



June 18, 2019

Letter of Intent – Land Use Application

## Project Name: "Bank House" Demolition 5781 Cottage Grove Road

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### Project Summary

The proposed project consist of the demolition of a vacant single-family residential structure located at 5781 Cottage Grove Road. The premises was vacated by the former tenant earlier in 2019 and has since remained vacant for several months.

The applicant has been in discussions with the City of Madison Fire Department regarding the use of the structure as a "practice burn" site and is proceeding with asbestos and hazardous materials evaluations. If the Fire Department does not elect to use the structure for a practice burn, the applicant will then proceed with a conventional demolition of the structure and remove (or abandon, where applicable) the remaining improvements on the premises. This will return site to vacant land status. No subsequent redevelopment or improvement of the site is proposed at this time.

Though the demolition activity will remove a portion of paved driveway, the neighboring property to the south will retain access to their own property though an existing private shared access drive.

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### Legal Description of the Subject Property

The subject property is located within part of the Southwest ¼ of Section 11, Township 7 North, Range 10 East, in Dane County, Wisconsin, further described as follows:

Commencing at the West 1/4 corner of Section 11, thence North 87°50'01" East for a distance of 985.61 feet, thence South 13°28'30" East for a distance of 74.62 feet to the Point of Beginning, thence North 84°46'32" East for a distance of 331.65 feet, thence South 00°57'22" east for a distance of 129.55 feet, thence South 87°50' 01" West for a distance of 306.08 feet, thence North 13°28'30" West for a distance of 114.05 feet back to the Point of Beginning.

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### 1. Project Team

Applicant	Property Owner
<b>Hovde Properties, LLC</b> Attention: Victor Villacrez 122 West Washington Avenue, Suite 350 Madison, Wisconsin 53703 Phone: (608) 255-5175 Email: <a href="mailto:villacrez@hovdeproperties.com">villacrez@hovdeproperties.com</a>	<b>Hovde Realty, Inc.</b> Attention: Victor Villacrez 122 West Washington Avenue, Suite 350 Madison, Wisconsin 53703

### 2. Existing Conditions

The "Bank House" site consists of a vacant single-family residence. A building condition assessment performed a licensed inspector has indicated several deteriorated elements including, but not limited to the roof, chimney, walls, windows, and foundation. The owner previously worked with the Madison Fire Department to provide a "practice burn" structure prior to demolition and received interest from the Department in making this structure available for a similar "practice burn".



**3. Project Schedule**

The demolition of the home and restoration of the site to vacant land is expected to occur over a period of one to two weeks after approval and issuance of the required permits during summer 2019, though the particular timing of demolition activities may also depend on the needs and scheduling of the Madison Fire Department with respect to a potential “practice burn”.

**4. Proposed Uses**

The site is proposed to be returned to vacant 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 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 38,538 sq. ft. (0.88 acres). The site has NMX (Neighborhood Mixed-Use) zoning.

**10. Usable Open Space**

N/A

**11. Land Value:**

The current assessed value of the land is \$43,000.

**12. Estimated Project Cost:**

It is estimated that demolition project may cost approximately \$10,000 to \$20,000.

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

N/A

**14. Public Subsidy Requested:**

None