



May 17, 2022

Letter of Intent – Land Use Application

## **Project Name: “Former Georgeson Farm” Demolition 7317 Cottage Grove Road**

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### **Project Summary**

The proposed project consists of the demolition of a vacant single-family residential structure located at 7317 Cottage Grove Road and the demolition of the adjoining agricultural accessory buildings, such as barn structures, silos, and storage sheds. The premises was vacated by the former tenant in 2018 and has not been occupied since that time.

Since the tenants vacated the premises in 2018, the on-site well was abandoned and the Madison Police Department has utilized the vacant residence and property for police and SWAT training exercises at various times, most recently in March and April 2020. Upon removal of all of former residence and the former agricultural buildings, the site will be returned vacant agricultural land consistent with the majority of the ~200 acre property, which has areas currently being farmed for grass and hay. No subsequent redevelopment or improvement of the site is proposed at this time.

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### **Legal Description of the Subject Property**

The subject property is located within the City of Madison, Dane County, Wisconsin, and is further legally described as follows:

#### Parcel A

The Northeast ¼ of Section 12, Township 7 North, Range 10 East, in the Town of Blooming Grove, Dane County, Wisconsin, lying South of the Centerline of the highway, except land conveyed in Document No. 1105766.

#### Parcel B

The Southeast ¼ of Section 12, Township 7 North, Range 10 East, in the Town of Blooming Grove, Dane County, Wisconsin.

#### Parcel C

Part of the South ½ of the Southwest ¼ of Section 12, Township 7 North, Range 10 East, in the Town of Blooming Grove, Dane County, Wisconsin, more fully described as follows: Beginning at the Northeast corner of said Southeast ¼ of the Southwest ¼ of Section 12; thence South to the ¼ post between Sections 12 and 13, thence West on South line of Section 12, 51 rods; thence Northeasterly to the Point of Beginning.

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### **1. Project Team**

Applicant	Property Owner
<b>Hovde Properties, LLC</b> Attention: Eric Olson, AICP 122 West Washington Avenue, Suite 350 Madison, Wisconsin 53703 Phone: (608) 255-5175 Email: <a href="mailto:eolson@hovdeproperties.com">eolson@hovdeproperties.com</a>	<b>Georgeson Property LLC</b> Attention: Eric Olson, AICP 122 West Washington Avenue, Suite 350 Madison, Wisconsin 53703



**2. Existing Conditions**

The former Georgeson Farm site consists of a vacant single-family residence and several former agricultural accessory structures (barns, silos, sheds). The property has been vacant since 2018 and the on-site well was abandoned. The Madison Police Department has utilized the former residence at times over the last three years for training sessions. Asbestos abatement of the former residence and barn structures was completed in 2021.

**3. Project Schedule**

The demolition of the former residence and agricultural accessory structures and restoration of the site to vacant land is expected to occur over an approximately two week period in Fall/early Winter 2021 after review and approval by the City and permit procurement.

**4. Proposed Uses**

The site is proposed to be returned to vacant agricultural land, with no redevelopment proposed at this time.

**5. Hours of Operation**

N/A

**6. Proposed Residential Building Square Footage**

N/A. The site is proposed to be returned to vacant agricultural land.

**7. Number of Dwelling Units**

N/A

**8. Auto and Bike Parking Stalls**

N/A

**9. Lot Data**

Per Madison Assessor records, the site is 8,990,784 square feet (206.4 acres). The site has A (Agricultural) zoning.

**10. Usable Open Space**

N/A

**11. Land Value:**

The current assessed value of the land is \$373,700 (Tax Year 2021).

**12. Estimated Project Cost:**

It is estimated that the proposed demolition project may cost approximately \$65,000 to \$75,000.

**13. Number of Construction or Full Time Equivalent Jobs Created:**

N/A

**14. Public Subsidy Requested:**

None