

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: December 14, 2011

UDC MEETING DATE: December 21, 2011

Action Requested

- Informational Presentation
- Initial Approval and/or Recommendation
- Final Approval and/or Recommendation

PROJECT ADDRESS: 31 Hawks Landing Circle Building D

ALDERMANIC DISTRICT: District #1 -Lisa Subeck

OWNER/DEVELOPER (Partners and/or Principals)

Rouse Management

2428 Perry Street

Madison, WI 53713

ARCHITECT/DESIGNER/OR AGENT:

Knothe & Bruce Architects, LLC

7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

CONTACT PERSON: J. Randy Bruce/Knothe & Bruce Architects, LLC

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: rbruce@knothebruce.com

TYPE OF PROJECT:

(See Section A For:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel, or Motel Building Exceeding 50,000 Sq.Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee Required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

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.

<u>Site Development Statistics</u>	<u>Previously Approved (w/ July 15, 2009 Amendment)</u>	<u>Amended</u>
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

Bilding 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>

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 Middleton, Wisconsin 53562
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 f (608) 836-6934
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Letter of Intent – Amended PUD-GDP-SIP
1 Hawks Landing Circle
September 23, 2011
Page 3 of 3
Total

20

30

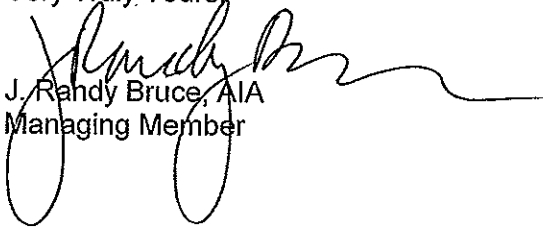
**KNOTHE
& BRUCE**
architects

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

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.

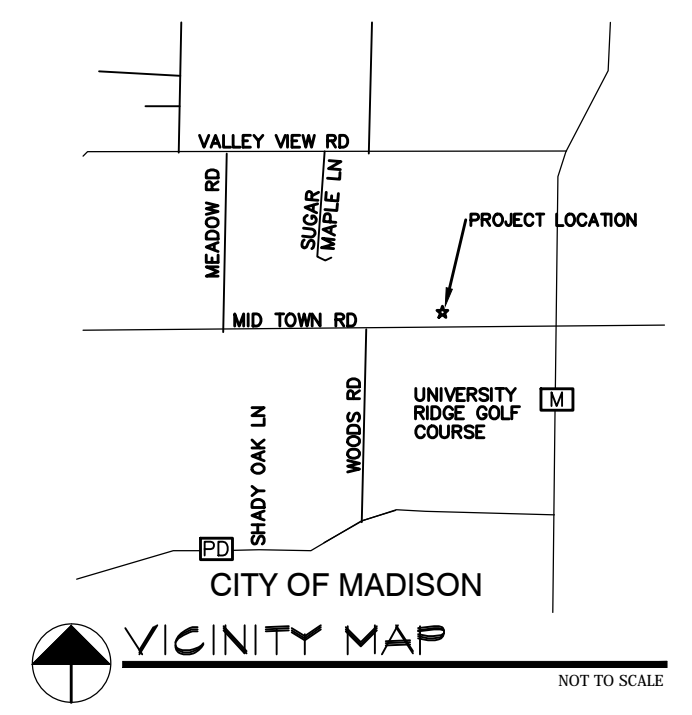
Consultant

Notes

- A SIDE WALK WITH A PITCH GREATER THAN 1:20 IS A RAMP. THE MAXIMUM PITCH OF ANY RAMP OR WALK SHALL BE 1:12. RAMPS OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
- ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
- ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.08(4)
- ALL TRASH AND RECYCLING TO BE COLLECTED IN TRASH ROOMS IN THE BUILDING BASEMENTS OR IN PRIVATE GARAGES.
- SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
- BIKE STALLS TO BE IN ACCORDANCE WITH MADISON GENERAL ORDINANCE 28.11, (SEE SUBSECTIONS (B)(a) AND (B)(1)(2d)).
- ALL CITY SIDEWALK, CURB, AND GUTTER WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.
- ANY DAMAGE TO STREET PAVEMENT WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY'S PATCHING CRITERIA.
- SIGNAGE APPROVALS ARE NOT GRANTED BY THE PLAN COMMISSION. SIGNAGE MUST BE APPROVED BY THE URBAN DESIGN COMMISSION OR STAFF. SIGN PERMITS MUST BE ISSUED BY THE ZONING SECTION OF THE DEPARTMENT OF PLANNING AND COMMUNITY AND ECONOMIC DEVELOPMENT PRIOR TO SIGN INSTALLATIONS.
- PUBLIC SIGNING AND MARKING RELATED TO THE DEVELOPMENT MAY BE REQUIRED BY THE CITY TRAFFIC ENGINEER FOR WHICH THE DEVELOPER SHALL BE FINANCIALLY RESPONSIBLE.

