

September 16, 2009

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

Re: Letter of Intent
PUD-SIP
Hawks Reserve
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: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
Contact: Randy Bruce
rbruce@knothebruce.com

Engineer: Arnold & O'Sheridan Consulting
Engineers
1111 Deming Way
Madison, WI 53717
(608) 821-8500
(608) 821-8501 fax
Contact: Frank Thousand
FThousand@arnoldandosheridan.com

Landscape Design: The Bruce Company
2830 Parmenter St.
Middleton, WI 53562
(608) 836-7041
(608) 831- 4236
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 of 2005.

The previously approved PRD provided for the development of 19 six-unit condominium buildings, four buildings on the southerly perimeter of the site have been developed. This rezoning request will revise the development plan for the ten 6-unit buildings that are not constructed. In their place will be 19 duplex units and five 10-unit buildings. This will result in a change in the density on the entire site from 114 units to 112 units. A PUD is being requested to allow flexibility in the floor plans and elevations of the duplex buildings to tailor the condominium home to the specific buyer.

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.

<u>Site Development Statistics</u>	<u>Previously Approved</u>	<u>Amended</u>
Lot Area	607,839 S.F. or 13.95 Acres	same
Dwelling Units	114	112
Density	5,332 S.F. /D.U.	5,427 S.F. /D.U.
<u>Building height</u>	2 Story	1-2 Story
<u>Dwelling Unit Mix</u>		
2 Bedroom		108
<u>3 Bedroom</u>		<u>4</u>
Total	114	112
<u>Vehicle Parking Stalls</u>		
Underground		224 spaces
<u>Surface</u>		<u>51 spaces</u>
Total		275 spaces
<u>Bicycle Parking Stalls</u>		
Underground		112 spaces
<u>Surface</u>		<u>18 spaces</u>
Total		130 spaces

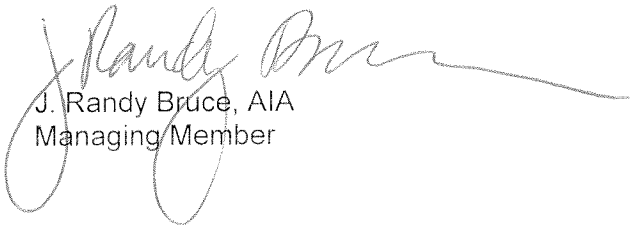
Letter of Intent –PUD-GDP-SIP
Hawks Reserve
1802 Maplecrest Dr. & 9002 Hawks Reserve Lane
September 16, 2009
Page 3 of 3

Project Schedule:

This project will start construction as soon as development approvals are obtained in fall 2009 with completion scheduled for 2012.

Thank you for your time in reviewing our proposal.

Very Truly Yours,



J. Randy Bruce, AIA
Managing Member