

Grady, Brian

From: Victor Villacrez [Villacrez@hovdeproperties.com]
Sent: Monday, September 05, 2016 8:36 PM
To: Grady, Brian
Cc: Roll, Ricky
Subject: RE: Georgeson
Attachments: GEO Density plan sent to COM 20160823.pdf

Brian, Rick

At our meeting there was a question if we were going to get back to you with regards to how the Georgeson farm is to be depicted in the Yahara Neighborhood Plan as it is presented to the Plan Commission.

At this time we are ok with not adding a residential land use component to Parcels B and C.

We agree there are a number of challenges that make developing those areas of the Georgeson farm difficult at this time.

However part of parcel B is currently being farmed, like part of Parcel C which is depicted as Ag Land.

There is no equivocation on our part and we respectfully ask that the part of Parcel B that are currently being farmed be depicted as Ag Land on the Yahara Neighborhood Plan as presented to the Plan Commission Thursday.

We have spent considerable time and resources into the analysis of this site and have negotiated with the City in good faith. That is important to us and that is why we let you have full access to the land for inspection.

In saying that we feel that there is potential for development on all the parcels and at some time in the future the challenges discussed could be overcome.

Also you suggested that you would be willing to increase the density depicted on Parcel A. We ask that the density of the circled area below be elevated to Type 4 Housing. This would help us offset the units lost if both parcels B and C are depicted as Ag land.

On a related note, we have also been talking to another civil engineering group about possibly establishing a wetland bank on the Georgeson Farm.

Jacob Blue from Ayres has some interesting ideas we will be exploring. This could be of value to Hovde and to the City if other wetlands in the area needed to be impacted.

In a cooperative spirit we are willing to share those ideas with you as well.


I would like to discuss this over the phone Tuesday.

If you could call me at 608-255-5175 or 608-658-6588 I would greatly appreciate it.

Thank you for your time.

Vic



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

From: Grady, Brian [<mailto:BGrady@cityofmadison.com>]
Sent: Tuesday, May 31, 2016 4:35 PM
To: 'Jason Stangland'; Victor Villacrez
Cc: Roll, Ricky
Subject: RE: Georgeson

Sounds good guys. Please pass it along when you are able. Thanks.

From: Jason Stangland [<mailto:Jason.Stangland@smithgroupjjr.com>]
Sent: Tuesday, May 31, 2016 3:06 PM
To: Grady, Brian; 'Victor Villacrez'
Cc: Roll, Ricky
Subject: RE: Georgeson

Hi Brian,

Vic and I have been attempting to connect, but I have been out of the office a great deal with travel for projects. We will try to reconnect tomorrow and give you the requested information.

Thanks,
jason

Jason Stangland
Principal | Landscape Architect

SmithGroupJJR
44 East Mifflin Street, Suite 500
Madison, WI 53703

t 608.251.1177 **d** 608.327.4412
f 734.780.8977 **c** 608.698.9681

Jason.Stangland@smithgroupjjr.com
[twitter] [JasonStangland](#)
[LinkedIn] [Jason Stangland](#)

Visit www.smithgroupjjr.com
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From: Grady, Brian [<mailto:BGrady@cityofmadison.com>]
Sent: Tuesday, May 31, 2016 2:15 PM
To: 'Victor Villacrez' <VVillacrez@hovdeproperties.com>; Jason Stangland <Jason.Stangland@smithgroupjjr.com>
Cc: Roll, Ricky <RRoll@cityofmadison.com>
Subject: RE: Georgeson

Hi Vic-

Just checking in regarding Georgeson. Wondering if you are able to pass along a concept plan for the property.


Thanks,
Brian

From: Victor Villacrez [<mailto:VVillacrez@hovdeproperties.com>]
Sent: Wednesday, May 18, 2016 11:18 AM
To: Grady, Brian; 'Jason Stangland'
Cc: Roll, Ricky
Subject: RE: Georgeson

Brain,
Yes of course.
Let me converse with Jason and we will get it over to you.

Thank you,

Vic

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

From: Grady, Brian [<mailto:BGrady@cityofmadison.com>]
Sent: Wednesday, May 18, 2016 11:16 AM
To: Victor Villacrez; 'Jason Stangland'
Cc: Roll, Ricky
Subject: RE: Georgeson

Vic/Jason-

Would you be willing to pass along a PDF of your site plan for the Georgeson property? I'd like to use that information for putting together our Land Use Plan.

Thanks!
Brian

Brian Grady, Planner
City of Madison Planning Division
(608) 261-9980

From: Jason Stangland [<mailto:Jason.Stangland@smithgroupjjr.com>]
Sent: Wednesday, March 30, 2016 3:59 PM
To: Grady, Brian
Cc: Victor Villacrez
Subject: Georgeson

Hi Brian,

Thanks again for taking time to meet on the Georgeson project. We are working to make some minor revisions based on feedback from our session. We will also be developing the open space diagram to help convey the vision for the system. A few items we have questions about:

1. Update on timing for neighborhood plan? Wondering if you know anything new and if there is a projected timeline for advancing something to CARPC.
2. USA Amendment – will the wetland crossing and potential redefinition of the floodplain/way be a factor in determining the land included in a USA Amendment? We just want to make sure we don't hold up anything because we haven't done due diligence to secure permits for proposed modifications.

Thanks and hope all is well with you and Rick.

Jason

Jason Stangland
Principal | Landscape Architect
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SmithGroupJJR
44 East Mifflin Street, Suite 500
Madison, WI 53703

t 608.251.1177 **d** 608.327.4412
f 734.780.8977 **c** 608.698.9681

Jason.Stangland@smithgroupjjr.com
[twitter] [JasonStangland](#)
[LinkedIn] [Jason Stangland](#)

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