

Document Number	PLANS	Document Title
-----------------	-------	----------------

May 25, 2000

Project Name: Hawks Landing Golf Club  
 To Whom It May Concern:

The attached related zoning documents for Hawks Landing Golf Club, a golf course community project located in Madison, Wisconsin, at the corner of Mid-Town Road and Highway M, more particularly described as:

See Attached

DANE COUNTY  
 REGISTER OF DEEDS

**3219424**

06-07-2000 11:41 AM

Trans. Fee

Rec. Fee 40.00  
 Pages 16

**000629**

Recording Area

Name and Return Address

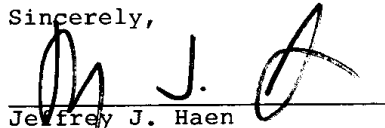
Jeff Haen  
 PO Box 44129  
 Madison, WI 53744

Parcel Identification Number (PIN)

New Tax Parcel No.


251-0708-331-0098-9	1102 Lone Oak Lane
251-0708-331-0099-7	1152 Lone Oak Lane
251-0708-333-0099-3	1302 Sugar Maple Lane
251-0708-333-0098-5	1301 Sugar Maple Lane
251-0708-333-0095-1	10802 Mid Town Road
251-0708-333-0094-3	10602 Mid Town Road
251-0708-334-0099-1	1351 Sugar Maple Lane
251-0708-334-0098-3	10052 Mid Town Road
251-0708-334-0097-5	10302 Mid Town Road
251-0708-334-0096-7	10002 Mid Town Road
251-0708-342-0099-4	1101 Lone Oak Lane
251-0708-343-0093-4	1702 County Road M
251-0708-343-0094-2	8752 Mid Town Road
251-0708-343-0095-0	8820 Mid Town Road
251-0708-343-0096-8	8828 Mid Town Road
251-0708-343-0097-6	9002 Mid Town Road
251-0708-343-0098-4	1402 County Road M
251-0708-343-0099-2	1452 County Road M

Sincerely,

  
 Jeffrey J. Haen

Attachments

Subscribed and sworn before me  
 this 1st day of  
June, 2000.

  
 Notary Public Jill M. Schuman  
 My commission expires:  
7-13-03 16/40

LEGAL DESCRIPTION

(GDP IS ONLY A PORTION OF THIS DESCRIPTION)

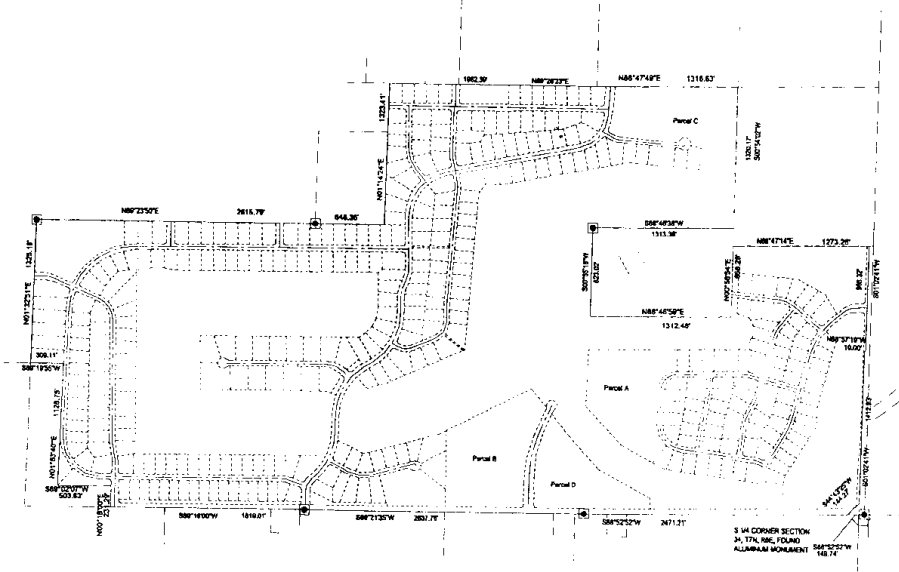
Parcel E - Plat

000630

All of the SE 1/4, of the NE 1/4; all of the NE 1/4, NW 1/4, SE 1/4 and SW 1/4 of the SW 1/4; Part of the SW 1/4 of the SW 1/4 and part of the SW 1/4 of the NE 1/4 of Section 33, T7N, R8E and all of the SW 1/4 of the NW 1/4 and the SW 1/4 of the SW 1/4; and part of the NE 1/4, NW 1/4 and SE 1/4 of the SW 1/4 of Section 34, T7N, R8E, in the City of Madison, Dane County, Wisconsin, to-wit:

Commencing at the South 1/4 corner of Section 34, T7N, R8E; thence along the South line of said Section 34, which is also the center line of Mid-Town Road, S88°52'52"W, 149.74 feet to the point of beginning; thence continuing along said south line, S88°52'52"W, 2471.21 feet to the southwest corner of said Section 34; thence along the south line of Section 33, S89°21'35"W, 2637.78 feet to the south 1/4 corner of Section 33; thence S89°16'00"W, 1819.01 feet; thence N00°18'00"E, 33.00 feet to the North right of way line of Mid-Town Road; thence continuing N00°18'00"E, 198.29 feet; thence S89°02'07"W, 503.63 feet; thence N01°53'40"E, 1128.75 feet to the north line of the SW 1/4 of the SW 1/4 of Section 33; thence along said north line, S89°19'55"W, 309.11 feet to the west line of Section 33; thence along said west line N01°32'51"E, 1325.18 feet to the West 1/4 corner of Section 33; thence along the north line of the north line of SW 1/4 line of Section 33, N89°23'50"E, 2615.79 feet to the northeast corner of the SW 1/4 of Section 33; thence continuing N89°23'50"E, 648.36 feet; thence N01°14'24"E, 1323.41 feet to the north line of the SW 1/4 of the NE 1/4 of Section 33; thence along said north line N89°28'23"E, 1962.39 feet to the East line of Section 33; thence along the north line of the SW 1/4 of the NW 1/4 of Section 34, N88°47'49"E, 1316.63 feet to the east line of the said SW 1/4 of the NW 1/4 of Section 34; thence along said east line, S00°54'02"W, 1320.17 feet to the south line of the SW 1/4 of the NW 1/4 of Section 34; thence along said line, S88°46'38"W, 1313.36 feet to the west 1/4 corner of Section 34; thence along the West line of the SW 1/4 of Section 34, S00°55'16"W, 823.02 feet; thence N88°46'59"E, 1312.48 feet to the east line of the NW 1/4 of the SW 1/4 of Section 34; thence along said east line, N00°58'54"E, 658.28 feet to a line that is 164.79 feet South of the north line of the SW 1/4 of Section 34; thence along said line, N88°47'14"E, 1273.26 feet to the west line of CTH M; thence along said west line S01°02'41"W, 968.32 feet; thence N88°57'19"W, 10.00 feet; thence S01°02'41"W, 1412.93 feet; thence S44°43'25"W, 144.27 feet to the point of beginning. Except for parcels A, B, C and D described above.

This parcel contains 20,523,326 sq. ft. - 471.15 acres.



Drafted by:  
Arnold & O'Sheridan, Inc  
Job #98390-C  
December 13, 1999

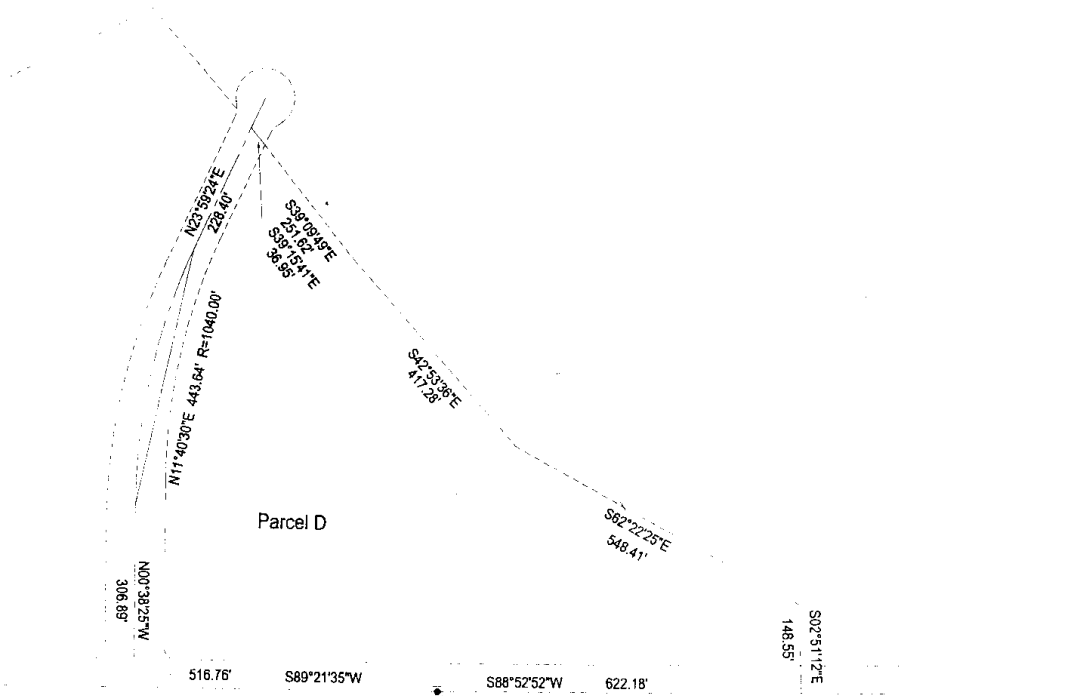
Parcel D - Lot 62

000631

Part of the SW ¼ of the SW ¼ of Section 34, T7N, R8E, and part of the SE ¼ of the SE ¼ of Section 33, T7N, R8E, in the City of Madison, Dane County, Wisconsin, to-wit:

Beginning at the southwest corner of the said SW ¼ of Section 34; thence S89°21'35"W 516.76 feet; thence N00°38'25"W, 306.89 feet to a point of curve; thence northeasterly along a curve to the right which has a radius of 1040.00 feet and a chord which bears N11°40'30"E, 443.64 feet; thence N25°59'24"E, 228.40 feet; thence S39°15'41"E 36.95 feet; thence S39°09'49"E, 251.62 feet; thence S42°53'36"E, 417.28 feet; thence S62°22'25"E, 548.41 feet; thence S02°51'12"E, 148.55 feet to the south line of the said SW ¼; thence S88°52'52"W, 622.18 feet to the point of beginning.

This parcel contains 582,213 sq. ft.



Map of Description

SW 1/4 CORNER SECTION 34, T7N,  
R8E, FOUND BRASS CAP IN  
CONCRETE



February 16, 2000

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2985  
Madison, WI 53701-2985  
TDD (608) 266-4747  
FAX (608) 267-8739  
PH (608) 266-4635

Jeff Haen  
Hawk's Landing, LLC  
342 Junction Road  
Madison, WI 53717

Dear Mr. Haen:

This is to inform you that the Plan Commission at its meeting of January 31, 2000, recommended approval of the final plat of Hawk's Landing, City of Madison, Dane County, Wisconsin.

The Common Council conditionally approved the final plat on February 15, 2000.

The conditions of approval are:

**Please contact John Leach, City Traffic Engineering at 266-4761 if you have questions regarding the following eleven items:**

1. There will be access restrictions for Hawk's Landing Golf Club plat for development of this final plat and shall be noted on the face of the plat as follows:
  - a. "No Access" shall be granted along the northerly right-of-way line of Mid-Town Road.
  - b. "No Access" shall be granted along the westerly right-of-way line of County Trunk Highway "M".
2. The plat shall be revised to incorporate the ped-bike easements or pathways shown on the neighborhood development plan. The developer shall provide a deed restriction or other similar document to provide for such things as the ownership, liability and maintenance which shall be reviewed and approved by the City prior to sign off of the plat. Special notes on the face of the plat, re: the pathways shall be provided.
3. The applicant shall execute and return the attached declarations of conditions and covenants for street lights and traffic signals prior to sign off.
4. Utility easements shall be provided as shown on the attached.
5. The developer may, at the determination of the City Engineer and City Traffic Engineer, be required to enter into a subdivision contract and make improvements to consider temporary until such time as the ultimate improvement of the roadway is undertaken. This shall include improvements at the plat's intersections with CTH "M" and Mid-Town Road. The internal streets may also include special design or traffic calming treatments.

000633

particularly near the park, and the Clubhouse entrance roadway. The plat shall be subject to the provisions of the annexation agreement.

6. The right-of-way along Mid-Town Road and CTH "M" shall reflect that transmitted by separate e-mail to the developer.
7. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.
8. The Plan Commission, other Boards and Commissions, and the Common Council should be advised that the subject development will be one cause for the need to widen adjoining and surrounding roadways to adequately serve this and other development. Like the other infrastructure and development elements, the adjacent and surrounding streets and ped/bike and transit accommodations are or will be programmed for construction or reconstruction to serve the development planned and approved.
9. Per the recommendation of the Plan Commission, sidewalks are to be installed on all streets except the following: The "bulb" portion of the Turnwood Circle cul-de-sac adjacent to Lots 225, 226 and 227.
10. Final cost estimates for the transportation infrastructure improvements shall be provided by staff prior to staff signing off of the final plat and subdivision contract.
11. The Traffic Engineer may have additional comments and/or requirements upon review of the final plat. This proposed plat shall comply with all applicable Madison General Ordinances and policies.

**Please contact Gary Dallmann, City Engineering at 266-4751 if you have questions regarding the following forty-three items:**

12. The applicant shall provide new names for Stone Creek Circle and Tall Oaks Drive because they conflict with existing streets having the same names in the City of Madison/911 service area. Greenside Drive shall be changed to Greenside "Circle" or "Court". The hyphen shall be eliminated in Mid-Town Road and it shall be shown as two separate words. The applicant shall contact City Engineering to determine the final limits of certain streets in this plat (i.e., looped streets, duplicate intersections, etc.).
13. All outstanding Madison Metropolitan Sewerage District sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
14. The developer shall dedicate a 25-foot wide public sanitary sewer easement across Hole #6 and Hole #7 of the proposed golf course. The easement shall extend from an existing Madison Metropolitan Sewerage District sewer access structure to the north plat line.

15. The plat shall be revised to reference document numbers for all existing and recorded easements within the limits of the plat.
16. All easements that are for public storm sewer and sanitary sewer shall be a minimum of 25 feet in width.
17. The word "public" shall be inserted into the description of all easements that are intended for public use.
18. An easement for the sanitary sewer lift station shall be dedicated in the southwest quadrant of the plat on either Lot 278 or Lot 279. The easement shall have minimum dimensions of 50 feet by 50 feet.
19. An off-plat sanitary and storm sewer easement is required from the Vetter property. If the City proceeds to acquire this easement, all costs shall be that of the developer.
20. The developer shall be aware that a Conditional Use Permit shall be required for construction of the sanitary lift station and accessory radio antenna for the station. The permitting process may take one to two months to complete after final drawings for the lift station have been prepared.
21. Prior to recording, the plat shall comply with Chapter 37 of the Madison General Ordinances regarding onsite storm water detention. Contact Greg Fries at 267-1199 to discuss this requirement.
22. The developer shall provide a maintenance agreement for the greenways and ponds within the golf course to the City. The City shall retain a storm water easement over these ponds but the developer shall be responsible for the maintenance.
23. The developer shall consider how a culvert crossing of a street shall be provided within the proposed layout of Hole #7.
24. The developer shall be aware that the City of Madison intends to require storm sewer from the Greenside cul de sac to the greenway on the 7<sup>th</sup> Hole. For this to occur, a storm sewer easement shall be necessary across the Vetter property.
25. The developer shall encourage infiltration and reuse of storm water whenever possible. The developer shall consider use of storm water for irrigation of the golf course.
26. Prior to the issuance of building permits, the developer shall submit a master storm water drainage plan to the City Engineering Division for review and approval which shows lot corner elevations to the nearest 0.25 foot. For purposes of the plan, it shall be assumed that grading shall be done on a straight line grade between points unless other information is provided. The proposed slope between points shall always be greater than or equal to .0075 ft/ft. If a break in grade is required between lot corners, a shot shall be

taken at that break in grade to provide the Engineer with enough information to interpret the plan. The developer shall also show proposed drainage arrows on the plan to indicate the proposed direction of drainage. The master storm water drainage plan shall be submitted to City Engineering in digital format with elevations/grades/contours shown on the recorded plat map. The digital record shall be provided using the State Plane Coordinate System – NAD 27. No building permits shall be issued prior to City Engineering's approval of this plan.

27. The following notes shall be included on the final plat and the storm water drainage plan:
  - a. All lots within this plat are subject to a non-exclusive easement for drainage purposes which shall be a minimum of 6 feet in width measured from the property line to the interior of each lot, except that the easement shall be 12 feet in width on the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets.
  - b. The intra block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with Madison General Ordinances.
  - c. For purposes of this plan, it is assumed that grading shall be a straight line grade between points unless otherwise indicated. All slopes shall be 0.75 % or steeper. Grade breaks between lot corners are shown by elevation or through the use of drainage arrows.
28. Detailed cross-sections and flow calculations shall be reviewed and approved for all storm sewer easements prior to recording the final plat.
29. All storm sewer easements shall be fully identified on the plat (i.e., identification of the easement center line only is not sufficient).
30. A storm sewer easement may be required between Lots 278 and 279. It is not possible to determine this prior to final design of the storm sewer system. If this easement is required, the developer shall provide said easement to the City.
31. A storm pipe may be required on Mid-Town Road from Hidden Hill Drive to the box culvert crossing of Mid-Town Road. If this is necessary, the developer shall work with City Engineering to satisfy this requirement.
32. A thirty (30) foot outlot or drainage easement shall be required between Lots 169 and 170.
33. A twenty (20) foot storm sewer easement shall be required between Lots 226 and 227.

34. The storm and sanitary sewer easement along the west side of Lot 17 shall be expanded to twenty-five (25) feet.
35. The applicant shall demonstrate compliance with Chapter 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5 tons per acre per year.
36. Prior to recording the final plat, the developer shall pay the Badger Mill Drainage Assessment District charges which are due and payable for all lands draining to the southeast corner of the plat.
37. The developer shall dedicate right-of-way as required on Mid Town Road and County Trunk Highway "M".
38. The developer shall construct sidewalk along Mid Town Road and County Trunk Highway "M" adjacent to the Plat.
39. The developer shall make improvements to County Trunk Highway "M" and Mid-Town Road, considered temporary, to facilitate ingress and egress to the plat until such time as the ultimate improvement of the roadway is undertaken by the City.
40. The developer shall note that City funds for Park frontage are limited and will be determined at the sole discretion of the City.
41. The owner shall execute the attached waivers of notice and hearing on assessments for the future improvement of County Trunk Highway "M" and Mid-Town Road adjacent to the plat.
42. Each street intersection with County Trunk Highway "M" or Mid-Town Road shall be rounded with 25-foot radii, unless a lesser dimension is approved by the City Engineer.
43. The proposed right-of-way widths on Mid-Town Road and County Trunk Highway "M" shall be clearly dimensioned.
44. Curve No. 109-110 on the Greenside cul de sac shall be a 100-foot radius.
45. The developer shall dedicate a 50-foot wide electric transmission line easement along County Trunk Highway "M". This easement is required to relocate the transmission line to a location near the edge of the right-of-way. The easement language shall be approved by the City Engineer with input from Madison Gas & Electric.
46. At locations where right-of-way widths change, the right-of-way shall be adjusted for better alignment per the City Engineer.



47. Wisconsin Administrative Code A-E 7.08 identifies which Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's Office. The developer's surveyor shall submit copies of the required tie sheets or condition reports for all monuments, including center of sections of record, used in this survey, to Eric Pederson, City Engineering. If a new tie sheet is not required under A-E 7.08, the Engineering Division requests a copy of the latest tie sheet on record with the Dane County Surveyor's Office. The surveyor shall identify monument types on all PLS corners included on the plat.  
**Note: Land Tie to two PLS corners required.**
48. In accordance with Section 236.18(8) Wisconsin Statutes, the developer's surveyor shall reference City of Madison NAD 1927 Coordinates on all PLS corners on the plat in areas where this control exists. The surveyor shall identify any deviation from City master control with recorded and measured designations. The City of Madison has established NAD 1927 Coordinates on all PLS corners within its corporate boundary. If a surveyor encounters an area without a published NAD 1927 value, contact City Engineering for this information.
49. The developer/surveyor shall submit, at the time of recording, a digital and hard copy of the final plat to the Mapping/GIS Section of the Engineering Division. The digital copy shall be consistent with previous formats delivered to the City by the developer's surveyor and contain a minimum of the following, each on a separate layer name/level number:
- a. Right-of-way lines (public and private);
  - b. Lot lines;
  - c. Lot numbers;
  - d. Lot/plat dimensions;
  - e. Street names;
  - f. Easement lines (i.e., street, sanitary, storm (including wetland and floodplain boundaries), water, pedestrian/bike/walkway, or any public and/or private interest easement except local service for cable TV, gas, electric and fiber optics). (Note to the Plan Commission: this information will expedite entry into the City's Mapping Program and Geographic Information System).
50. All public street/road dedications shall be addressed with a simple note: "All streets/roads lying within the plat boundary are dedicated to the public, unless otherwise noted."
51. In accordance with Section 236.34(1)(c) which states that a plat shall be prepared in accordance with Section 236.20(2)(c) and (f), Wisconsin Statutes, the surveyor shall show type, location and width of any and all easements.
52. Prior to recording the final plat, the developer shall enter into a Subdivision Contract with the City and furnish surety in the amount of the estimate of the City Engineer for the installation of all the public improvements required to serve the final plat, including the sanitary sewer lift station. The City will compensate the developer for that cost of the

force main in the amount that represents the excess costs to serve lands beyond this subdivision.

- 53. Two weeks prior to recording the final plat, a soil boring report, prepared by a Professional Engineer, shall be submitted to the City Engineering Division indicating a ground water table and rock conditions in the area. If the report indicates either a ground water table or rock condition less than 9 feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.

**Please contact Kathy Voeck, Assistant Zoning Administrator at 266-4551 if you have questions regarding the following five items:**

- 54. Currently golf courses in an R1 District in the City Zoning Code are restricted to clubhouses and maintenance buildings being 300-feet from a residential district. There is a text amendment in process reducing the distance requirement. This amendment must be approved prior to a building permit being issued for these buildings or the buildings must comply with the current code.
- 55. The R4 lots will require conditional use for the planned residential development project on each lot.
- 56. The GDP text shall include the legal description of the GDP area. The permitted uses of the GDP only shall be listed. The lots that are not part of the GDP shall not be included in the zoning text. The signage in the GDP text shall include only the GDP lots.
- 57. Provide the alteration clause in the text per the sample text.
- 58. There will be several buildings to be demolished as part of this plat approval that were approved by the Plan Commission action on the plat.

**Please contact Bill Roberts or Brad Murphy of the Planning Unit at 266-4635 if you have questions regarding the following five items:**

- 59. Unless other arrangements between the applicant and staff and as noted as a condition of approval of the preliminary plat, building envelopes shall be identified on the following lots in an attempt to preserve woodlands to the extent possible:
  - a. Lot 125; Lots 128, 129, 130; Lots 134-150; Lots 47, 48, 49; and Lots 157, 158, and 161.
  - b. Lots 280-285; Lots 322-330; and Lots 338, 340, and 341.
- 60. A utility easement, 30-feet in width, shall be provided between Lots 317 and 318 or along the rear of Lots 317, 318, 319, 320 and 321 to potentially allow services to be extended to the B& L Roberts property to the north at some point in the future.

000639

61. The use and maintenance of the outlots shall be designated and approved by the Planning Unit.
62. No gateways or other obstructions will be installed in the public right-of-ways.
63. A per the adopted Mid-Town amendment to the High Point Raymond Neighborhood Development Plan the amount of commercial-retail, non-residential uses within the PUD-GDP site shall be limited to no more than 10,000 square feet of gross floor area.

**Please contact the Parks Department at 266-4711 if you have questions regarding the following four items:**

64. All private wells shall be abandoned in accordance with Section 13.21 Madison General Ordinances.
65. The developer shall sign a Waiver of Notice and Hearing for water main on Mid-Town Road.
66. All public water main and water service laterals on the internal streets shall be installed by private contract.
67. The Water Utility will not need to sign off on the final plans, but will need a copy of the approved plans.

**Please contact the Madison Water Utility at 266-4651 if you have questions regarding the following four items:**

68. Lot 69, Lot 323 and the southeast 2.5 acres of Lot 117 shall be dedicated as parkland. The portion of Lot 117 includes a wooded area that will be used as access to the proposed area park east of this plat. With these additional dedications, the park dedication requirement will be met for 375 single-family lots and 506 multi-family units.
69. Each multi-family lot shall have a note on the face of the plat referring to a note that says: "Park Dedication and Fees have been paid based on a density of 134 units for Lot 53, 166 units for Lot 63, 156 units for Lot 117, and 50 units for Lot 62. If the densities are increased for any of the above lots, additional park dedication and/or fees will be required for that particular lot."
70. Through connection for crossing to the parks and neighborhood on the other side of the golf course, unless otherwise agreed to by City staff and the developer.
71. Park fees in lieu of land shall be paid if the dedication does not meet the total requirement. Park development fees shall be paid for all units in the plat, totaling approximately \$126,000.

000640

**Please contact J.C. Carver, Madison Fire Department, at 266-4484 if you have questions regarding the following three items:**

72. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances. Additional comments and/or requirements may be noted upon review of the final building plans.
73. Fire apparatus access roadways for this project shall comply with the State's Multi-Family Dwelling Code, Section 66.335.
74. All portions of the exterior wall must be within 500 feet of at least two fire hydrants. Distances are measured along the path of the hoselay. Refer to MGO 34.14(9) for the specific requirements.
75. The Real Estate Unit is reviewing the title report. Please contact Jeff Ekola or Jerry Lund at 266-4222 for additional information.

The plat shall be approved by the State Department of Development; the DNR has yet to approve the Urban Service Amendment regarding this proposal.

Any appeal from the action, including the conditions of approval, must be filed with the Circuit Court within thirty days from the date of this letter. Upon receipt of this letter, please contact Al Martin at 266-4957, about the steps which should be taken to meet and receive sign-off from the reviewing agencies that must sign-off on the plat. These agencies are highlighted on the attached form.

Sincerely,



Bill Roberts  
Planning & Development

Enclosure

cc: City Engineering  
Traffic Engineering  
Zoning Administrator  
Real Estate - Jeff Ekola  
Don Paulson, 815 Forward Dr., Madison, WI 53711

000641

May 25, 2000

Mr. Mark A. Olinger  
Department of Planning & Development  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53710

Re: Letter of Intent  
Hawks Landing

Dear Mr. Olinger:

The enclosed zoning text is submitted for your consideration and approval for zoning of Hawks Landing.

Owner: JAKS Investments, LLC  
342 Junction Road  
P.O. Box 44129  
Madison, WI 53744

Project: Hawks Landing  
Highway M / Mid-Town Road  
Madison, WI

Engineer: Mr. Don Paulson  
Arnold & O'Sheridan  
815 Forward Drive  
Madison, WI 53711

Landscape Architect: Mr. Ken Saiki  
303 South Paterson, Suite One  
Madison, WI 53703

Contractor: Fox Construction  
3760 Marsh Road  
Madison, WI 53704

Utility Services: All Underground

# HAWK'S LANDING GOLF CLUB

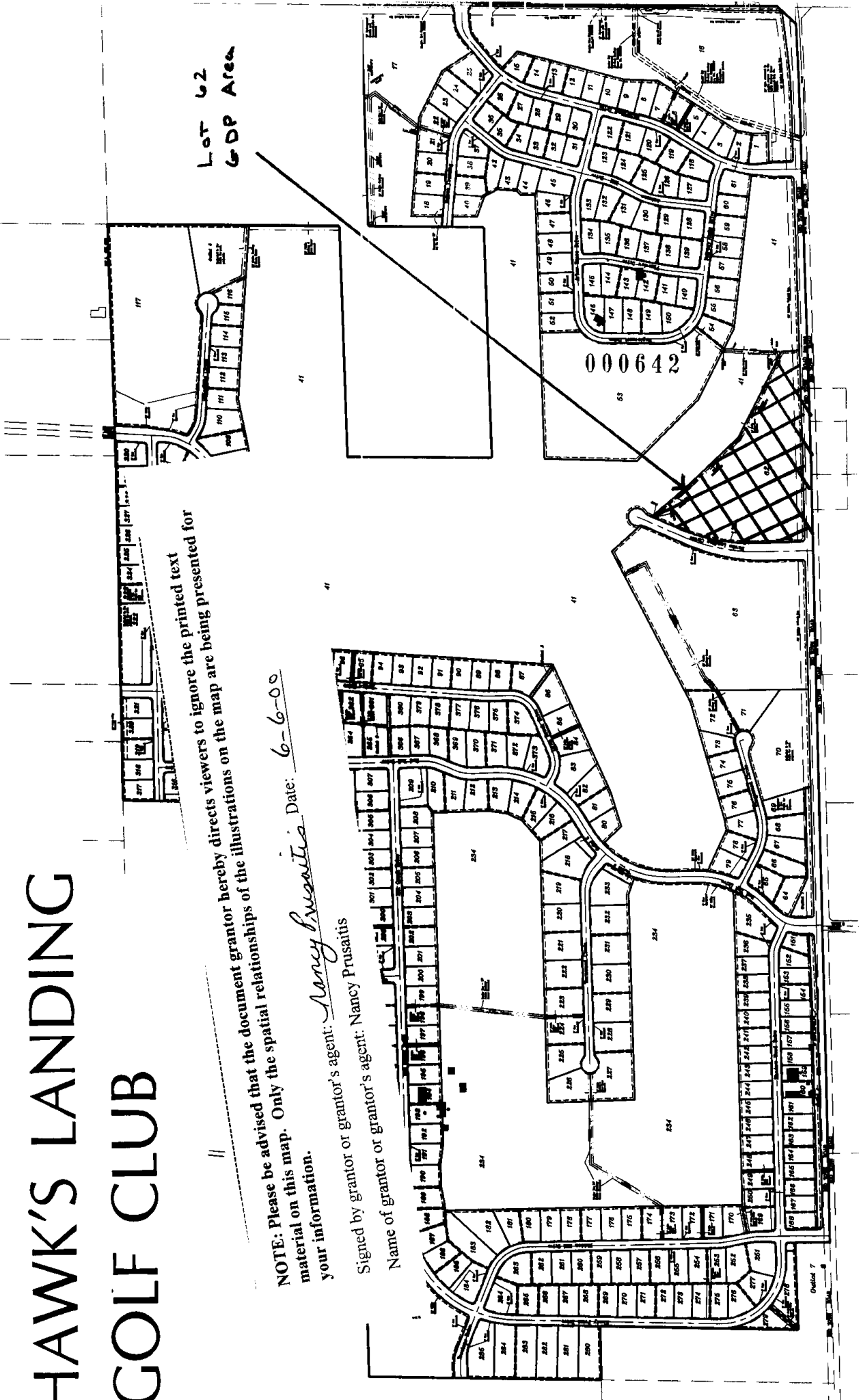
NOTE: Please be advised that the document grantor hereby directs viewers to ignore the printed text material on this map. Only the spatial relationships of the illustrations on the map are being presented for your information.

Signed by grantor or grantor's agent: *Nancy Prusaitis* Date: *6-6-00*

Name of grantor or grantor's agent: Nancy Prusaitis

Name of grantor or grantor's agent: Nancy Prusaitis

Lot 62  
GDP Area



May 25, 2000

Page: 2

General

000643

Development Plan: Lot 62 - Mixed-Use Development with office, neighborhood retail, and multi-family.

Lots 16, 17, 41 and 234 - Golf course, clubhouse, tennis courts, swimming pool, bathhouse, two (2) on course bathroom facilities, driving range.

All other lots: General Residential District (Single family / Multi-family)

The property will be developed in stages with utility and street construction commencing in the spring of 2000. Building construction will also occur in 2000. The development will proceed in an orderly manner as the economic and financial markets will allow. It is anticipated that the project will have a ten (10) year build out period. The development is proposed as a quality development with architectural control provided by the proposed developer, Hawks Landing, a Madison Development Company. Consideration will be given by the developer to building placement, parking areas, signage, compatibility of building materials throughout the development, landscaping.

Lots 53, 63 and 117 are to be multi-family residential. The maximum number of units for each lot shall not exceed 200 units. The units may be owner occupied or rental.

Lot 62 will be developed as a mixed-use area comprising a maximum of 150 units of multi-family along with neighborhood retail stores and offices.

Lots 16, 17, 41 and 234 will be used for a golf course development. Included in this area will be an 18 hole golf course, driving range, clubhouse, tennis courts, swimming pool, bathhouse and two (2) on course bathroom facilities.

All other lots will be used for single family homes.

Hawks Landing is part of the Midtown Road Amendment to the High Point-Raymond Development plan and was adopted by the City of Madison in 1999. The attached zoning text will specify the framework under which the property will be developed.

Very truly yours,

  
\_\_\_\_\_  
Jeffrey J. Haen

JJH:js

Enclosures

PUD (GDP) ZONING TEXT

Lot 62 – Hawks Landing Golf Club

000644

The Hawks Landing Development is established to provide regulatory framework for a multi-use neighborhood development consistent with the approved Midtown Road Amendment to the High Point – Raymond Development Plan.

1. Permitted Uses: The following uses are permitted within Hawks Landing Development District.  
  
Lot 62 – The development will be a mixed-use development of PUD/GDP, retail, office and residential as permitted under the C-1 Limited Commercial District permitted under C-1 District along with a maximum of fifty (50) multi-family residential units with a height limitation for the total lot not to exceed six (6) stories.
2. Lot Area, Lot Width, Height, Floor Area Ratio, Yard and Usable Open Space: There shall be no predetermined specific lot area, lot width, height, floor area ratio, yard and usable open space requirements as are made part of and approved recorded precise development plan shall be along with the recorded plan itself, construed to be an enforceable plan within the Planned Community Development Ordinance.
3. Off Street Parking: Off street parking facilities shall be provided in accordance with applicable regulations as set forth in Section 28.11, Madison General Ordinances.
4. Signs: Signs shall not exceed the limits of the Street Graphics Control Ordinances. Lot 62 shall conform to the C-1 Limited Commercial District Signage. Subdivision identification signs may be placed at the entrance of the development. The subdivision identification signs may be lit.
5. Alterations and Revisions: No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the district Alderperson and are compatible with the concept stated in the underlying General Development Plan approved by the City Plan Commission.