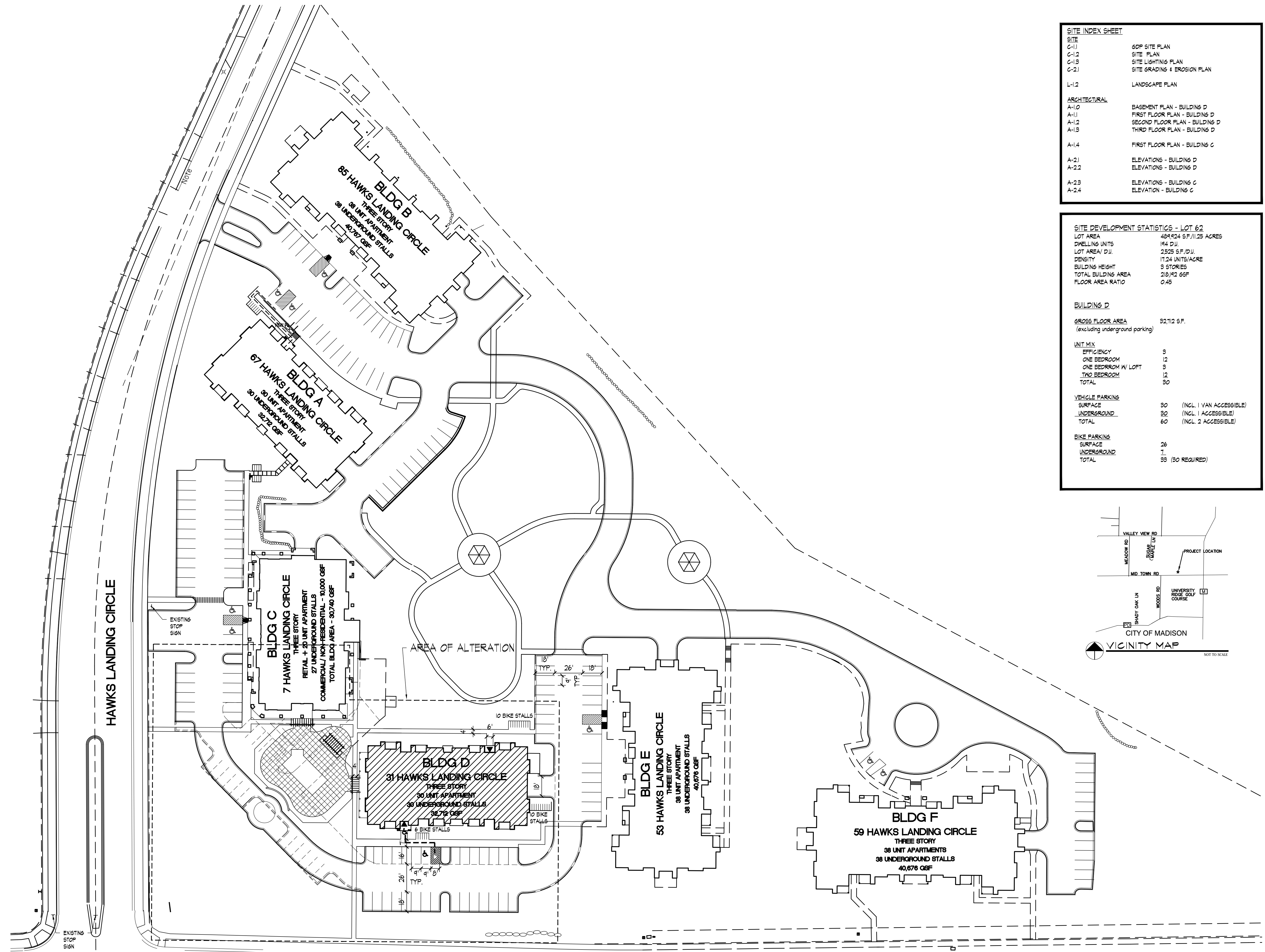
SITE INDEX SHEET	
SITE	
C-1.1	GDP SITE PLAN
C-1.2	SITE PLAN
C-1.3	SITE LIGHTING PLAN
C-2.1	SITE GRADING & EROSION PLAN
LANDSCAPE	
L-1.2	LANDSCAPE PLAN
ARCHITECTURAL	
A-1.0	BASEMENT PLAN - BUILDING D
A-1.1	FIRST FLOOR PLAN - BUILDING D
A-1.2	SECOND FLOOR PLAN - BUILDING D
A-1.3	THIRD FLOOR PLAN - BUILDING D
A-1.4	FIRST FLOOR PLAN - BUILDING C
A-2.1	ELEVATIONS - BUILDING D
A-2.2	ELEVATIONS - BUILDING D
A-2.3	ELEVATIONS - BUILDING C
A-2.4	ELEVATION - BUILDING C

