



Department of Planning & Community & Economic Development

## Economic Development Division

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Office of Real Estate Services

September 22, 2021

**To:** Board of Park Commissioners

**From:** Office of Real Estate Services/CDA Redevelopment

**Re:** Surplus Property Designation of 837 Hughes Place (Hughes Park)

The City of Madison acquired the property at 837 Hughes Place (the “Property”) in May 2007 for the public purpose of providing open space for the Badger Road and South Park Street neighborhoods. At that time, available park and green spaces were determined to be deficient in the vicinity of Lincoln School, with the 2003 South Madison Neighborhood Plan recommending expansion of recreational spaces and offerings for young children living in the area.

The City also acquired seven other small residential (4-8 unit apartment) parcels south of the Property along Cypress Way and Badger Road, all of which were demolished and all but one (2405 Cypress Way) subsequently redeveloped by the Community Development Authority (CDA) as the Burr Oaks Senior Apartments, which opened in 2011. The Parks Division has since managed the two remaining open parcels – the Property and 2405 Cypress Way – jointly as Hughes Park, though the Economic Development Division (EDD) retains ownership of the latter parcel.

While formally designated as a City park in 2007, the corner greenspace is largely unprogrammed and lacks pedestrian features, seating, and other amenities available immediately to the west at the Cypress Spray Park and play structures available at Lincoln School that have been developed since that time. The South Madison Neighborhood Plan is currently undergoing a complete update, expected for adoption in late 2021, and recommends new residential redevelopment and infill uses wherever possible – particularly options affordable to low- and moderate-income households that are a documented need in this area of the city.

With its mission to provide affordable housing throughout the city, the CDA is uniquely positioned as a catalyst to spur development on underutilized City-owned properties. To this end, CDA has contracted with a local architect to study Hughes Park for a potential return to residential use, with a goal of developing new rental or owner-occupied housing units on the properties beginning as soon as 2022. The sites are well situated near job centers and public amenities like the Village on Park, Metro’s South Transfer Point, the Beltline, and numerous Park Street businesses and represents an ideal location for residential infill serving CDA’s core affordable housing mission.

Therefore, CDA requests that the Board of Parks Commissioners move to formally designate the Property at 837 Hughes Place as surplus property per the requirements of MGO 8.075. Following this action, the EDD Director may proceed with the stated process to offer and transfer the property to other interested units, including the CDA.

# 837 Hughes PI (Hughes Park)



September 9, 2021

**Dane County Mask**

- Dane County Mask
- House Number

**CSM Text**

- Plat Labels
- Plat Names

**Road Names**

- Parcels

