



Department of Planning & Community & Economic Development  
**Planning Division**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2985  
Madison, Wisconsin 53701-2985  
TDD 608 266-4747  
FAX 608 266-8739  
PH 608 266-4635

July 15, 2013

Randy Bruce  
Knothe and Bruce Architects, LLC  
7601 University Avenue, Suite 201  
Middleton, Wisconsin 53562

RE: Approval of an alteration to an approved Planned Development–Specific Implementation Plan for 1 Hawks Landing Circle to allow commercial space in an existing mixed-use building at 7 Hawks Landing Circle to be converted into 6 additional apartments.

Dear Mr. Bruce;

At its July 8, 2013 meeting, the Plan Commission **approved** the above-described PD-SIP alteration for 1 Hawks Landing Circle subject to the following conditions of approval, which shall be satisfied prior to recording of the alteration and the issuance of building permits for the approved project:

**Please contact Janet Dailey of the City Engineering Division at 261-9688 if you have questions regarding the following four (4) items:**

1. Modify the site plan to show the existing sidewalk easement per Document No. 4838367.
2. The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
3. In accordance with 10.34 MGO – Street Numbers: When site plans are final, submit a PDF of each floor plan to Lori Zenchenko in Engineering Mapping ([Lzenchenko@cityofmadison.com](mailto:Lzenchenko@cityofmadison.com)) so that an interior addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
4. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).

**Please contact Kay Rutledge of the Parks Division at 266-4714 if you have any questions regarding the following two (2) items:**

5. The developer shall pay park dedication and development fees for the 6 additional multi-family units proposed. The developer shall select a method for payment of the park fees due before signoff of this alteration. This development is within the Elver park impact fee district (SI31).
6. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right of way. Permission for such activities must be obtained from the City Forester, 266-4816.

**Please contact Dennis Cawley of the Madison Water Utility at 261-9243 if you have questions regarding the following item:**

7. Note: All operating private wells shall be identified and permitted by the Madison Water Utility and all unused private wells shall be abandoned in accordance with MGO Sec. 13.21.

**Please contact my office at 261-9632 if you have any questions regarding the following item:**

8. Prior to the issuance of building permits, the proposed alteration shall receive final approval by Plan Commission and Urban Design Commission staff. Specifically, the final plans shall include the following:
  - a. The plan set shall be revised to include a site plan of the overall 1 Hawks Landing Circle property that identifies the addresses, residential units, structured parking stalls and gross square-footage of each building on the 11.2-acre site;
  - b. Revise the elevation references on Sheet A-2.1 to state "West";
  - c. Show the relocation of the 2 accessible parking stalls being removed adjacent to Building C elsewhere on the site as required by the Zoning Administrator;
  - d. Submit a landscaping plan for the perimeter of Building C, including the parking area to be converted to greenspace.

**Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.**

After the plans have been revised per the above conditions, please file **ten (10) sets** of complete, fully dimensioned, and to-scale plans, the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code, and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by Zoning staff to the City department staff listed above for their final approval.

If you have any questions regarding obtaining building permits for this property, please contact the Zoning Administrator at 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks  
Planner

cc: Janet Dailey, City Engineering Division  
Dennis Cawley, Madison Water Utility  
Eric Halvorson, Traffic Engineering Division  
Bill Sullivan, Madison Fire Department  
Kay Rutledge, Parks Division

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: