

Letter of Intent to File a Land Use Application

To whom it may concern:

I am writing this to notify you of the intent to file a land use application for the approvals and the completion of a condominium development on Crosswinds Lane in the Hawks Landing neighborhood. I want to set up an informational zoom meeting with you, other neighborhood associations, neighbors, and other interested parties to explain our vision for the site and hear any questions and concerns. I am looking to send out invitations for a date in early January when many of our schedules will be less hectic.

I am working with Gorman & Company based in Oregon, WI on this project, though I am not an employee or representative of the company.

Gorman & Company had previously been granted permits to construct five buildings with sixteen units each on the site between Crosswinds Lane and Midtown Road. Three of the buildings were completed from 2001-2007, but the final two buildings were not built due to the recession in 2008.

We intend to file to have permission regranted to complete the final two buildings from that plan. The buildings would have the same footprint as the existing buildings (and the same as the previously approved plan). We intend to use materials, styles, and colors consistent with the existing Crosswinds Condominium buildings and the surrounding neighborhood.

I have attached a preliminary site plan and elevations. The footprint will remain the same, but there have been some changes to keep up with changes in code and real estate market including larger units and balconies, more three-bedroom units, and updated floor plans and finishes.

I believe that the completion of this project can be advantageous to the existing neighbors for several reasons. We plan to include a dog run area at the west end of the development to be shared with the existing residents, as well as other common amenities. New residents would also split many of the costs with maintaining the area, such as landscaping, snow removal, etc.

If you have any questions on this project, please do not hesitate to ask me. I look forward to working with you on this in the upcoming months.

Thanks,
Conrad