

July 1, 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: First Addition to Hawk's Ridge Estates
9401 Midtown Road
Madison, WI

Dear Mr. Murphy:

The following Letter of Intent is submitted for the proposed land uses within the Plat of First Addition to Hawk's Ridge Estates for Staff, Plan Commission, and Common Council consideration of approval.

Project Team:

Owner: TR McKenzie
1910 Hawks Ridge Dr., Suite 322
Verona, WI 53593

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

Architect Knothe & Bruce
7601 University Avenue, Suite 201
Middleton, WI 53562

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Introduction:

The subject site is located along Midtown Road approximately .8 miles west of HWY M and directly across the street to the south from Hawk's Landing. The site is currently zoned P.U.D. Within the 9.79-acre site, there will be 9 single family homes zoned R2T, and a 2.9 acre multi-family lot for apartment homes, zoned R5. Outlot 2 will be reserved for the project detention basin and will be under public ownership.

Site and Property Characteristics:

A demolition permit from the City of Madison (dated October 24, 2006) has already been issued and buildings once on the site have been razed. The site now is virtually treeless and has over 45 feet of grade fall across the site.

Site Planning and Building Architecture for R5 Multi-Family (Lot 55):

The buildings within the development will have a common architectural theme and will have common exterior materials and elements. It will be a continuation of existing materials and architectural style from the Aspen Hills Project. A Preliminary Site Plan is attached.

Project Landscaping:

It is envisioned that due the nature of the custom built homes, there will be not only a variety of landscaping, but also paver and stone patios, custom designed retaining walls, and specialty plantings like finely detailed perennial beds and raingardens. Landscaping for the apartment buildings shall be determined at the time plans for the buildings are approved.

Using a point system of Landscape Elements, the following minimum number of points are required to be provided with each individual building submittal:

Single Family Homes: 120 pts.

Landscape Element Values are:

Canopy Tree	(2 1/2" cal.min.)	35 pts.
Deciduous Shrub	(18" ht. min.)	2 pts.
Evergreen Shrub	(18" ht. min.)	3 pts.
Evergreen Trees	(4' ht. min.)	15 pts.
Canopy Tree or Small Tree	1 1/2" cal.min.	15 pts.
Raingarden	100 s.f. min.	35 pts.

A tabulation of points achieved must be illustrated on Final Landscape Plans when submitted to UDC Staff. Final Landscape Plans must be stamped by a registered Landscape Architect.

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Project Schedule and Management:

Since all buildings will be served by public utilities, construction would start immediately following the completion of the public roads and utilities necessary to serve this project. An estimate for the completion of this road and infrastructure work would be Fall of 2010. Construction will proceed as market conditions warrant with the entire project currently schedule for completion by Fall of 2013.

Outlot 2

Outlot 2 is to be dedicated to the public for storm water detention.

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



Wayne D. Barsness, R.L.S.