



Department of Public Works  
**Engineering Division**  
Robert F. Phillips, P.E., City Engineer

City-County Building, Room 115  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
Phone: (608) 266-4751  
Fax: (608) 264-9275  
[engineering@cityofmadison.com](mailto:engineering@cityofmadison.com)  
[www.cityofmadison.com/engineering](http://www.cityofmadison.com/engineering)

**Assistant City Engineer**

Gregory T. Fries, P.E.  
Kathleen M. Cryan

**Principal Engineer 2**

Christopher J. Petykowski, P.E.  
John S. Fahrney, P.E.

**Principal Engineer 1**

Christina M. Bachmann, P.E.  
Mark D. Moder, P.E.

**Facilities & Sustainability**

Jeanne E. Hoffman, Manager

**Mapping Section Manager**

Eric T. Pederson, P.S.

**Financial Manager**

Steven B. Danner-Rivers

January 31, 2018

Heather Stouder  
Director, Planning Division  
City of Madison Department of Planning  
& Community & Economic Development  
126 S. Hamilton Street  
Madison, WI 53703

RE: Letter of Intent for Rezoning Application- 1251 Meadow Road  
City of Madison Lower Badger Mill Creek Property

FROM: Rob Phillips – City of Madison Engineer

Dear Heather,

The City of Madison purchased the lands proposed to be rezoned on July 24, 2015.

Approximately 17 acres of the purchase were to accommodate the redevelopment of the Garver Feed Mill site on Madison's East side. In order to rehabilitate the Garver Feed Building and allow non-park uses on the Garver Property and the North Plat, the City was required to acquire this property to provide additional parkland with some type of water feature and secure Wisconsin Department of Natural Resource's (WDNR) authorization to transfer the WDNR deed restrictions to a new park location. The conversion of those parkland restrictions to this site has been accomplished. A portion of this property is subject to this Land Use Restriction as required by the WDNR.

Additionally, approximately 37 acres of the purchase were approved for use as stormwater lands to accommodate existing stormwater drainage and also to accommodate future storm water management facilities to be constructed by the City of Madison Stormwater Utility as the Lower Badger Mill Creed Regional Basin #1.

Any lands not required for parkland, stormwater management or required street purposes are to be conveyed to a private entity(s) for development.

The proposed zoning districts set forth on the attached exhibit and descriptions are consistent with the future planning area shown on the adopted Mid-Town Neighborhood Development Plan.

Applicant, Owner and Design:

City of Madison Engineer, Stormwater Utility  
210 Martin Luther King Jr. Blvd, Room 115  
Madison, WI 53703-3342  
Attn: Greg Fries Deputy City Engineer 608-267-1199  
[gfries@cityofmadison.com](mailto:gfries@cityofmadison.com)  
Attn: Jeff Quamme – Engineering Mapping  
[jrquamme@cityofmadison.com](mailto:jrquamme@cityofmadison.com)

March 6, 2018

Page 2

Planning:

City of Madison Planning Division  
126 S. Hamilton Street  
Madison, WI 53703

**EXISTING AND PROPOSED CONDITIONS**

Existing Zoning: A

Proposed Zoning: CN – 37.05 Acres  
PR – 17.94 Acres  
SR-C1 – 15.32 Acres

Address: 1251 Meadow Road, Madison, WI

PIN: 251-0708-321-0099-8

Aldermanic District: District 1 – Alder Barbara Harrington-McKinney

Neighborhood Assoc: Adjacent to Madison West

Neighborhood Plan: In the Future planning area of the Mid-Town Neighborhood Development Plan

Notifications: Alder Harrington-McKinney – January 30, 2018

Legal Description: Attached

Map Exhibit: Attached

Total Area: 70.30 Acres

Existing Structures: None

Proposed Use: CN – Public Stormwater Management Facilities  
PR – Public Park Purposes  
SR-C1 – Future Residential Development by Private Developer. Subject to the density requirements of the City of Madison and Town of Middleton Intergovernmental Agreement.