SITE DEVELOPMENT STATISTICS - LOT 62	
LOT AREA	489,824 S.F./11.25 ACRES
DWELLING UNITS	194 D.U.
LOT AREA/ D.U.	2,525 S.F./D.U.
DENSITY	17.24 UNITS/ACRE
BUILDING HEIGHT	3 STORIES
TOTAL BUILDING AREA	210,192 GSF
FLOOR AREA RATIO	0.45
BUILDING D	
GROSS FLOOR AREA (excluding underground parking)	92,712 S.F.
UNIT MIX	
EFFICIENCY	3
ONE BEDROOM	12
ONE BEDROOM W/ LOFT	3
TWO BEDROOM	12
TOTAL	30
VEHICLE PARKING	
SURFACE	30 (INCL. 1 VAN ACCESSIBLE)
UNDERGROUND	30 (INCL. 1 ACCESSIBLE)
TOTAL	60 (INCL. 2 ACCESSIBLE)
BIKE PARKING	
SURFACE	26
UNDERGROUND	1
TOTAL	27 (30 REQUIRED)



Revisions

Issued for Plan Review - December x, 2011

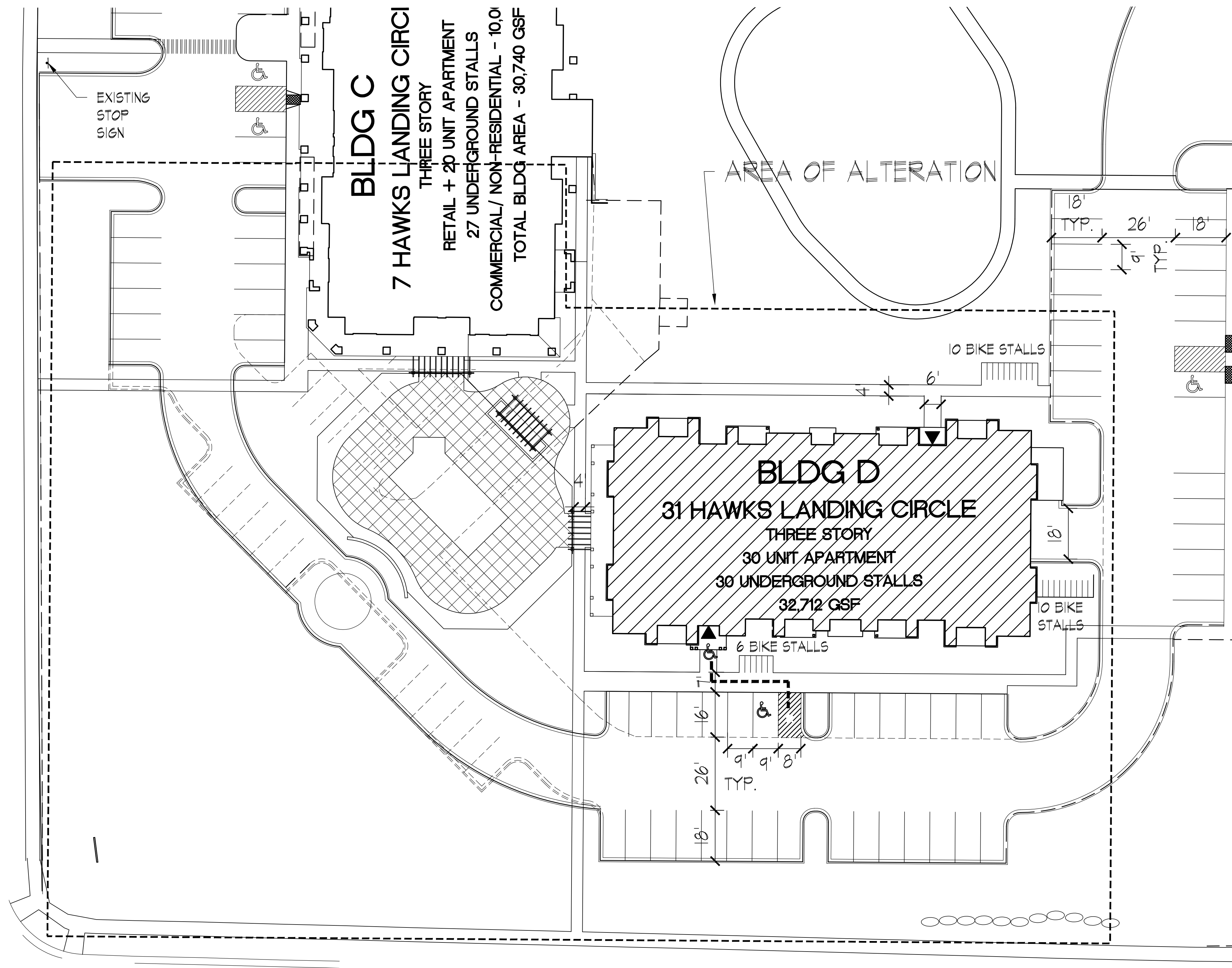


Project Title
Hawks Landing Lot 62

Site Address:
 1 Hawks Landing Circle

Building Address:
 31 Hawks Landing Circle,
 Building D
 Drawing Title
GDP Site Plan

Project No. Drawing No.



