



October 17, 2018

Letter of Intent – Subdivision and Rezoning Application **(REVISED OCTOBER 2018)**

**Development Name: Rodefeld Project  
6510 Cottage Grove Rd**

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## Project Summary

The proposed project consists of two separate elements at this date:

- (1) The **subdivision** of a 9.7-acre tract into three new parcels, one outlet for stormwater management, and eventual land dedication for rights-of-way (a completed CSM application is included as part of this overall land use application);
- (2) The **rezoning** of the three newly-created parcels from agricultural zoning to residential and commercial zoning districts

This proposal is intended to align with the City's comprehensive planning process and aims to deliver the land uses and community development patterns envisioned in the recently adopted City of Madison 2018 Comprehensive Plan updates.

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## Legal Description of the Subject Property

The Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 12, Township 7 North, Range 10 East, Town of Blooming Grove, Dane County, Wisconsin.

*EXCEPT* Two (2) parcels in the Southeast corner thereof as described in Warranty Deed recorded in Volume 580 of Deeds on page 227, as Document No. 836707 and Warranty Deed recorded July 21, 1964 as Document No. 1107521.

*ALSO EXCEPT* Land in Warranty Deed recorded as Document No. 3315138.

*ALSO EXCEPTING* Lands annexed to the City of Madison in Document No(s). 2749600, 3006870, and 3206327.

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## 1. Project Team

Applicant/Developer: **Hovde Properties**  
Attention: Victor Villacrez  
122 West Washington Avenue, Suite 350  
Madison, Wisconsin 53703  
Phone: (608) 255-5175  
Email: [vvillacrez@hovdeproperties.com](mailto:vvillacrez@hovdeproperties.com)

Land Owner: **CGRD, LLC**  
Attention: Victor Villacrez  
122 West Washington Avenue, Suite 350  
Madison, Wisconsin 53703



Civil Engineer/Site Design: **Snyder & Associates, Inc.**  
Attention: Mike Calkins  
5010 Voges Road  
Madison, Wisconsin 53718  
Phone: (608) 838-0444 ext. 223  
Email: [mcalkins@snyder-associates.com](mailto:mcalkins@snyder-associates.com)

Planning: **Vandewalle & Associates**  
Attention: Brian Munson  
120 East Lakeside Street  
Madison, Wisconsin 53715  
Phone: (608) 255-3988  
Email: [bmunson@vandewalle.com](mailto:bmunson@vandewalle.com)

## 2. Existing Conditions

The Rodefeld site consists of a former farm and agricultural lands. The former farm buildings have already been razed and the site is currently unimproved but remains in agricultural use.

## 3. Project Schedule

2018-2020

## 4. Proposed Uses

This proposal includes the division of an approximately 9.7-acre irregularly-shaped tract of land into three new parcels and one outlot through Certified Survey Map. The proposed development will also include an eastern extension of Kilpatrick Lane, across the site, which will serve the three new parcels, as well as the construction of a portion of the new Sprecher Road along the eastern portion of the site. The future full construction of this portion of the new Sprecher Road will serve as part of the City's long-planned relocation of Sprecher Road to the east. Outlot 1, located at the southeast corner of the site, will contain stormwater management capacity intended to serve the eastern extension of Kilpatrick Lane and a portion of the new Sprecher Road.

The proposed division of land is as follows:

Parcel 1:	107,732 SF	(2.473 acres)
Parcel 2:	75,767 SF	(1.739 acres)
Parcel 3:	68,498 SF	(1.572 acres)
Outlot 1:	26,278 SF	(0.603 acres)
<b>TOTAL</b>	<b>278,275 SF</b>	<b>(6.387 acres)</b>

Outlot 1 (0.603 acres) and the remaining 144,370 SF (3.31 Acres +/-) within the 9.7-acre tract shall be dedicated to the public for roadway and stormwater management purposes upon issuance of all necessary approvals and acceptance by municipal authorities.

