

**LEGEND**

⊙ 1-1/4" SOLID IRON ROD (SIR) FOUND (UNLESS OTHERWISE NOTED)	⊙ FIRE HYDRANT	⊙ GAS VALVE
⊙ SECTION CORNER MONUMENT	⊙ STORM SEWER MANHOLE	⊙ MAIL BOX
⊙ 3/4" SOLID IRON ROD (SIR) FOUND	⊙ SOILSIE INTAKE/VAULT	⊙ DECIDUOUS TREE
⊙ 1-1/4" SOLID IRON ROD (SIR) FOUND	⊙ H-PILE	⊙ CONIFEROUS TREE
⊙ DISSELED CROSS FOUND	⊙ FLARED END SECTION	— — — — — STORM SEWER LINE
⊙ 3/4" x 18" SOLID IRON PE-ROD SET, 1.50 DIA./FT.	⊙ ELECTRIC POWER POLE	— — — — — WATER MAIN LINE
( ) INDICATES PREVIOUS AS	⊙ OUT ANCHOR	— — — — — SANITARY SEWER LINE
⊙ DISTANCES ARE MEASURED TO THE NEAREST HUNDRETHS OF A FOOT.	⊙ STREET LIGHT	— — — — — OVERHEAD UTILITY LINE
⊙ SANITARY MANHOLE	⊙ ELECTRIC TRANSFORMER	— — — — — BURIED GAS LINE
⊙ WATER VALVE	⊙ ELECTRIC BOX OR VAULT	— — — — — BURIED TELEPHONE LINE
	⊙ TRAFFIC SIGN	— — — — — BURIED ELECTRIC LINE
	⊙ TELEPHONE ANCHOR BOX	

**SURVEYOR CERTIFICATION**  
 I, the undersigned, do hereby certify that I am a duly Licensed Professional Surveyor in the State of Wisconsin, and that this map and plat are true and correct copies of the original survey and plat on file in the office of the State Surveyor, State of Wisconsin, at Madison, Wisconsin, and that the same were made in accordance with the 2001 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM, and includes items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 of said ALTA/ACSM Standard. The field work was completed on December 16, 2014.

Date: December 16, 2014  
 Adam R. Grose, PLS  
 State of Wisconsin  
 2010 Village Road  
 Madison, WI 53718  
 (608) 231-8414  
 agrose@surveyor-associates.com



- NOTES**
- 1) Description from Title Commitment No. 2005-14111-1412 dated October 20, 2014 at 7:30 a.m. from First American Title Insurance Company.
  - 2) The Southeast 1/4 of the Northwest 1/4 of Section 12, Township 7 North, Range 10 East, Town of Blooming Grove, Dane County, Wisconsin.
  - 3) EXCEPT area (2) shown in the Southwest corner thereof as described in Warranty Deed recorded in Volume 580 of Deeds on page 222. It is bounded on the WEST and NORTH by land recorded July 21, 1918 on Document No. 103321.
  - 4) ALSO EXCEPT land in Warranty Deed recorded on Document No. 321214.
  - 5) ALSO EXCEPT land owned by the City of Madison in Document No. 1291000, 300470 and 300472.
  - 6) The legal description referenced in the title commitment is the same as that depicted on this map.
  - 7) Date of Field Survey December 16, 2014.
  - 8) Total Area of parcel surveyed = 412,773 Sq. Ft. (9.3855 Acres)
  - 9) Current Zoning: A-20 (SPPS) 2014-12122 (See Annex Deed 20141222)
  - 10) Address of parcel: 2010 County Highway 88 (See Annex Deed 20141222)
  - 11) Surveyor has made no investigation or independent search for encumbrances of record, encumbrances, restrictive covenants, easements or other facts that the current title search may contain.
  - 12) No attempt has been made to locate any monuments or other physical evidence of record, such as utility poles, manholes, or other structures. For information regarding utility poles, contact the appropriate utility company.
  - 13) No attempt has been made to locate any monuments or other physical evidence of record, such as utility poles, manholes, or other structures. For information regarding utility poles, contact the appropriate utility company.
  - 14) No attempt has been made to locate any monuments or other physical evidence of record, such as utility poles, manholes, or other structures. For information regarding utility poles, contact the appropriate utility company.
  - 15) Before execution, appropriate utility companies should be contacted for exact location of underground utilities, contact State of Wisconsin at 1-800-212-8211.
  - 16) Easements are based on the North American Vertical Datum of 1988 (NAD83).
  - 17) Contour interval is 1 foot.
  - 18) The parcel surveyed is located at the Northwest corner of the intersection of County Road Highway 88 and South Spangher Road (Deeds to both lines 14 on Table 2)
  - 19) During the time this survey was performed, the surveyor did not observe any evidence of the parcel being used as a golf course, tennis court, or other facility. (Note that the surveyor is not responsible for determining if the site has or has not been used as a golf course, tennis court, or other facility, but only for the purpose of this survey. A written statement of the surveyor's observations is included in the report.)
  - 20) Surveyor has been provided a copy of the Commitment No. 2005-14111-1412 dated October 20, 2014 at 7:30 a.m. from First American Title Insurance Company.
  - 21) Title Commitment references the following from Schedule B - Section Two (Exceptions):

**SNYDER & ASSOCIATES**  
 Engineers and Planners

UNLESS OTHERWISE NOTED - Land Parcel - 2005-14111-1412 Surveyed by Snyder & Associates  
 SURVEYED BY:  
 Snyder & Associates, Inc.  
 5010 Voges Road  
 Madison, WI 53718  
 (608) 838-0444  
 www.snyder-associates.com

**ALTA/ACSM LAND TITLE SURVEY**  
 A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 10 EAST, TOWNSHIP OF BLOOMING GROVE, DANE COUNTY, WISCONSIN.