Revisions
Issued for Plan Review - December x, 2011

Project Title
**Hawks Landing
Lot 62**

Site Address:
1 Hawks Landing Circle

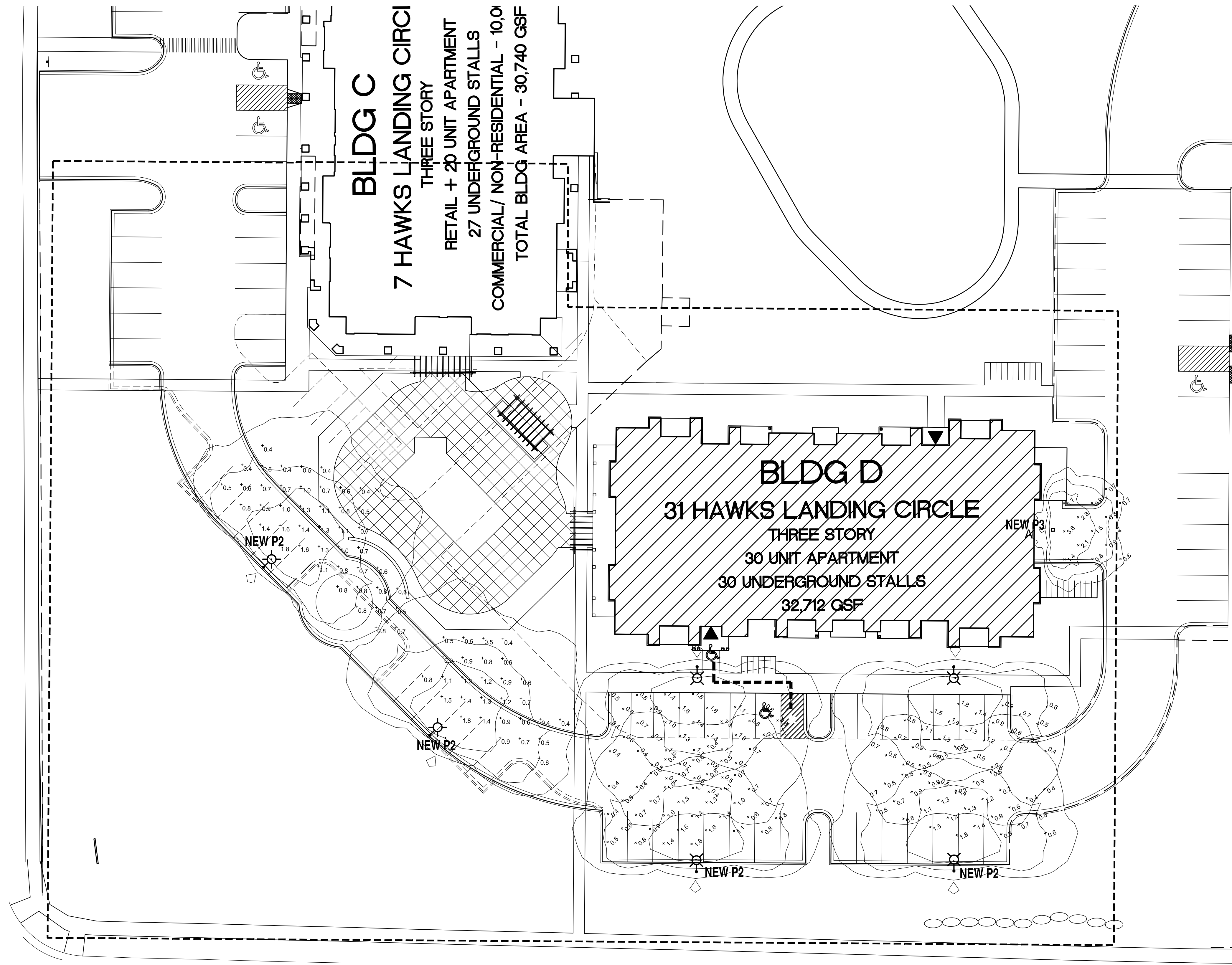
Building Address:
31 Hawks Landing Circle,
Building D

Drawing Title
Site Plan

Consultant

Notes

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
○	P2	4	KIM-SAR4/100MH-ED17HS	SMALL ARCHETYPE CUTOFF LUMINAIRE DIE CAST ALUM. REFLECTOR SYSTEM WITH SPECULAR PANELS DIE CAST ALUM. HOUSING AND LENS FRAME CLEAR FLAT GLASS LENS AND HOUSESIDE SHIELD.	100 WATT CLEAR, MH ED17 MEDIUM BASE LAMP, HORIZONTAL POSITION, RATED AT 5900 INITIAL LUMENS 2' CONC. BASE 18" POLE	sar4-100p-hs.ies	9000	1.00	100
□	P3	1	KIM-WD14x4/50MH-ED17HS	WALL DIRECTOR WALL MOUNTED LUMINAIRE DIE CAST ALUM. REFLECTOR SYSTEM WITH SPECULAR PANELS DIE CAST ALUM. HOUSING AND LENS FRAME CLEAR FLAT GLASS LENS AND HOUSESIDE SHIELD.	50 WATT CLEAR, MH ED17 MEDIUM BASE LAMP, HORIZONTAL POSITION, RATED AT 3060 INITIAL LUMENS AT 8' ABOVE GRADE	wd14x4-050p-hs.ies	3060	1.00	50



