



HAWTHORN & STONE  
Development • Design • Construction

Monday, March 29, 2021

Department of Planning and Development  
City of Madison  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53710-2985

Re: Letter of Intent - Fox Knoll Neighborhood - Land Use Application and Preliminary/Final Plat

The attached information details the proposed development for Fox Knoll Neighborhood (Schiller Property). Hawthorn and Stone Development is formally requesting the property to be rezoned from AG to TR-C3 in parallel with a separate preliminary/final plat submittal.

Our design team looks forward to working with the City on the review and implementation of this project.

Sincerely,

Aaron Otto  
COO

**7601 Ganser Way Suite 200  
Madison, Wisconsin 53719**

## Letter of Intent

### **Applicant:**

Fox Knoll LLC.  
7601 Ganser Way Suite 200  
Madison, WI 53713  
Phone: 608.575.7563

### **Property Owners:**

Carrol A. Schiller Survivor's Trust  
7689 Schiller Ct.  
Verona, WI 53593

### **Design Team:**

#### Developer:

Hawthorn and Stone  
Development  
7601 Ganser Way Suite 200  
Madison, WI 53719  
Ph: (6084) 449.2128  
aotto@hawthornandstone.com

#### Engineering:

Chris Jackson  
CJ Engineering  
9205 W. Center Street, Suite 214  
Milwaukee, WI 53222  
Ph: (414) 443-1312 x222  
chris@cj-engineering.com

#### Surveying:

Mike Berry, PLS  
Capitol Survey Enterprises  
220 Regency Ct Ste 210  
Brookfield, WI 53045  
Ph: (262) 786-6600 x101  
mikeb@capitolsurvey.com

### **Existing Conditions:**

- Existing Zoning:
  - A-1
- Proposed Zoning:
  - TR-C3
- Tax Key:
  - 038/0708-201-8690-7
- Aldermanic District:
  - District 9 - Alder Skidmore
- Neighborhood Association:
  - Elderberry Neighborhood Association
- Neighborhood Plan:
  - Elderberry Neighborhood Development Plan
- Plan Designations:
  - Low Density Residential
  - Outlots - Stormwater Management
  - Landscape Buffer
- Notifications:
  - Alder Skidmore and Elderberry Neighborhood Association - February 24th 2021
  - DAT Meeting - November 5th, 2020



## **Letter of Intent**

- Lot Area:
  - 16.16 acres
- Proposed Use:
  - 39 Single Family Homes - 14.48 acres
  - 4 Outlots - Stormwater Management - 1.681 acres
- Existing Structures:
  - There are NO existing structures on this parcel
- Phasing: The project will be completed in one phase.

