

## **DEVELOPMENT OVERVIEW**

### **HAWKS RIDGE ESTATES (Mid-Town and Woods Roads)**

Hawks Ridge Estates is a proposed residential development within the Mid-Town Neighborhood Development Plan, an element of the City of Madison Master Plan. The developer, along with adjacent property owners, participated in the preparation of a neighborhood concept plan that was used as a guideline for a 60.5 acre Amendment to the Mid-Town Neighborhood Plan. The plan submitted for our 25 acres is substantially similar as that used in the preparation of the adopted amendment.

The land is owned and will be developed by B & H Madison, LLC. For additional information regarding the developer, please see the enclosed "Developer Information". The site contains approximately 25 acres within the City of Madison and the Central Urban Service Area.

The development will consist of 33 single-family lots (R1) and 2 multi-family lots (R5). Five of the single-family lots will be restricted to inclusionary dwelling units. The specific type of improvement to the multi-family lots is not known at this time; however, the developer will cooperate with the City in whatever manner necessary to assure compliance with inclusionary zoning ordinance at the time a development plan is proposed for these lots.

B & H Madison, LLC intends to sell the improved lots to builders. We intend to commence land improvements in spring of 2006 and have them available for builder/developers in the summer of 2006. At this point, it is our intention to improve and market all 35 lots at once. In the event that a decision is made to develop in more than one phase, a proportionate number of inclusionary lots will be offered in each phase so as to comply with ordinance.

To date, numerous meetings have been held with the alderpersons for this area and with representatives of the Hawks Landing neighborhood. Since the developer has commenced work on this proposed development, there have been three different alderpersons representing this district. Personal meetings with all three, including the recently elected alderperson (Jed Sanborn), have been conducted. There have

been several meetings conducted with representatives of the Hawks Landing neighborhood, many including the alderperson at the time. The input gathered from these meetings was utilized in the preparation of the neighborhood concept plan used in the Amendment to the Mid-Town Neighborhood Plan.