Revisions
Issued for Plan Review - December x, 2011

Project Title
**Hawks Landing
Lot 62**

Site Address:
1 Hawks Landing Circle

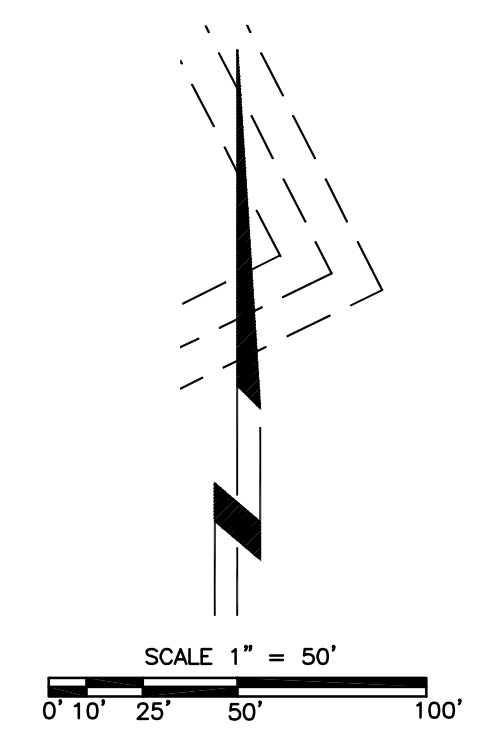
Building Address:
31 Hawks Landing Circle,
Building D
Drawing Title
Lighting Plan

Project No. Drawing No.

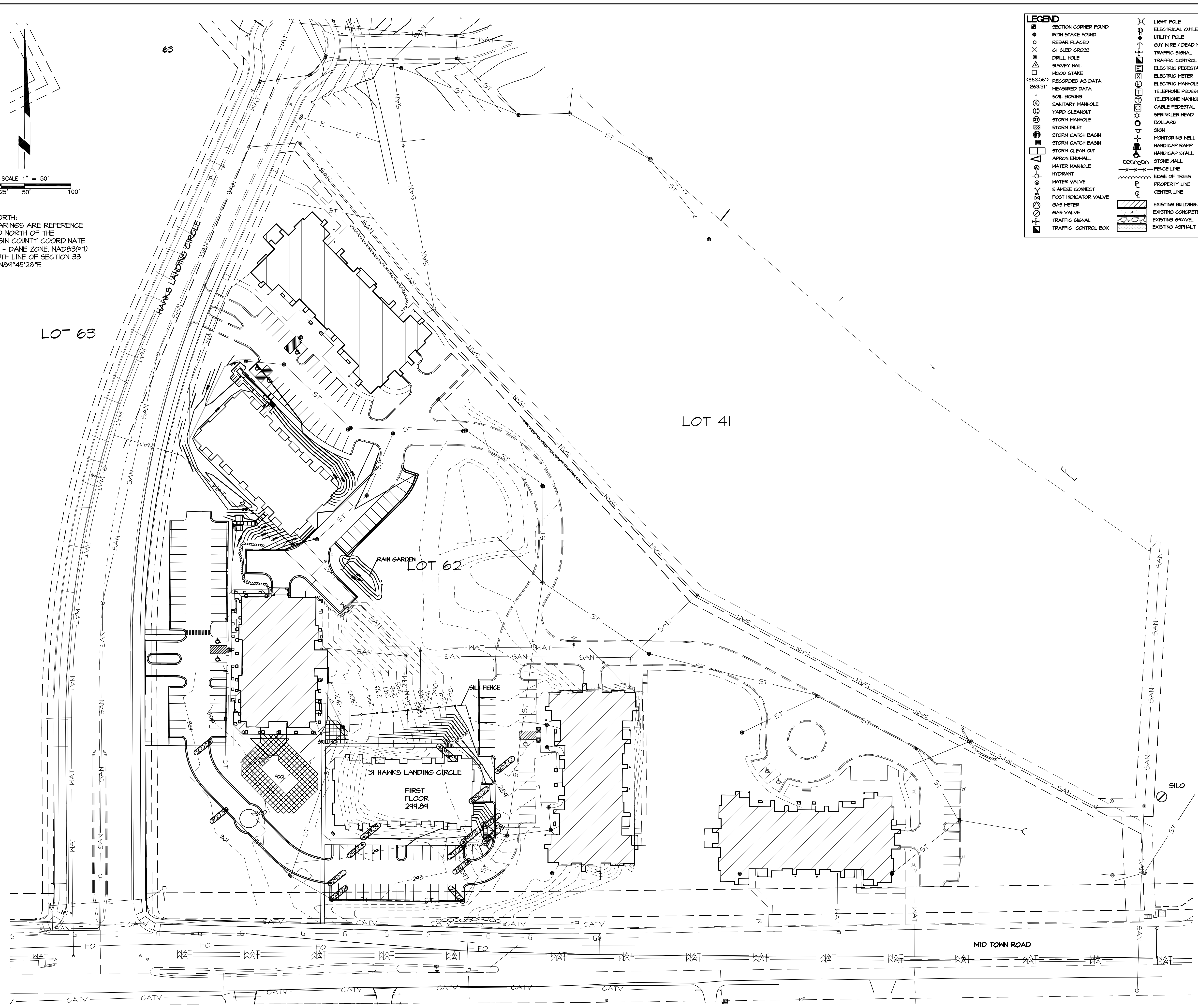
0910-R C-1.3

LEGEND

SECTION CORNER FOUND	LIGHT POLE	CANOPY/SHADE TREE
IRON STAKE FOUND	ELECTRICAL OUTLET	SHRUB
REBAR PLACED	UTILITY POLE	CONIFEROUS TREE
CHESSLED CROSS	OUT WIRE / DEAD MAN	BURIED WATER MAIN
DRILL HOLE	TRAFFIC SIGNAL	SANITARY SEWER
SURVEY NAIL	TRAFFIC CONTROL BOX	STORM SEWER
HOOD STAKE	ELECTRIC PEDESTAL	ROOF DRAIN
RECORDED AS DATA	ELECTRIC METER	OVERHEAD WIRES
MEASURED DATA	ELECTRIC MANTHOLE	BURIED CABLE TV LINE
263.57	TELEPHONE PEDESTAL	BURIED ELECTRIC
SOIL BORING	CABLE PEDESTAL	BURIED TELEPHONE
SANITARY MANHOLE	SPRINKLER HEAD	FIBER OPTIC
YARD CLEANOUT	BOLLARD	BURIED GAS MAIN
STORM MANHOLE	SIGN	CONTOUR
STORM INLET	MONITORING HELL	SPOT ELEVATION
STORM CATCH BASIN	HANDICAP RAMP	CAUTION
STORM CATCH BASIN	HANDICAP STALL	CAUTION
STORM CLEAN OUT	STONE HALL	PROPERTY LINE
APRON SIDEWALK	FENCE LINE	UTILITY EASEMENT
WATER MANHOLE	EDGE OF TREES	SETBACK LINE
HYDRANT	PROPERTY LINE	EDGE OF WATER
WATER VALVE	CENTER LINE	METLAND BOUNDARY
SIAMSE CONNECT	EXISTING BUILDING	100 YEAR FLOOD BOUNDARY
POST INDICATOR VALVE	EXISTING CONCRETE	
GAS METER	EXISTING GRAVEL	
GAS VALVE	EXISTING ASPHALT	
TRAFFIC SIGNAL		
TRAFFIC CONTROL BOX		



GRID NORTH:
ALL BEARINGS ARE REFERENCE
TO GRID NORTH OF THE
WISCONSIN COUNTY COORDINATE
SYSTEM - DANE ZONE, NAD83(91)
THE SOUTH LINE OF SECTION 33
BEARS N84°45'20"E



ARNOLD AND O'SHERIDAN INC.
CONSULTING ENGINEERS
STRUCTURAL ■ CIVIL ■ HVAC ■ PLUMBING
ELECTRICAL ■ TECHNOLOGY
MADISON, WISCONSIN (608) 821-8500
BROOKFIELD, WISCONSIN (262) 783-6130
WWW.ARNOLDANDOSHERIDAN.COM

HAWKS LANDING GOLF CLUB
31 HAWKS LANDING CIRCLE
MADISON, WI
ROUSE MANAGEMENT

Sheet Title:
**SITE GRADING
& EROSION CONTROL
PLAN**

Revisions:

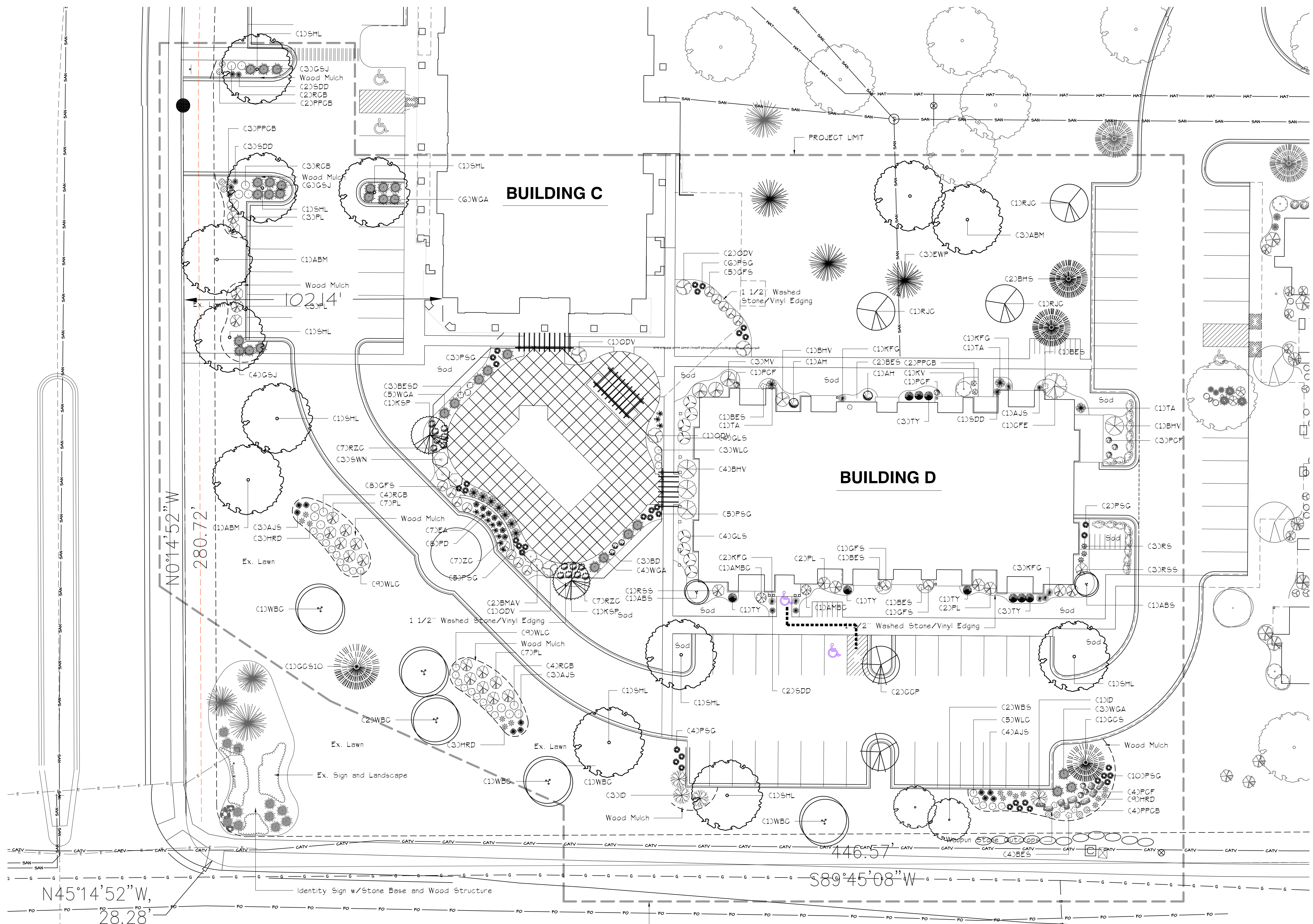
No.	Date:	Description:	By:
△ 00-00-00	-	-	ABC

Project Number: 111465	Designed By: FRT
Date Issued: 09-21-11	Reviewed By: FRT

Sheet Number:
C-3.0

GRADING & EROSION CONTROL PLAN
1" = 50'-0"

I:\2011\11465\Drawings\DWG\11465001.dwg, 9/21/2011 8:44:02 AM



Plant Material List

Broadleaf Deciduous			
Quantity	Code Name	Common Name	Planting Size
4	ABM	Autumn Blaze Maple	3' TS
2	ABS	Autumn Brill Serviceberry	4' B+B
2	CCP	Chanticleer Gallery Pear	2 1/2' B+B
2	KSP	Korean Sun Pear	2' B+B
3	RJC	Red Jewel Crabapple	1 1/2' B+B
9	SHL	Skyline Thins Honeylocust	3' TS
5	WBC	Whitespire Gray Birch (Csp)	8' B+B
2	WBS	Whitespire Gray Birch (Csg)	2 1/2' B+B
Conifer Evergreen			
Quantity	Code Name	Common Name	Planting Size
2	BHS	Black Hills Spruce	5' B+B
3	EWP	Eastern White Pine	4' B+B
7	EA	Emerald Arborvitae	6' B+B
1	GCS	Green Colorado Spruce	6' B+B
1	GCS10	Green Colorado Spruce	10' TS
9	TY	Taunton Yew	18' B+B
3	TA	Techy/mission Arborvitae	4' B+B
30	WGA	Woodward Globe Arborvitae	#2 CONT.
Perennial			
Quantity	Code Name	Common Name	Planting Size
11	AJS	Autumn Joy Sedum	#1 CONT.
6	BD	Baja Daylily	#1 CONT.
11	BESD	Black Eyed Susan Daylily	#1 CONT.
4	BFW	Butterfly Weed	#1 CONT.
1	FA	Fanal Astilbe	#1 CONT.
8	BES	Goldsturm Black-eyed Susan	#1 CONT.
15	HRD	Happy Returns Daylily	#1 CONT.
7	KFG	Karl Foerster's Feather Reed Grass	#1 CONT.
11	PPCB	Palace Purple Coral Bells	#1 CONT.
16	PD	Prairie Dropseed	#1 CONT.
40	PSG	Prairie Sky Switch Grass	#1 CONT.
12	POF	Purple Coneflower	#1 CONT.
6	PES	Purple Emperor Sedum	.45 CONT.
14	RZG	Rozanne Granesbill	#1 CONT.
3	RS	Russian Sage	#1 CONT.
8	SDD	Stella De Oro Daylily	#1 CONT.
26	WLG	Walker's Low Catmint	#1 CONT.
3	ZC	Zagreb Coreopsis	#1 CONT.
Shrub			
Quantity	Code Name	Common Name	Planting Size
2	AH	Annabelle Hydrangea	#2 CONT.
2	AMBC	Autumn Magic Black Chokeberry	#5 CONT.
5	BHV	Blackhaw Viburnum	#5 CONT.
2	BMAV	Blue Muffin Arnd Viburnum	#5 CONT.
1	GFE	Chicago Fire Wings Eudonymus	3' B+B
17	GFS	Goldflame Spirea	#2 CONT.
8	GLS	Gro-low Fragrant Sumac	#2 CONT.
4	ID	Isanti Dogwood	#2 CONT.
1	KV	Koreanspice Viburnum	#5 CONT.
3	MV	Mohean Viburnum	#5 CONT.
4	ODV	Onondaga Sargent Viburnum	#3 CONT.
4	PL	Palibn Lilac	#3 CONT.
20	PL	Palibn Lilac	#5 CONT.
4	RSS	Renaissance Spirea	#2 CONT.
13	ROB	Ruby Carousel Barberry	#2 CONT.
6	SWN	Summer Wine Ninebark	#5 CONT.

