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February 9, 2026

Brandi Cooper
Village of DeForest
120 S. Stevenson Street
DeForest, WI 53532

RE: Letter of Intent – Rezoning and Conditional Use Permit (CUP)

Project Name: Cascade Development – Enkløv at DY
Project Address: 6343 – 6367 Pederson Crossing Boulevard

**Introduction**

This submittal is to request a rezoning and conditional use permit for the proposed project. Cascade Development is proposing a multi-family project in the Fox Hills Replat. The project is east of Williamsburg Way and north of Pederson Crossing Boulevard. This project will create 354 residential units with three (3) 78-unit buildings and five (5) 24-unit buildings. We are requesting the Village approve rezoning from General Business and Office Research to Residential-Mix Business District. In addition, we are requesting a Conditional Use Permit to allow for residential in the proposed Residential-Mix Business District zoning and the underground parking requirements of one underground parking stall for each unit to be met with both underground parking and detached garages.

Cascade Development is an experienced developer that has successfully completed multi-family, mixed-use, and hospitality projects throughout Dane County, including the DeForest Yards development in the Village of DeForest.

**Project Organizational Structure:**

| | |
|---|---|
| Owner:<br>Cascade Development<br>6240 Monticello Drive<br>DeForest, WI 53532<br>(608) 354-8748<br>Contact: Luke Stauffacher<br>Luke@cascadedevelop.com | Architect:<br>Angus Young<br>555 S. River Street<br>Janesville, WI 53548<br>(608) 756-2326<br>Contact: Tyler Allison<br>T.Allison@angusyoung.com |
| Civil Engineer:<br>Vierbicher<br>525 Junction Road, Suite 7000<br>Madison, WI 53717<br>(608) 821-3943<br>Contact: Sarah V. Church<br>schu@vierbicher.com | Landscape Design:<br>Olson Toon Landscaping<br>3570 Pioneer Road<br>Verona, WI 53593<br>(608) 827-9401<br>Contact: Karen Scott<br>karen@olsontoon.com |

**Project Description**

Located north of DeForest Yards and strategically placed along the curvature of Pederson Boulevard, there will be five, two-story walk-up townhouse buildings that will provide garages to 9 units and an additional three, three-story apartment buildings further to the north with underground parking and trash refuse. The site planning for the development locates the surface parking, detached garages, trash enclosures, clubhouse, and other amenities between the two rows of buildings delivering privacy for tenants and a nicer streetscape to the public. There will be a proposed public path that will connect at the west end of the property and run along the north side of the development to give tenants and guests direct access to Token Creek Conservancy and other neighborhoods or businesses.

To create a village-like feel, the buildings will be pronounced with sharp roof lines and facia accents over a dark gray masonry stone base, warm vertical board and batten, paneling, or siding complimented with a natural wood accent to give a refined architectural look from other buildings within the development.

We have a proposal to offer the outlot on the west side of the development where there is an existing 50-foot public access and storm easement. This outlot will be dedicated to the village and will also provide access to the existing stormwater management facility to the north and a connection point to the proposed public path.

This development will be constructed in two phases as follows:

Phase 1:
- 3 Story Building on proposed Lot 2 – May 2026
- 2 Story Building on proposed Lot 1 – May 2026
- 2 Story West Building on proposed Lot 2 – May 2026
- 3 Story Building on proposed Lot 1 – May 2026
- 2 Story East Building on proposed Lot 2 – May 2026

Phase 2:
- Both 3 and 2 story buildings on proposed Lot 3 – Summer 2027

The first phase construction sequence will start with the three-story building on proposed lot 2, followed by the two-story building on proposed lot 1, the two two-story buildings on proposed lot 2, and finishing up with the three-story building on proposed lot 1. This phase will also consist of site utilities, the clubhouse, detached garages, required trash enclosures, associated parking, and access drives. The remaining two two-story buildings and one three-story building, located on proposed lot 3, will be built in phase two.

Lastly, included within the submittal are concept renderings for a two-phase project located at the intersection of Savannah Drive and Williamsburg Way. The proposed development will be for a Sports Complex and 89-unit hotel, Marriott Towne Place Suites. The sports complex will be completed in two phases with an architectural palette that compliments the first phase of DeForest Yards. The hotel will be completed in conjunction with phase 1 of the sports complex.

**Current Zoning**

Lot 83 Fox Hills Replat
Address: 6343 Pederson Crossing Boulevard
Parcel number: 118-0910-333-6143-1
Current Zoning: B-2, General Business

Lot 83 Fox Hills Replat
Address: 6359 Pederson Crossing Boulevard
Parcel number: 118-0910-333-6132-1
Current Zoning: B-2, General Business

Lot 82 Fox Hills Replat
Address: 6359 Pederson Crossing Boulevard
Parcel number: 118-0910-333-6121-1
Current Zoning: B-2, General Business

Lot 1 CSM #15515
Address: 6367 Pederson Crossing Boulevard
Parcel number: 118-0910-333-9775-1
Current Zoning: O-R, Office Research

**Rezoning and Legal Description**

We are requesting that the Village rezone the 4 parcels from General Business and Office Research to Residential Mix – Business Zoning District (RM-B).

Legal Description for Rezoning: All of Lots 82, 83 and 84, FOX HILL ESTATES REPLAT as recorded in Volume 61-036B of Plats, on pages 203-206, as Document Number 5654480, Dane County Registry also all of Lot 3, Certified Survey Map Number 15515 as recorded in Volume 112 of Certified Survey Maps, on pages 57-59, as Document Number 5646209, Dane County Registry and located in the Northeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 33 and the Northwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 33, all in Township 09 North, Range 10 East, Village of DeForest, Dane County, Wisconsin. Said description contains approximately 504,898 square feet or 11.5909 acres, more or less.

**Regional Access**

The proposed development is located just north of STH 19 and east of STH 51. South of STH 19 and the proposed site is the DeForest Yards Development. Access to STH 19 is provided with a controlled intersection at Williamsburg Way.

**Circulation**

Pederson Crossing Boulevard will provide access to the interior of the site with three access points. One of the access points include access off the future roundabout at Pederson Crossing Boulevard and Williamsburg Way. Paved paths and sidewalks will connect the various buildings and spaces on the site. Included in the project is a public trail that will be constructed on the Village property to the north with an easement on the east side of the project to provide a connection to the existing trail on the east side of Pederson Crossing Boulevard.

**Parking**

The 78-unit apartment buildings will provide one underground stall per unit. The 24-unit apartments will have 9 attached garages and detached garages with 75-stalls. This results in a ratio of 1:1 covered parking. With an additional 192 uncovered surface parking stalls, this brings the overall stall to unit ratio to 1.54:1.

**Preliminary Site Development Data**

Refer to data on preliminary site plan.

**Project Schedule**

Village Planning and Zoning Meeting for Rezoning and CUP: March 24, 2026
Village Board Meeting for Rezoning: April 7, 2026
Submit Plans and CSM to Village for Review Application: April 10, 2026
Submit Site Work Permits: April 10, 2026
Anticipated Site Work Permit Issuance: May 1, 2026
Begin Site Work (Grading and Site Utilities): May 4, 2026
Village Planning and Zoning Meeting for Site Plan and CSM: May 20, 2026
Village Board Meeting for CSM: June 2, 2026
Anticipated CSM Recording: June 12, 2026
Building Permit Applications to Occur after CSM is Recorded

Thank you for your consideration of our proposal.

Sincerely,

Sarah V. Church

Sarah V. Church, PE