



HAEN REAL ESTATE

October 16, 2012

Mr. Brad Murphy
Director of Planning
Department of Planning & Development - City of Madison
215 Martun Luther King Jr. Blvd.
PO Box 2985
Madison, WI 53701

Re: Letter of Intent - PUD-SIP
Hawks Reserve
Lot 53 Hawks Landing Golf Club
1802 Maplecrest Drive & 9002 Hawks Reserve Lane
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: Hawks Condominiums Corp.
Hawks Reserve Condo Assoc.
Haen Real Estate
9 Hawks Landing Circle
Verona, WI 53593
608-845-1550
608-848-8854 – Fax
Contact: Jeff Haen
jeff@haenrealestate.com

Architect: TBD

Engineer: Royal Oak & Associates, Inc.
3678 Kinsman Blvd.
Madison, WI 53704
Contact: Frank Thousand
ftthousand@charter.net

Landscape Design: The Bruce Company
2830 Parmenter St.
Middleton, WI 53562
Contact: Melissa Freer
mfreer@bruceco.com

Project Description:

Hawks Reserve is a condominium development on Lot 53 of the Hawks Landing Golf Club Plat located on the north side of Midtown Road and west of County Highway M. The Planned Residential Development for Lot 53 was approved by the Commission in January 2005. The previously revised PRD provided for the development of four (4) six-unit condominium buildings, four (4) ten-unit condominium buildings and 18 duplex units (one of the duplex units was changed to allow for a stand

alone condominium), four (4) buildings on the southerly perimeter and two(2) buildings on the northerly perimeter of the site have been developed. This rezoning request will revise the development plan for 13 of the duplex buildings that are not constructed. In their place will be 22 stand alone units. This will result in a change in the density on the entire site from 110 units to 106 units. A PUD is being requested to allow flexibility in the floor plans and elevations of the stand alone buildings to tailor the condominium home to the specific buyer.

The sidewalks adjacent and parallel to Hawks Reserve Lane, Royal Oaks Circle, Opus Lane and Dominus Lane (including the connections to the adjacent parcel west) will be constructed concurrent with the construction of those private drives.

The architectural style and detailing of the new buildings will be varied although some details, materials and forms from the existing buildings will be used to integrate the entire development.

Site Development Statistics	Previously Approved	Amended	Amended
Lot Area	607,839 S.F./D.U. (or) 13.95 Acres	Same	Same
Dwelling Units	114	110	106
Density	5,332 S.F./D.U.	5,525 S.F./D.U.	5,734 S.F./D.U.
Building Height	2 story	1-2 story	1-2 story
Gross Floor Area (excluding basement) Floor Area Ratio		242,930 S.F. 0.40	235,730 S.F. 0.39
Dwelling Unit Mix 2 Bedroom <u>3 Bedroom</u> Total	114	106 <u>4</u> 110	102 <u>4</u> 106
Vehicle Parking Stalls Underground Garage Garage <u>Surface</u> Total		148 spaces 72 spaces <u>54 spaces</u> 274 spaces	148 spaces 72 spaces <u>54 spaces</u> 266 spaces
Bicycle Parking Stalls Underground Garage Garage <u>Surface</u> Total		74 spaces 36 spaces <u>32 spaces</u> 142 spaces	74 spaces 31 spaces <u>32 spaces</u> 137 spaces

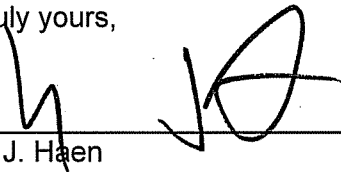
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Project Schedule:

This project will start construction as soon as development approvals are obtained in 2012 with completion scheduled for 2014.

Thank you for your time in reviewing our proposal.

Very truly yours,

A handwritten signature in black ink, appearing to read 'J. Haen', is written over a horizontal line.

Jeffrey J. Haen
JJH:js
Enclosures