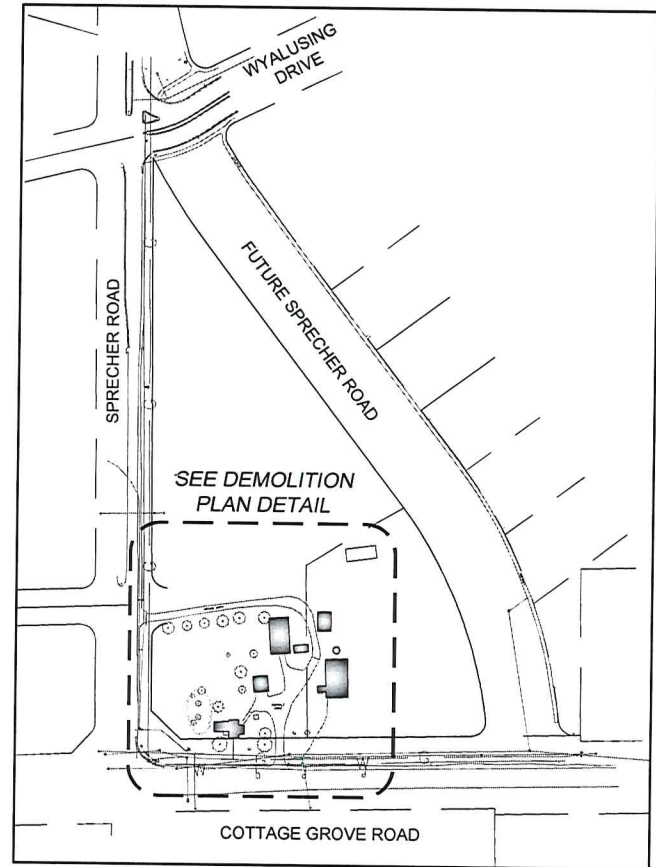
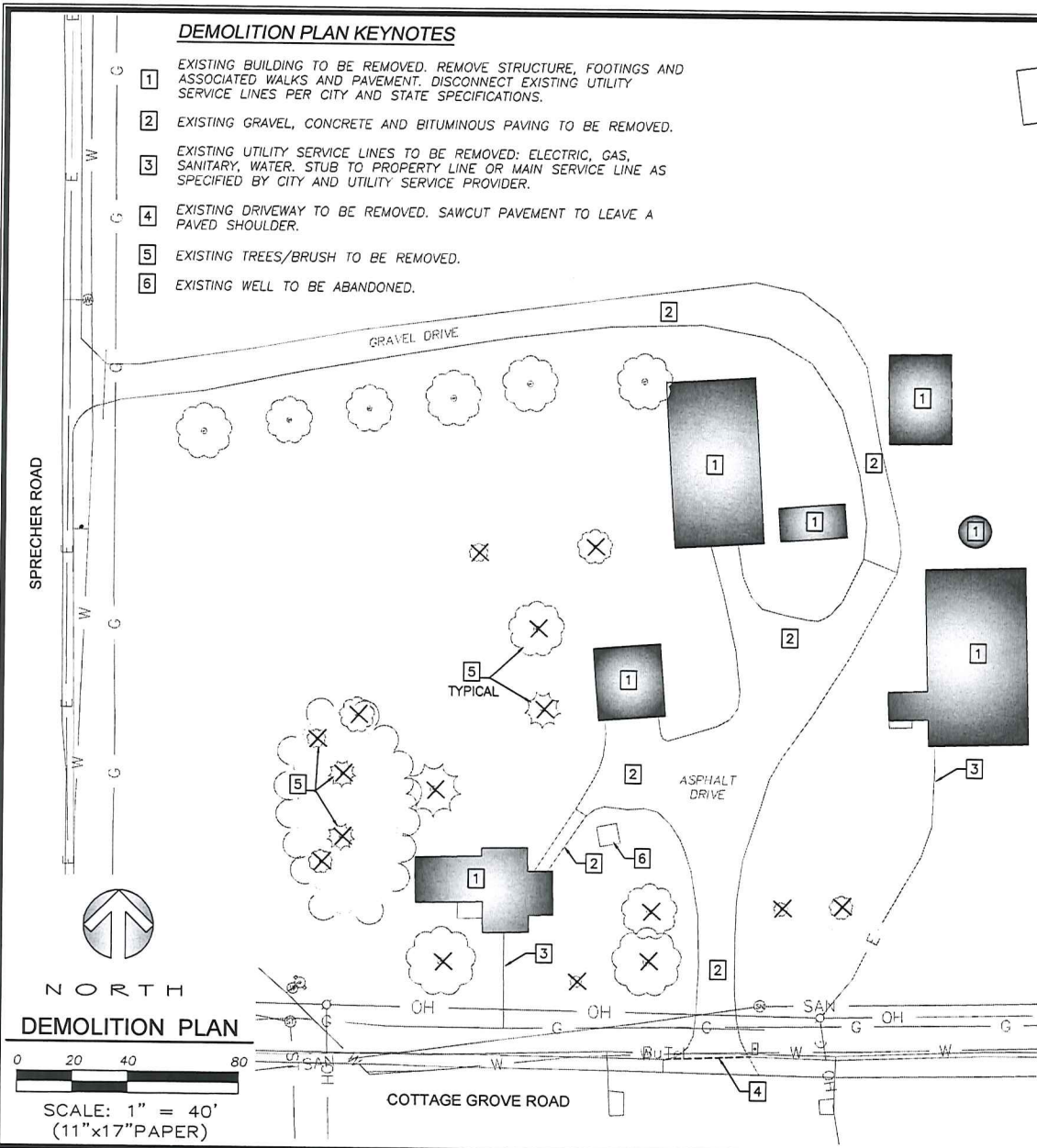
DR. INFO DATE: 12-16-14	REVISION: DATE: 12-22-14	SHEET 1 OF 1
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**DEMOLITION PLAN KEYNOTES**

