

January 07, 2009

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

Re: Letter of Intent  
Major Alteration to an Approved SIP  
1902 Hawks Ridge Drive and 9202 Silverstone Lane  
(Aspen Hill, A.K.A Hawks Ridge Apartments & Condominiums)  
Lot 1 of CSM 11998

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: B & H Madison, LLC  
1910 Hawks Ridge Drive Ste 322  
Verona, WI 53593  
608-848-0111  
608-848-6013 fax  
Contact: Tim McKenzie

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: Burse Surveying & Engineering, Inc.  
1400 E. Washington Avenue  
Suite 158  
Madison, WI 53703  
(608) 250-9263  
(608) 838-9266 fax  
Contact: Michelle Burse  
[burse@chorus.net](mailto:burse@chorus.net)


Landscape Design: Herman Landscape Service, Inc.  
6606 Seybold Rd.  
P.O. Box 45017  
Madison, WI 53744-5017  
(608) 288-9400

7601 University Ave, Ste 201  
Middleton, Wisconsin 53562  
p (608) 836-3690  
f (608) 836-6934  
[www.knothebruce.com](http://www.knothebruce.com)

This application for an "Alteration to an Approved PUD-SIP" concerns a development located on the south side of Mid-town Road in the Hawks Ridge Estates subdivision plat. The development plan for this property was originally approved on October 5, 2006 for a 176 multifamily units including 156 apartments and 20 condominium townhomes. Of the 156 apartment units, 100 are completed with the additional 56 units under construction. The apartments have been well accepted in the marketplace and the property enjoys strong occupancy.

The alteration proposes revisions to the five 4-unit buildings, which were designed as townhome condominiums. Given the condominium market conditions, the owner is proposing that these buildings be revised to 4-unit garden apartment buildings. The site plan, landscape plan, grading plan and exterior building architecture remains very similar to the originally approved plans while the proposed revisions to the building interior provides a premium apartment home. The intent of this revision will be to include the 20 units into the existing 156-unit apartment community.

Sincerely,



J. Randy Bruce, AIA  
Managing Member