEST ELEVATION

Revision
 NUMBER 08/28/11/14 - SEPTEMBER 3, 2011

Project Title
1 Hawks Landing
 Circle
 Building C
 Madison, WI

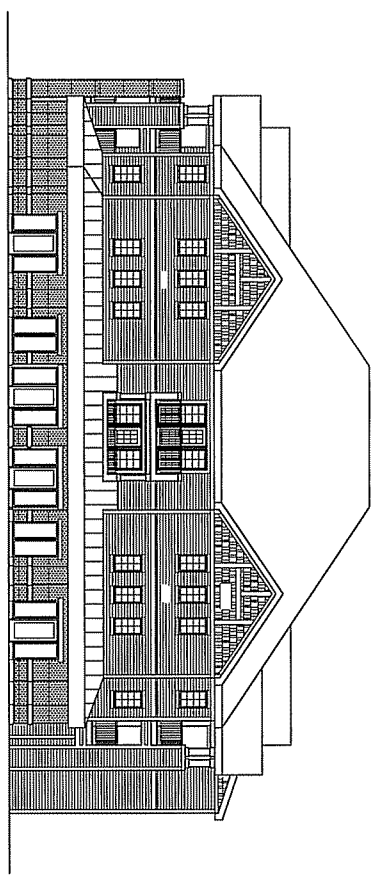
Drawing Title
Elevations

Project No.
0410R

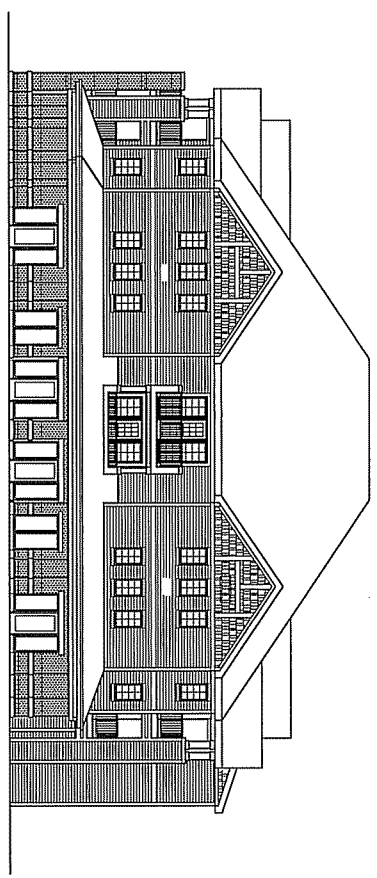
Design No.
A-2.3

KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue Suite 201
 Middleton, Wisconsin 53562
 608-832-3390 Fax 608-832-3394

Notes



PREVIOUS SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

Revisions
 NUMBER SUBMITTED: SEPTEMBER 2, 2011

Project Title
 7 Hawks Landing
 Circle
 Building C
 Madison, WI

Drawing Title
 Elevations

Project File
 0410R

Drawing File
 A-2.4