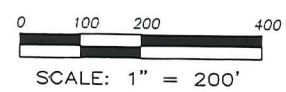
- 1 EXISTING BUILDING TO BE REMOVED. REMOVE STRUCTURE, FOOTINGS AND ASSOCIATED WALKS AND PAVEMENT. DISCONNECT EXISTING UTILITY SERVICE LINES PER CITY AND STATE SPECIFICATIONS.
- 2 EXISTING GRAVEL, CONCRETE AND BITUMINOUS PAVING TO BE REMOVED.
- 3 EXISTING UTILITY SERVICE LINES TO BE REMOVED: ELECTRIC, GAS, SANITARY, WATER. STUB TO PROPERTY LINE OR MAIN SERVICE LINE AS SPECIFIED BY CITY AND UTILITY SERVICE PROVIDER.
- 4 EXISTING DRIVEWAY TO BE REMOVED. SAWCUT PAVEMENT TO LEAVE A PAVED SHOULDER.
- 5 EXISTING TREES/BRUSH TO BE REMOVED.
- 6 EXISTING WELL TO BE ABANDONED.

**EROSION CONTROL NOTE**

ALL DISTURBED AREAS RESULTING FROM DEMOLITION SHALL BE SEEDED AND MULCHED AT COMPLETION.



**RODEFELD PROPERTY**



NO.	REVISION	DATE	BY

MADISON, WI  
 5010 VOEGES ROAD  
 MADISON, WISCONSIN 53718  
 608-838-0444 | www.snyder-associates.com

**RODEFELD PROPERTY**  
 DEMOLITION PLAN  
**SNYDER & ASSOCIATES, INC.**

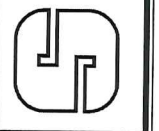


FIGURE 1





# City of Madison Fire Department Training Division



314 W. Dayton St., Madison, WI 53703-2506

Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: [fire@cityofmadison.com](mailto:fire@cityofmadison.com)

## Training Staff

Tracy L. Burrus  
Division Chief  
608-266-5959  
M: 608-213-4176

[tburrus@cityofmadison.com](mailto:tburrus@cityofmadison.com)

Jerome Buechner  
Captain

608-261-9839  
608-516-9195

[jbuechner@cityofmadison.com](mailto:jbuechner@cityofmadison.com)

Visit our web site at:  
[www.madisonfire.org](http://www.madisonfire.org)

Members of the Plan Commission,

The buildings owned by CGRD, LLC / Hovde Properties located at 6510 Cottage Grove Rd. are being offered to Madison Fire for the training of our newest fire recruits.

As the Fire Training Captain for the City of Madison Fire Department, I wanted to inform you of the importance of having the opportunity to train our new recruits in a real and natural setting.

Being able to use these structures for training enables us to put our newest people in real life emergency scenarios. We will be teaching our people about building construction and how it performs and reacts in live fire conditions. Another important component is scene size up and how important it is to start an operation in the right sequence. The ability to deploy water supply and fire attack lines for life safety, not only for civilian safety but our own firefighters as well is very important to our success on the fire ground. We will be using these structures to perform multiple rescues and techniques in a variety of situations including widow rescues, up and down stairs, horizontal wall breaching and rapid intervention rescues for our firefighters. Utilizing this site will give us the opportunity to instruct our people in an environment that is real and not a training prop. It is extremely difficult to prepare new recruits for the real world when we are limited to using laboratory like facilities and conditions.

The better we can prepare our newest firefighters for what they may encounter on the street, the better we can provide for the citizens of the City of Madison.

Please consider approving the permit for demolition, I assure you the Madison Fire Department Training Division will take full advantage of this opportunity in a safe way and will be able to deliver a high quality product for the City of Madison.

Respectfully,

Jerome D. Buechner  
Captain of Fire Training



# Reuse & Recycling Plan

Google Maps



**Project Location:** 6510 Cottage Grove Road, Madison, WI

**Project Owner:** CGRD, LLC

**Project Managers:**

Victor Villacrez, [VVillacrez@hovdeproperties.com](mailto:VVillacrez@hovdeproperties.com), (608) 255-5175

August 12, 2016





## I. Facility/Scope of Project

The property contains a vacant single family home, a two-car garage, three outbuildings, and a barn. All of the buildings except the barn will be burned by the Madison Fire Department for training purposes. The barn will be demolished. The site will be graded for a future development.

## II. Reuse & Recycling Plan

This Reuse and Recycling Plan is divided into four phases in order to coordinate with the project timeline.

