

May 22, 2013

Mr. Bill Fruhling
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701-2985

Re: Letter of Intent
Alteration to PUD-GDP-SIP
1 Hawks Landing Circle

Dear Mr. Fruhling,

The following is submitted together with the plans and application for staff, plan commission and common council consideration of approval.

Organizational structure:

Owner: Rouse Management
2428 Perry Street
Middleton, WI 53713
608-251-7471
Contact: Fred Rouse

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Suite 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
Contact: Randy Bruce
rbruce@knothebruce.com

Landscape Design: The Bruce Company
2830 Parmenter St.
Middleton, WI 53562
608-836-7041

Project Description:

Hawks Landing is a golf course development along the Hawks Landing golf club located on the north side of Midtown Road and west of County Highway M. This submittal addresses Lot 62 of the Hawks Landing Golf Club Plat. The PUD-SIP for Lot 62 was approved and recorded in November of 2003.

The entire Lot 62 PUD-SIP has been constructed. This submittal is for an alteration to the PUD-GDP-SIP that proposes to change the use of the ground floor of Building C from commercial to apartment use. The existing building currently contains 20 apartments and approximately 8,000 square feet of commercial space. This alteration would add 6 units, increasing the apartment count for the entire development to a total of 200 units.

The change from commercial use reflects the market demand for such uses at that location. The commercial space in Building C has been vacant for several years while an active marketing effort was underway. The site lacks the access and visibility that is demanded by commercial users.

Project Schedule:

The conversion to apartment use will occur as soon as development approvals are obtained.

Thank you for your time in reviewing our proposal.

Very truly yours,



J. Randy Bruce, AIA
Managing Member