GENERAL NOTES

A) Areas labeled 'Wood Mulch' to receive a mixture of recycled wood mulch, colored brown or red as indicated, spread to a 3" depth over pre-emergent herbicide.

B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown or red as indicated, spread to a minimum 3" depth (3' wide beds for shrub groupings).

C) 'Vinyl Edging' to be Valley View Black Diamond Vinyl Edging or equivalent.

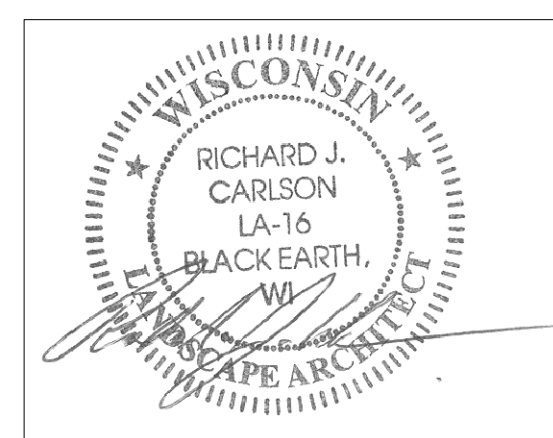
D) Areas labeled '1 1/2" Washed Stone' to receive 1 1/2" washed stone spread to a 3" depth over fabric weed barrier.

G) 'Lawn' areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.

H) Lawn shall consist of the following mixture:
 40Z Palmer Ryegrass
 20Z Baron Bluegrass
 20Z Nassau Bluegrass
 20Z Pennlawn Creeping Red Fescue

I) Areas labeled 'Seed + Erosion Matting' shall be seeded with No-Mow seed mixture and overlaid with D575 straw erosion control netting that is then pegged into the soil with metal staples.

J) Areas labeled 'Sod' shall receive only No. 1 grade nursery-grown bluegrass sod.



HAWK'S LANDING
 LOT G2
 MADISON, WISCONSIN

Checked By: RC
 Drawn By: MN
 Revised: 9/19/11
 Revised: 12/14/11
 Revised:
 Revised:
 Revised:
 Revised:

This plan made exclusively for the party named in the title block. It remains the property of The Bruce Company of Wisconsin, Inc. and may not be reproduced or implemented in whole or part by any method without prior written consent of The Bruce Company of Wisconsin, Inc.



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



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

Revisions
 150220 09/21/11 150220 09/21/11 150220 09/21/11
 Issued For Bidding - August 6, 2009
 Issued For Plan Review - August 31, 2011
 Issued For Construction - September 22, 2011

Project Title
 67 Hawks Landing
 Circle
 Lot 62
 Building D-30 Unit
 Madison, WI

Site Address: 1 Hawks Landing Cr.
 Building Address: 67 Hawks Landing Cr.
 Building A

Drawing Title
 Exterior Elevations

Project No. Drawing No.

0910-R A-2.1

This document contains confidential or proprietary information of Knothe & Bruce Architects.

Consultant

Notes



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



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

Revisions
 150210 09/21/11 09/21/11
 Issued For Bidding - August 6, 2009
 Issued For Plan Review - August 31, 2011
 Issued For Construction - September 22, 2011

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

Site Address: 1 Hawks Landing Cr.
 Building Address: 67 Hawks Landing Cr.
 Building A

Drawing Title
Exterior Elevations

Project No. Drawing No.
0910-R A-2.2



PREVIOUS WEST ELEVATION

1/8" = 1'-0"



PROPOSED WEST ELEVATION

1/8" = 1'-0"

Revisions

PUD/SIP SUBMITTAL-SEPTEMBER 21, 2011

Project Title

**7 Hawks Landing
Circle**
Building C
Madison, WI

Drawing Title

Elevations

Project No.

0910R

Drawing No.

A-2.3

Consultant

Notes



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



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

Revisions

PUD/SIP SUBMITTAL-SEPTEMBER 21, 2011

Project Title

**7 Hawks Landing
Circle**
Building C
Madison, WI

Drawing Title

Elevations

Project No.

0910R

Drawing No.

A-2.4