- a. **Reuse Phase:** The first priority for material reuse and recycling involves salvaging reusable items prior to demolition.
- b. **Pre-Demolition Phase Recycling:** Prior to full demolition or burning, hazardous and regulated materials must be removed for proper disposal. These items include lighting, electronics, batteries, refrigerants, appliances, and hazardous chemicals.
- c. **Fire Training:** The Madison Fire Department will stage and burn the house, garage, and three outbuildings for training new recruits.
- d. **Demolition Phase Recycling:** The materials that remain after the fire training that can be recycled include concrete, metal, and asphalt pavement. The barn will need to be collapsed to gain access to the remaining materials of whole tree structures and beams.

## III. Reuse Phase



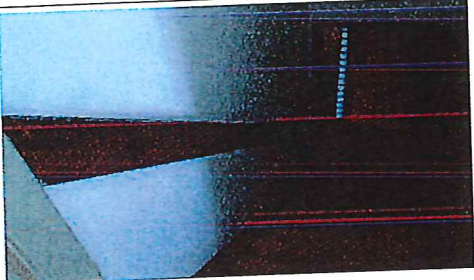


Reusing an item is the most environmentally friendly form of recycling. Accordingly, the reuse phase of this plan involves determining which materials can be used again in their original form for the same or different purpose.

WasteCap conducted an inventory of reusable items in the building and around the site. The following organization was identified for potential reuse of the items listed below.

**Habitat ReStore of Dane County**, 208 Cottage Grove Rd., Madison, WI 53716

Contact: Frank Byrne, Demolition Manager (608) 712-0737

Materials: hardware, armoire, furnace, handrail, pine paneling, light fixture, and barn wood.

Reusable Materials	
	
Armoire	Furnace
	
Handrail	Pine paneling
	
Barn wood	

#### IV. Pre-demolition recycling

For all materials removed during the pre-demolition phase, the demolition contractor shall provide evidence of proper handling. Receipts or other proof of recycling shall include the date(s), material, quantity, weight or volume, and recycling or disposal company contact information. As demolition contractor, it is their responsible for ensuring that all documentation of recycling and disposal is given to WasteCap.





Asbestos testing and abatement must be completed before demolition. Anyone involved in demolition should be familiar with the findings from the asbestos and lead reports and take the necessary safety precautions.

State hazardous waste regulations provide guidance for recycling the following items after the reuse phase is complete and prior to building demolition.

- Fluorescent Lighting
- Batteries
- Refrigerants
- Appliances and HVAC equipment
- Hazardous chemicals, including paint
- Thermostats containing mercury
- Computers and Electronics
- Tires

### Lighting

- *Background Information:* State hazardous waste regulations require all light bulbs and ballasts containing mercury or polychlorinated biphenyls (PCBs) to be recycled. If not reused, bulbs and ballasts must be taken to a recycler or consolidator. The consolidator or recycler must be licensed and in compliance with applicable environmental regulations. Potential materials of concern include:

- **Fluorescent bulbs:** Fluorescent tubes contain mercury and are required to be recycled.
- **Fluorescent lamp ballasts:** Each fluorescent lamp fixture contains a built-in ballast, which may contain PCBs. Any ballast containing PCBs must be recycled. Ballasts manufactured after 1979 with a "NO PCBs" label can be landfilled. WasteCap recommends that all ballasts are recycled to reduce future liability. Efficient electronic ballasts should be reused whenever possible.
- **Compact fluorescent lights (CFLs):** CFLs contain mercury and must be recycled if not reused. CFLs should be reused when possible.
- **High intensity discharge (HID) lamps:** HID lamps contain lead and mercury (except for low pressure sodium lamps, which contain only lead). HID lamps containing mercury are required to be recycled. WasteCap recommends recycling all types of HID lamps to reduce future liability.
- **Capacitors in HID fixtures:** Each HID fixture has a capacitor that may contain PCBs. Capacitors manufactured after 1979 with a "NO PCBs" label can be landfilled. WasteCap, however, recommends recycling all capacitors to reduce future liability.
- **Incandescent bulbs:** Though these bulbs contain lead, they are not required to be recycled. However, WasteCap recommends recycling all types of bulbs to reduce future liability.
- *Site Materials:* Fluorescent bulbs, ballasts, HID's, and incandescent bulbs are located throughout the property and will be removed and recycled properly.
- *Recyclers:*  
Midwest Lamp Recycling 3224 Kingsley Way, Madison, WI, 53713 (608) 275-6766



- **Cost:** Price varies depending on the size of the bulbs and ballasts. Discounts are offered for large quantities.
- **Logistics:** Materials can be dropped off at Midwest Lamp Recycling, or Midwest Lamp Recycling can pick them up for a \$25 charge.
- **Details:** Midwest Lamp Recycling offers barrels and boxes to consolidate materials on site.

### Batteries

- **Background Information:** Batteries may contain toxic heavy metals and chemicals, including nickel, cadmium, manganese, mercury, lead, and sulfuric acid, which threaten our environment if not properly handled.
- **Site Materials:** There were no identified batteries on site. However, there could potentially be batteries covered by debris.
- **Recyclers:**  
Midwest Lamp Recycling 3224 Kingsley Way, Madison, WI, 53713; (608) 275-6766
  - **Cost:** Midwest Lamp Recycling charges \$0.70 per lb for alkaline, \$0.95 per lb for nickel-based, \$4.75 per lb for lithium, and \$0.35 per lb for lead based batteries.
  - **Logistics:** Materials can be dropped off at Midwest Lamp Recycling. For Madison customers, there is a \$25 transportation fee.
  - **Details:** Midwest Lamp Recycling offers barrels and boxes to consolidate materials on site. Will take all kinds of batteries including car batteries and works with a registered E-cycle recycler.

