

October 20, 2010

Mr. Brad Murphy  
Director of Planning  
Department of Planning and Development  
City of Madison  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53701

Re: Letter of Intent  
Project Name: Hawks Valley  
2052 Woods Rd.  
Madison, WI

Dear Mr. Murphy:

The following Letter of Intent is submitted for the proposed land uses within the Plat of Hawks Valley for Staff, Plan Commission, and Common Council consideration of approval.

**Project Team:**

Owner: Watermark JT, LLC  
c/o Tony Heinrichs  
702 N. High Point Road, Suite 200  
Madison, WI 53717

Engineer/Surveyor: D'Onofrio, Kottke & Associates, Inc.  
7530 Westward Way  
Madison, WI 53717

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**Introduction:**

The subject site is located in the southwest quadrant at the intersection of Woods Road and Midtown Road, directly across the street to the south from Hawk's Landing. The site is currently zoned AG. Within the 28-acre site, there will be 82 single-family homes (zoned R1 and R2T), and a 2.1-acre park. Outlot 1 will be reserved for the project detention basin and will be under public ownership.

**Site and Property Characteristics:**

There are no buildings on the site and it is currently being farmed.

**Land Use**

The project consists entirely of single-family homes. Lots 12-45 are proposed for R1 zoning, and lots 1-11, and 46-82 are proposed as R2T. The park is 2.1 acres, which will satisfy the land dedication requirements. Outlot 1 is dedicated to the public for storm water management.

**Submittals**

We are submitting the following documents for City review:

1. 20 copies of the Preliminary Plat
2. Subdivision Application Form
3. 60 Year Report of Title
4. Review fee of \$3,175.00
5. Rezoning Map & Legal Description
6. Land Use Application
7. Rezoning Fee of \$2,700.00

Thank you for your consideration.  
D'Onofrio, Kottke & Associates, Inc.



Ronald R. Klaas, P.E.

cc: Tony Heinrichs