



# HOVDEPROPERTIES

122 W Washington Ave, Suite 350 | Madison, WI 53703-2718  
Telephone 608-255-5175 | Fax 608-255-6196

August 11, 2016

Timothy M. Parks, Planner  
Department of Planning & Community & Economic Development  
Planning Division  
Madison Municipal Building, Suite LL-100  
215 Martin Luther King, Jr. Blvd.  
Madison, Wisconsin 53701-2985

Re: Planning Commission Submittal – Letter of Intent  
6510 Cottage Grove Rd- Vacant residence and farm buildings.

Dear Tim and Committee Members;

Action Requested

Approval of demolition of structures located at 6510 Cottage Grove Rd.

Introduction

We are requesting demolition approval of the existing structures located at 6510 Cottage Grove Rd. CGRD, LLC, a Hovde entity, purchased the property from Dorothy Rodefled in January of 2015. The farm had been owned by the Rodefled family for several years. Mrs. Rodefled continued to live in the house until June of 2015. One of the stipulations of the purchase was that no one could live in the house after she moved out. The house has been vacant since she moved and there has been no activity at the site or in any of the structures. All buildings are abandoned. We believe that these structure now abandoned present a safety risk to the neighborhood. The barn is structurally unsound and is difficult to secure. The other buildings are in similar condition and should not be entered. Any unauthorized person entering the buildings, be it children from the surrounding neighborhoods or someone looking for shelter for the night, are at risk.

Project Team

Owner: CGRD, LLC  
Developer: Hovde Properties  
Engineer: Snyder and Associates  
Land Planning/Landscape Architect: Smithgroup JJR  
Demolish Team: R.G. Huston Company Inc.  
Recycle and Reuse Plan: WasteCap Resource Solutions



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### Site/Existing Conditions

The proposed project site has been annexed into the City of Madison and is located at the northeast corner of the intersection of Cottage Grove Road and South Sprecher Road. The 9.7 acre agricultural parcel at 6510 Cottage Grove Road has one single family dwelling unit and also contains two sheds, two barns, a garage and a silo. The house is currently unoccupied. Several of the structures present a safety concern for the general public.

### Project Schedule

Permit Application Submittal- August 10, 2016  
Plan Commission-September 19, 2016  
Common Council – October 4, 2016  
Training classes with Madison Fire Department- October through November 2016  
Completion of demolition-January 2017

### Proposed Use

In the short term, most of the buildings will be used by the Madison Fire Department for training new recruits with valuable live life saving and firefighting techniques. Hovde in conjunction with PDQ are planning the subdivision of this parcel into three separate lots for future development. A land Use Application will be submitted in November of 2016.

### Zoning

The current zoning is agricultural.

Please contact me at 608-310-1977 if you have any questions.

Respectively,

  
Victor Villacrez  
Senior Project Manager  
Hovde Properties.