### Refrigerants

- **Background Information:** Refrigerants are used in cooling equipment such as air conditioners and refrigerators. Wisconsin Administrative Code NR 488 regulates handling and disposal of refrigerants. It requires all commercial entities handling and recovering these refrigerants and coolants to register with the Wisconsin DNR and annually certify that they will transport items in a manner that prevents refrigerant releases. Documentation of proper handling must be retained for three years.
- **Site Materials:** There were no identified appliances or HVAC components that contained refrigerants. However, there could potentially be appliances covered by debris.
- **Recyclers:**  
Diehl & Neumaier Co 5466 Norway Grove School Rd, DeForest, WI 53532 (608) 846-4824
  - **Cost:** \$5 per appliance if it contains refrigerant.
  - **Logistics:** Appliances must be dropped off at their yard.
  - **Details:** Hours 7:30am-12pm 1pm-4:15pm Monday – Friday.

### Appliances and HVAC equipment

- **Background Information:** Wisconsin Statute 287.07 requires the recycling of major appliances including clothes washers and dryers, dishwashers, air conditioners, stoves, ovens, microwave ovens, freezers, refrigerators, water heaters, furnaces, dehumidifiers, and boilers. All of these appliances are banned from landfills as of 1991. Microwave ovens





may be landfilled only if the capacitor has been removed. Most major appliances are made primarily of high quality steel. They also may contain glass, plastic, rubber, copper, aluminum, and several hazardous materials that require special handling. Any appliances that have refrigerants or coolants must be handled according to instructions in the refrigerants section. All appliances less than ten years old and in good working condition should be removed for resale or reuse by WasteCap or Habitat ReStore.

- *Site Materials:* Most of the appliances have been removed from the site. The basement had a furnace that may be reused by Habitat ReStore, they will confirm the age and condition. One of the outbuildings contained a microwave and there may be appliances under the debris.
- *Recyclers:*  
Diehl & Neumaier Co 5466 Norway Grove School Rd, DeForest, WI 53532 (608) 846-4824
  - **Rebate:** A rebate will be paid for appliances and the rate will depend on the market value for metal.
  - **Logistics:** Appliances must be dropped off at their yard.

#### Paints, Stains, and Other Chemicals

- *Background Information:* Oil-based paints, products containing organic solvents, and latex paint cans that are more than half full are considered hazardous waste and must be taken to a designated recycler for disposal. Latex-based paints can be properly hardened and disposed of in the trash if the can is less than half full.
- *Site Materials:* There were hazardous wastes in the basement of the house, in the garage, outbuildings, and barn.
- *Recyclers:*  
Dane County Clean Sweep 7102 US Hwy 12, Madison WI 53718 (608) 838-3212
  - **Cost:** There is a \$10 charge for individuals who live in Dane county.
  - **Logistics:** They accept cash, Visa or Mastercard for payment.
  - **Details:** When bringing a load to Dane County Clean Sweep, products and materials should be packaged to keep them from spilling or breaking in transit. Leave materials in their original containers. No latex paint or electronics accepted from out-of-county residents.

#### Thermostats Containing Mercury

- *Background Information:* Mercury-containing thermostats hold mercury equivalent to the amount in 200-300 fluorescent bulbs and must be recycled. Though mercury is a hazardous waste, the Universal Waste Rules allow thermostats to be recycled without going through a hazardous waste permitting process. Care must be taken not to break the glass bulb containing the mercury during demolition and transportation.
- *Site Materials:* One thermostat was identified on the first level of the house and potentially a second thermostat on the second floor.
- *Recyclers:*  
Madison Gas and Electric, 133 South Blair Street, Madison, WI, 53703 (608) 252-7117
  - **Cost:** MG&E accepts thermostats for recycling free of charge.
  - **Logistics:** Deliver thermostats in a box to their reception area.



### Computers and Electronics

- *Background Information:* Commonly referred to as e-waste, most electronic equipment contains toxic heavy metals and should be disposed of at an appropriate recycler.
- *Site Materials:* There were several TVs identified in the outbuildings.
- *Recyclers:*  
Midwest Lamp Recycling 3224 Kingsley Way, Madison, WI, 53713 (608) 275-6766
  - **Cost:** \$0.50/lb for TV and monitors. \$0.35/lb for other electronics.
  - **Logistics:** E-waste must be dropped off at their facility.
  - **Details:** Hours 8am-3:30pm Monday – Friday.

### Metal

- *Background Information:* Though not required by law, we recommend recycling all metals. Painted metal, even if it contains lead-bearing paint, is typically recyclable.
- *Site Materials:* The building had multiple sources of metal; railings, clothes line, gutters, ducts, pipes, and exterior pole light.
- *Recyclers:*  
Diehl & Neumaier Co 5466 Norway Grove School Rd, DeForest, WI 53532 (608) 846-4824
  - **Cost:** They will provide drop and swap dumpster for metal recycling and pay a rebate for metal at a rate dependent on the time to fill the dumpster, distance from their location, and market value of metal.
  - **Logistics:** They have 12, 20, 30, and 40 cubic yard bins.
  - **Details:** They accept all types of metal for recycling, including iron, steel, aluminum, and copper. Metal must not be contaminated with materials such as cement, plastic wrap, or wood.

