



October 27, 2022

City of Madison  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53703

**RE: 4404 Hoepker Road Parcel – Letter of Intent CSM**

To whom it may concern,

Wangard Development, LLC is intending to file an application for a Zoning Map Amendment/Rezoning and Subdividing Land (CSM/Preliminary Plat) for the property located at 4400 Hoepker Road property (Parcel No. 081009400988). We are requesting to be on the Jan 9, 2023 Plan Commission meeting.

Wangard, plans to develop the northwest 2/3 (28.328 Acres) of an original 34.912 Acre parcel located in the northwest quadrant of the intersection of Hoepker Road and Portage Road (See attached CSM). Property is part of the city of Madison's Pumpkin Hollow Neighborhood Plan. The balance of the land will be retained by the existing Owner.

The Plan

The Pumpkin Hollow Neighborhood Plan (updated 2019) for the city of Madison suggests that the property should be developed as Low Density to Mixed Use. We are planning for roughly 500 multifamily units within three (3) different multifamily product types with up to 12, 20, and up to 108-unit buildings.

Wangard is proposing to utilize residential building types that will incorporate the positive aspects of our most popular apartments. First, for those that want to still live in a building that looks and acts like a single-family attached building, we have a townhome (rental) that will have 2BR & 3BR. Our townhomes (10% of the development) will have 9-12 units per building with a 2-car garage per unit. Second, we have our garden-style two-story walk-up apartments with private entrances. These stacked flats are common in Dane County and SE Wisconsin with each building having Studios, 1, 2 to 3 bedrooms, 18-26 units, and 6-10 garage spaces in a detached building. Our product has 20-units per building with seven (7) attached garages and four (4) plus spaces in each detached garage building. Third, we have our multi-story podium style apartment buildings. These buildings will be three (3) or four (4) floors with an underground garage. Each building will have 64 plus units and a common entrance.



### Timing

Subject to more project details that will be provided as part of our various applications and Civil and Architectural submittals, etc., Wangard would like to start construction during the fall of 2023 with first occupancy in the late spring of 2024.

Respectfully Submitted,

Mark C. Lake, AICP  
Wangard Development LLC

CC: File

Attachments:

Pumpkin Hollow CSM