



CommunityDevelopmentAuthority

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October 7, 2024

City of Madison Plan Commission

Re: 802 West Badger Road, 818 West Badger Road, 825 Hughes Place Letter of Intent (LOI)

To whom it may concern:

The following is submitted with the application, and legal description of the property for Plan Commission consideration and approval.

Project Description

It is the intent of the Community Development Authority (CDA) to rezone 802, 818 West Badger Road and 825 Hughes Place from Commercial Corridor – Transitional (CC-T) and Suburban Residential – Varied (SR-V1) to Regional Mixed-Use (RMX).

The rezoning will facilitate a future mixed-use development of the site consisting of two phases. Phase one (S Park Street and W Badger Road frontages) will feature new offices and clinic space for Public Health Madison Dane County (PHMDC), a new Fire Station 6, and apartments. Phase two (Hughes Place frontage) will feature additional apartments.

Project Schedule

It is anticipated that the rezoning will be effective by December of 2024. Phase one development is anticipated to begin in quarter one of 2026 and completed in quarter 4 of 2027. Phase two of the development is anticipated to begin in 2029.

Sincerely,

Matthew Wachter

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