### Tires

- *Background Information:* Though not required by law, we recommend recycling all metals. Painted metal, even if it contains lead-bearing paint, is typically recyclable.
- *Site Materials:* The building had multiple sources of metal; railings, clothes line, gutters, ducts, pipes, and exterior pole light.
- *Recyclers:*  
Dane County Clean Sweep 7102 US Hwy 12, Madison WI 53718 (608) 838-3212
  - **Cost:** There is a \$155/ton charge for individuals who live in Dane county.
  - **Logistics:** They accept cash, Visa or Mastercard for payment.
  - **Details:** The tires need to be off of rim.

## V. Fire Training

The Madison Fire Department will stage and burn the house, garage, and three outbuildings for training new recruits. Wood and asphalt shingles will not be recycled because they will be needed as part of the training.





## VI. Demolition Phase Recycling

WasteCap has prepared this document as a guide for the demolition contractor to follow. WasteCap will be documenting the percentage of recycled materials for this project. The demolition contractor is required to ensure that all documentation of recycling and disposal is given to WasteCap. The documentation shall include: the date, material, weight, quantity or volume, and hauler, as well as recycling, diversion, or landfill information.

This section includes information for the recycling or proper disposal of the following:

- Concrete or Concrete Block
- Cardboard, Paper, Cans, and Bottles

### Concrete and Concrete Block

- *Background Information:* Clean concrete and concrete block may be crushed and used as fill, aggregate in roadbeds, or for recycling into new concrete. "Clean" means that concrete is free of dirt, clay, wood, and any paint. Recycling these materials costs substantially less than hauling them to a landfill. Recycling also reduces the impacts of quarrying and extracting materials for new concrete.
- *Site Materials:* Concrete foundation, front and rear stairs, patio slab, and driveway are recyclable.
- *Recyclers:*  
RG Huston, 2561 Coffeytown Rd, Cottage Grove, WI 53527 (608) 255-9223
  - RG Huston is the demo contractor for this project and has its own quarries and crushing equipment.

### Cardboard, Paper, Cans, and Bottles

- *Background Information:* Cardboard, paper, cans, and bottles must be recycled under Wisconsin law.
- *Site Materials:* Any recyclable materials on-site or generated during demolition must also be recycled. There were glass bottles
- *Recycler:*  
City of Madison- Residential Recycling
  - **Cost:** No charge for recycling.
  - **Logistics:** Place recyclables in clear plastic bags on curb.
  - **Details:** Pellitteri collects trash from this location weekly and if recyclables are in clear plastic bags will pick up materials for free. Estimated charge for a 2 yard dumpster would be \$250.





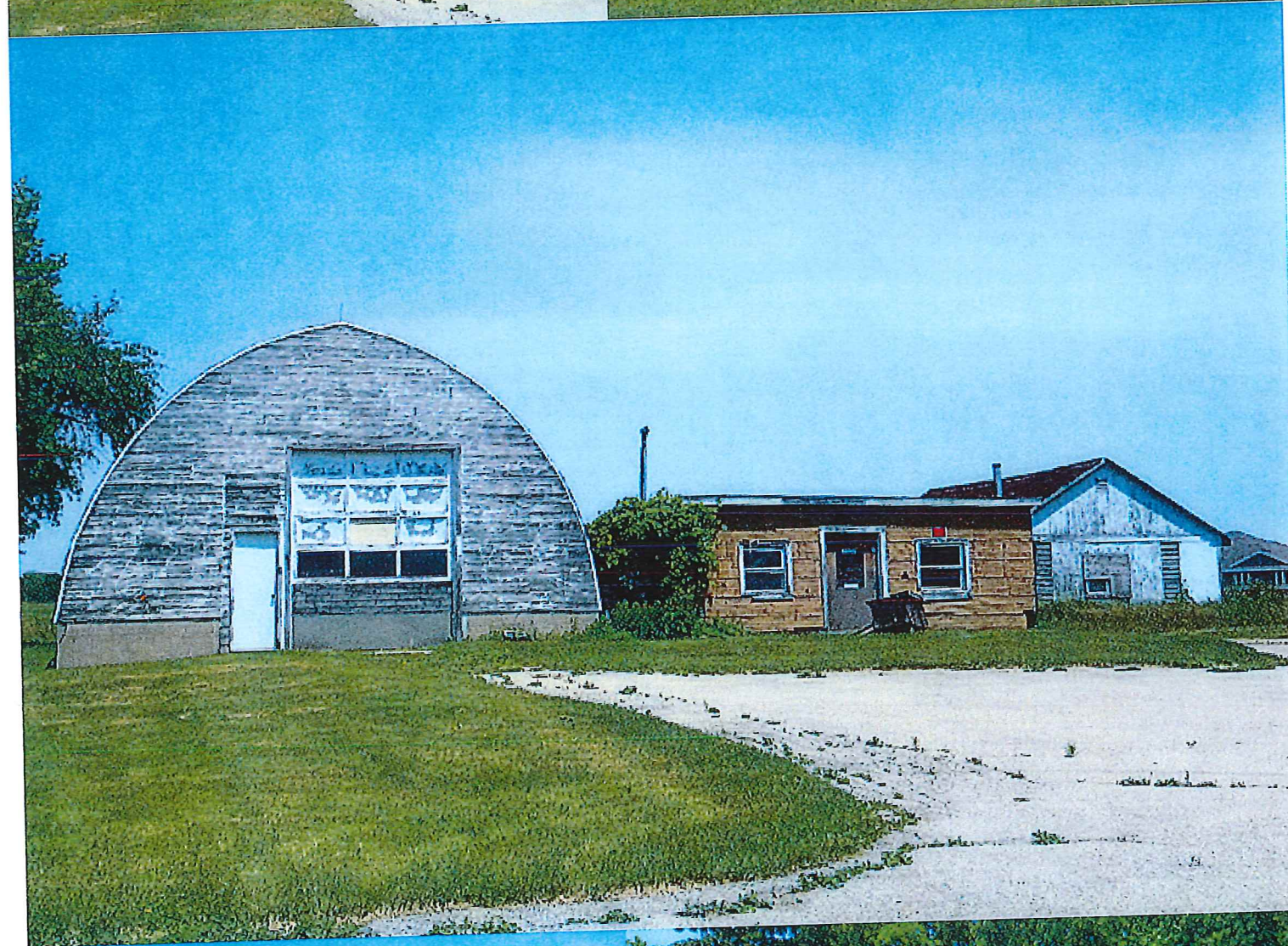




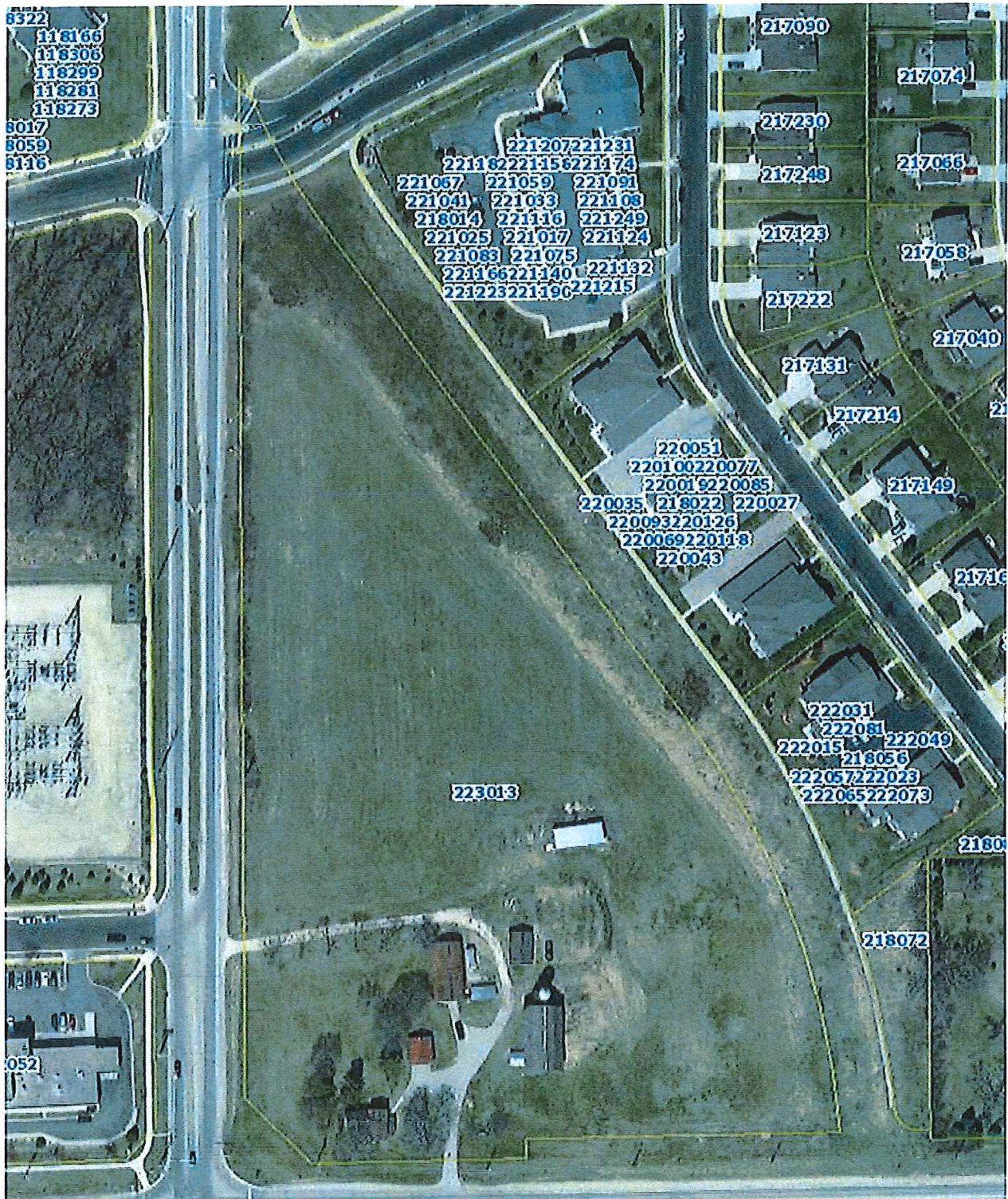












**H** Victor Villacrez senior project manager  
Hovde Properties // p 608.255.5175 / d 608.310.1977 / c 608.658.6588 / [hovdeproperties.com](http://hovdeproperties.com) / [facebook](https://www.facebook.com/hovdeproperties)  
122 W. Washington Avenue, Suite 350, Madison, WI 53703



**Julia Melzer**

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**Subject:** FW: City of Madison Demolition Notification Approved

-----Original Message-----

From: noreply@cityofmadison.com [mailto:noreply@cityofmadison.com]

Sent: Friday, May 27, 2016 3:21 PM

To: Victor Villacrez

Subject: City of Madison Demolition Notification Approved

Dear applicant,

Please be advised that your demolition permit notification message was sent to all interested parties registered with the City of Madison on May 27, 2016 at 3:21 PM. Your demolition permit application can be filed with the Zoning Office, Room LL-100 of the Madison Municipal Building, 215 Martin Luther King Jr. Blvd. on the next business day following 30 or 60 days of the posting of this notification message based on the year the building or buildings were constructed. Please consult the annual Plan Commission schedule for application deadline days and the corresponding Plan Commission hearing dates. For more information on filing your Plan Commission application for a demolition permit, please contact the City of Madison Planning Division at (608) 266-4635.


**Julia Melzer**

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**Subject:** FW: this one is from the McClellan Neighborhood.

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**From:** Victor Villacrez  
**Sent:** Tuesday, June 28, 2016 11:44 AM  
**To:** 'board@mympna.org'  
**Subject:** FW: [Upcoming Demolition]

 **Victor Villacrez** *senior project manager*  
Hovde Properties // p 608.255.5175 / d 608.310.1977 / c 608.658.6588 / [hovdeproperties.com](http://hovdeproperties.com) / [facebook](https://www.facebook.com/hovdeproperties)  
122 W. Washington Avenue, Suite 350, Madison, WI 53703

Audra and Barbara,  
I wanted to introduce myself, my name is Vic Villacrez and I work for Hovde Properties. I got your names from the City of Madison's website as the contact persons for the McClellan Neighborhood.  
I wanted to let you know of the upcoming demo permit application we are submitting in regards to the farm structures located at 6510 Cottage Grove Rd.  
It has been a farm homestead for several years owned by the Rodefeld family.  
We acquired the property back in 2014 and Mrs. Rodefeld move out in the spring of 2015.  
Since then there has not been anyone living at the premise.  
We have No Trespassing Signs up and we have secure the buildings as best we can but it would not take much to get in that barn and it is very dangerous.  
We have seen signs of forced entry but have not yet seen signs of any unauthorized people living in the buildings.  
We feel these buildings need to come down, they present a safety hazard to the neighborhood.  
In addition, we have plans to redevelop the site and will start the rezoning process this year as well.  
We will be submitting a demo permit application to the city early August.  
We are also talking to the Madison Fire Department about using the site for training.

Below is the actual Notice to Interested Parties we send out last month and a map of the site.

If you have any questions or requests feel free to contact me.

Thank you,

Vic Villacrez



**Julia Melzer**

---

**Subject:** FW: [Upcoming Demolition]

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**From:** Victor Villacrez  
**Sent:** Tuesday, June 28, 2016 10:59 AM  
**To:** 'dl\_mad@yahoo.com'; 'rikberghammer@charter.net'  
**Subject:** FW: [Upcoming Demolition]

Dave, Rick

I wanted to let you know of the upcoming demo permit application we are submitting in regards to the farm structures located at 6510 Cottage Grove Rd.

It has been a farm homestead for several years owned by the Rodefeld family.

We acquired the property back in 2014 and Mrs. Rodefeld moved out in the spring of 2015.

Since then there has not been anyone living there.

We feel these buildings need to come down; they present a safety hazard to the neighborhood.

We have No Trespassing Signs up and we have secured the buildings as best we can.

We have plans to redevelop the site as well.

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If you have any questions or request feel free to contact me.

Thank you,

Vic Villacrez

**Julia Melzer**

---

**Subject:** FW: Hi Amanda, this is Vic Villacrez of Hovde Properties

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**From:** Victor Villacrez  
**Sent:** Friday, May 27, 2016 1:59 PM  
**To:** 'Hall, Amanda'  
**Subject:** RE: Hi Amanda, this is Vic Villacrez of Hovde Properties

Amanda,

I talked to Mick and he stated that he did not inform you about our immediate plans with the buildings on the Rodefild site.

There are seven structures on the site: one single family home and some garages and other farm related buildings. From our viewpoint these buildings are a safety hazard and the barn is also a health risk.

The barn is very unstable and is full of old equipment and materials. It has become a nest for animals which is not good. We have secured the buildings and posted No Trespassing signs but the reality is all these buildings can be broken in to and no one would know since no one is living there.

One of our agreements with Mrs. Rodefild was that no one would live in her house after she moved out so we have not rented it.

I am filling out the Plan Commission Demolition Permit Interested Parties Notification Form on the City's website and wanted you to know first.

This is in conjunction with our future development plans for the site but more importantly we acquired the property this year and we want to bring all those buildings down so no one is tempted to play or live in them.

For your information I have posted the parcel below so you can see the site and the buildings.

If you have any questions please feel free to contact me.

Thank you,

Vic



Please be advised that Vic Villacrez will be filing a demolition permit application on August 1, 2016 for Plan Commission review that calls for a Farm house and related buildings located at 6510 Cottage Grove Rd Madison, WI 53718 to be demolished. For more information regarding this forthcoming application, you may contact the applicant, Vic Villacrez, CGRD LLC, 122 W Washington Ave #350 Madison, WI 53703 at [vvillacrez@hovdeproperties.com](mailto:vvillacrez@hovdeproperties.com) or (608)255-5175.

**Applicant's Comments:**

There are several buildings on the site that will be demolished in conjunction with a future mix-use development proposal. In addition, some of the buildings are not structurally sound and present a safety hazard to the neighborhood.

If you have any questions about the Plan Commission demolition permit approval process, please contact the City of Madison Planning Division at (608) 266-4635.

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