



Department of Planning & Community & Economic Development

## Economic Development Division

Matthew B. Mikolajewski, Director

Madison Municipal Building, Suite 312

215 Martin Luther King, Jr. Boulevard

P.O. