



HAWTHORN & STONE
Development • Design • Construction

Friday, November 19, 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 the revised Fox Knoll Neighborhood (Schiller/City of Madison Property). Hawthorn and Stone Construction 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

City of Madison Water Utilities
UT Water Tower #228
119 E. Olin Ave.
Madison, WI 53713

Design Team:

Developer:

Hawthorn and Stone
Construction Inc.
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
 - 048/0507-011-8580-0
- Aldermanic District:
 - District 9 - Alder Conklin
- Neighborhood Association:
 - Elderberry Neighborhood Association
- Neighborhood Plan:
 - Elderberry Neighborhood Development Plan



Letter of Intent

- Plan Designations:
 - Low Density Residential
 - Outlots - Stormwater Management, Water Tower
 - Landscape Buffer
- Notifications:
 - Alder Conklin and Elderberry Neighborhood Association - October 15th 2021
 - DAT Meeting - July 14th 2021
- Lot Area:
 - 33.216 acres
- Proposed Use:
 - 74 Single Family Homes - 29.156 acres
 - 3 Outlots - Stormwater Management - 4.06 acres
- Existing Structures:
 - City of Madison water tower
- Phasing: The project will be completed in two phases.

