

April 7, 2010

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  
Alteration to an Existing Conditional Use  
Hawks Landing Golf Club  
Lot 1 of Hawks Landing Golf Club,  
88 Hawks Landing Circle  
Madison, Wisconsin

Dear Mr. Murphy:

The following is submitted together with the plans and application for staff and Plan Commission consideration of approval.

**Organizational structure:**

Owner: Hawks Landing Golf Corporation  
Haen Real Estate  
9 Hawks Landing Circle  
Verona, WI 53593  
608-845-1550  
608-848-8854 fax  
Contact: Jeff Haen  
[jeff@haenrealestate.com](mailto: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](mailto: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](mailto: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](mailto:mfreer@bruceco.com)

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**Project Description:**

Hawks Reserve is a residential community with a mix of single family homes and multifamily condominiums located on the north side of Midtown Road and west of County Highway M. The Hawks Landing Golf Club Plat was approved by the Council in February of 2000 and the community is now mostly built out.

The development is built around a golf course and recreation facility that includes an 18 hole golf course, an outdoor pool and tennis courts. This alteration to the conditional use is being submitted so that the recreation facilities may be expanded to year round use. An indoor tennis and swimming facility is proposed that will consist of 6 indoor tennis courts and a six lane 25 yard swimming pool. In addition, the golf course clubhouse will be expanded to allow for an increase in the dining and pro shop facilities.

**Development Statistics:**

Lot Area	2,677,990 S.F. (61.4 Acres)
Floor Area Clubhouse Addition	2,520 S.F.
Floor Area Indoor Tennis Facility	56,435 S.F.
Vehicle Parking Stalls	248
Bicycle Parking Stalls	60

**Project Schedule:**

This project will start construction this fall and with completion scheduled for the spring of 2011.

Thank you for your time in reviewing our proposal.

Very Truly Yours,

J. Randy Bruce, AIA  
Managing Member