

May 20, 2009

LETTER OF INTENT
TO THE PLANNING COMMISSION AND CITY COUNCIL
OF THE CITY OF MADISON

HAWKS WOODS ESTATES

CSM and PRELIMINARY PLAT SUBMITTAL

Located at 2055 Woods Road in the City of Madison, Dane County, Wisconsin

Project Name: Hawks Woods Estates

Owner: Heidi Stiller
2055 Woods Road
Madison (Verona mailing address), WI 53593
(608) 848-8869
hlstiller@yahoo.com

Owners Representative: John Eskrich, PE
2055 Woods Road
Madison (Verona mailing address), WI 53593
(608)220-1352
john.eskrich@meadhunt.com

Surveyor: Sean Walsh, RLS
Mead & Hunt Inc
6501 Watts Road
Madison, WI 53719
(608) 273-6380
sean.walsh@meadhunt.com

A. Enclosed Submittals

This submittal is for the CSM and Preliminary Plat for the property at 2055 Woods Road, referred to as Hawks Woods Estates, and the rezoning of said property.

Enclosed items:

- Preliminary Plat
- Certified Survey Map (CSM)
- Report of Title
- Mid-Town Neighborhood Development Plan

B. Project Summary

Ms. Stiller is the owner of the approximate 10.6 acres and existing home located at 2055 Woods Road. She has been actively marketing this property and home for over a year with a local realtor, with no success. The intent of this action is to divide the existing home and 1 ½ acres from the remaining 9 acres so that each can be marketed independent from each other.

In order to accomplish this overall goal, four meetings and consultations with Tim Parks of the Planning Department took place to review the process and the City's overall goals as outlined in the Mid-Town Neighborhood Development Plan. From this, the attached preliminary plat was developed (as a condition of getting CSM approval) which outlines the necessary features to demonstrate conformance and meeting intent of the neighborhood development plan. Noted features;

- Completion of Ashworth drive west to Woods Road
- Consistent lot sizes with those already platted on Ashworth to east
- Low density residential
- Planned additional storm water detention
- Consistent alignment with platted abutting streets
- Public pedestrian easement for potential recreational land on abutting south University Ridge Golf Course
- The preliminary plat replicates the neighborhood plan, but also meets the intent and layout of the previously reviewed Bachmann, Heinrichs, Kinney, McKenzie/Weber Preliminary Plat issued 10-21-04. This is the overall plat issued to the city before the overall property was divided into the present day owners. This initial vision which was presented to the City of Madison planning department and what helped shape what was developed in the neighborhood plan, is being carried forward in the proposed Hawks Woods Estate Plat.

The attached plat entails 20 new residential lots, an out lot for storm water detention and inclusion of the 1 ½ acre lot and existing home. The 9 acre parcel is identified on the CSM as an out lot and with the preliminary plat demonstrates future develop ability of the 9 acre out lot. The preliminary plat lays out conformance with the Mid-Town Neighborhood Development Plan and is intended to set the stage for a 3rd party purchaser to have the basic framework for city approval for the final plat, while giving the eventual purchaser, the means of working with the planning department/commission, engineering and council for final conditions of approval. In order to complete the intent for this property the zoning is being requested to go from Temp Ag to R1 along with the preliminary plat submittal.

Because this property is being made ready for purchase and is not being developed at this time for the said owner to go forward with this development, no schedule is being listed for development of this project, as this will be determined eventually by the purchaser and/or developer of the 9 acres.