It is contemplated that future redevelopment of the northern of the three parcels (Parcel 1) will consist of a multi-family residential use while the two commercial properties to be created on the southern portion of the site (Parcels 2 and 3) may consist of commercial uses intended to serve the residents within the area of the site, such as a financial institution, gas

station/convenience store, or other small retail/service establishment permitted by the City of Madison Zoning Code, as amended.

**5. Hours of Operation**

No specific buildings with tenants/operating businesses are proposed at this time. Future site development will adhere to the City of Madison Zoning Code.

**6. Proposed Residential Building Square Footage**

Building square footage will be determined as part of future submittals.

**7. Number of Dwelling Units**

Future residential development may create approximately 60-75 dwelling units on site (approx. 20-25 Du/Acre)

**8. Auto and Bike Parking Stalls**

Parking will be determined as part of future submittals.

**9. Lot Data**

Zoning:

	Residential Parcel	Commercial Parcels
Current Zoning	Agricultural (A)	Agricultural (A)
<b>Requested Zoning</b>	<b>TR-U1 Traditional Residential - Urban</b>	<b>Commercial Corridor-Transitional (CC-T) District</b>

The City’s 2018 Comprehensive Plan updates already contemplate the division of land and the rezoning of the subject property for non-agricultural residential and commercial uses, which are shown on the image on the following page. Further, the Sprecher Neighborhood Development Plan also envisions the site for low-to-medium density residential use

- The triangular northern portion of the subject property, referenced herein as “Parcel 1”, is already designated for *Medium-Density Residential (MR)* land use in the updated Comprehensive Plan. The Plan envisions this area accommodating housing densities up to 90 units per acre and buildings up to five stories in height.
- The southern portion of the subject property comprising Parcels 2 and 3 is envisioned as *Neighborhood Mixed Use (NMU)* to facilitate commercial land uses intended to serve the surrounding area.

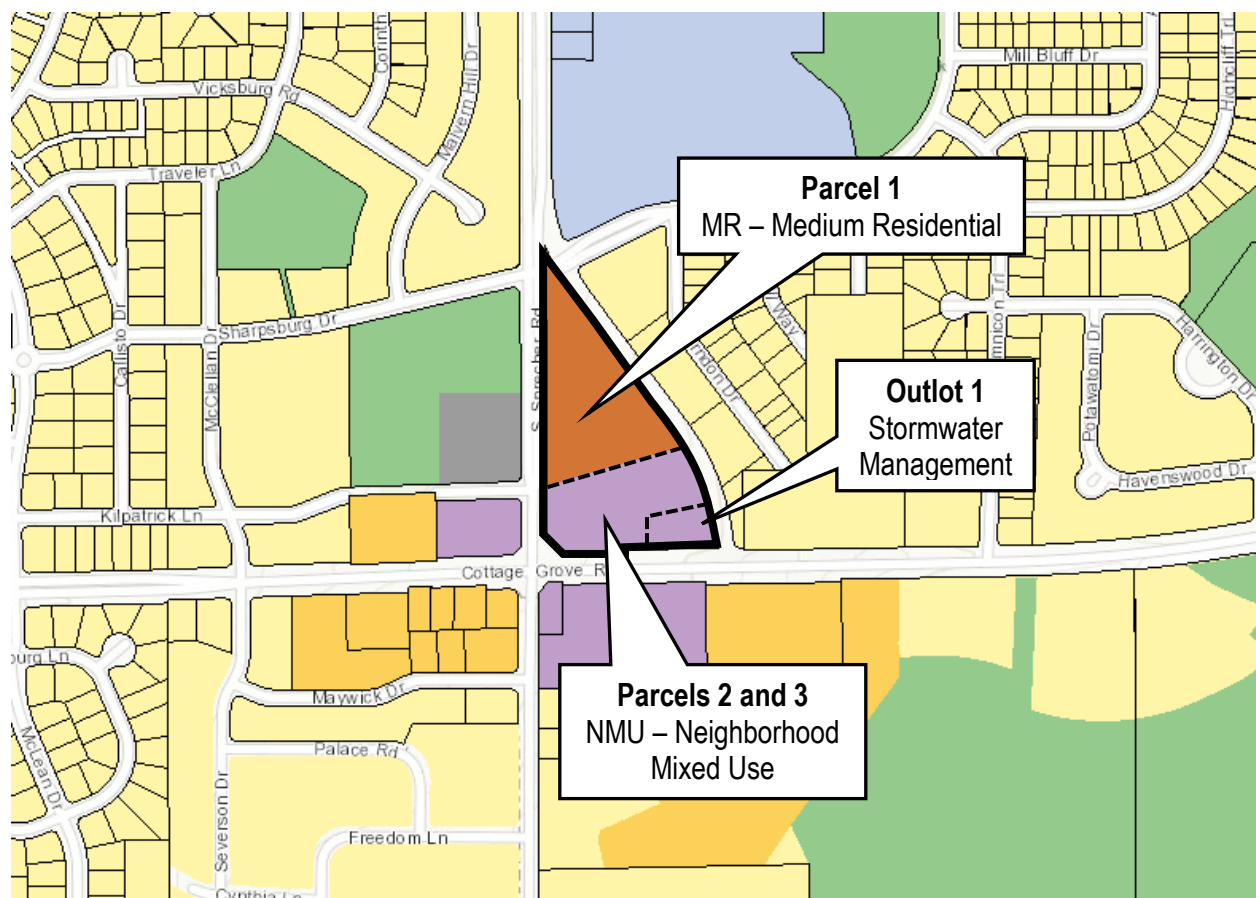
In order to bridge the gap from the site’s former agricultural use to a future mix of residential and commercial uses, our team is requesting the **Traditional Residential – Urban (TR-U1)** zoning district for Parcel 1 and a **Commercial Corridor-Transitional (CC-T)** zoning designation for Parcels 2 and 3.

