

July 15, 2009

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
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: JAKS Investments, LLC
342 Junction Road
P.O. Box 44159
Madison, WI 53744
608-8829-1155
608-833-8854 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: David Andruczyk
DAndruczyk@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

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. This submittal is for an alteration to the PUD-GDP-SIP that proposes to change the use of Building A from a 30,000 square foot office building to a 30 unit apartment building. There are only 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.

<u>Site Development Statistics</u>	<u>Previously Approved</u>	<u>Amended</u>
Lot Area	487,291 sf or 11.2 Acres	same
Retail Area		
Office Area		
Dwelling Units	154	184
Density	3,229 sf/du	2,648 sf/du
<u>Parking</u>		
Underground	192 spaces	195 spaces
<u>Surface</u>	<u>174 spaces</u>	<u>174 spaces</u>
Total	366 spaces	369 spaces

Building A Summary

Building Area	30,000 sf	31,569 sf
Building Use	Commercial	Multi-family

Dwelling Unit Mix


Studio Apartments	3
1 Bedroom Apartments	13
1 Bedroom plus Loft	3
2 Bedroom Apartments	<u>11</u>
Total	30

Project Schedule:

This project will start construction as soon as development approvals are obtained in fall 2009 with completion scheduled for spring 2010.

Thank you for your time in reviewing our proposal.

Very Truly Yours,



J. Randy Bruce, AIA
 Managing Member