The City’s TR-U Districts were established to stabilize, protect and encourage the essential characteristics of high-density residential areas and to accommodate a full range of life-cycle housing. The TR-U1 district is appropriate for Parcel 1 as it is the lowest intensity TR-U district and its dimensional, density and permitted/conditional use regulations are well in line with the Medium-Density Residential (MR) land use in the 2018 Comprehensive Plan. Designating Parcel 1 as TR-U1 not only helps meet this part of the subject property meet its long-range planning intent (with respect to both the Comprehensive

Plan and the Sprecher Neighborhood Plan) but also will also integrate into a primarily single-family and very low density multi-family residential, but evolving, part of the City.

The 2018 Comprehensive Plan identifies the intersection of Sprecher Road and Cottage Grove Road as an activity center for the area that will be supported by commercial development on these parcels. The CC-T District was established to recognize the many commercial corridors within the City that remain largely auto-oriented, and to encourage their transformation into mixed-use corridors that are equally conducive to pedestrian, bicycle, transit and motor vehicle activity.

The CC-T designation is appropriate for the site because it is not overly intense with respect to potential commercial uses, provides appropriate flexibility for permitted and conditional mixed-use and commercial activity center development, helps maintain the viability of existing residential uses located along the Sprecher and Cottage Grove Road corridors, and generally facilitates the neighborhood-style mixed use vision within the City's Comprehensive Plan.



**10. Usable Open Space**

Usable open space will be determined as part of future submittals.

**11. Land Value:**

The current assessed value of the land is \$1,000,000.

**12. Estimated Project Cost:**

It is estimated that road and infrastructure improvements associated with the future extension of Kilpatrick Road and a limited portion of the new Sprecher Road estimated to be \$900,000.

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

No specific development project is proposed at this time. However, future construction of road and infrastructure improvements and subsequent redevelopment of the three parcels may result in a number of part-time and full-time positions in construction as well as positions associated with future residential and commercial land uses on site.

**14. Public Subsidy Requested:**

The development proposal includes the dedication of lands, stormwater management infrastructure, and the construction of a selected portion of long-planned public roadway infrastructure. Discussion of a potential TIF district to assist the City of Madison in the development of the Sprecher road realignment/extension and associated infrastructure may be pursued.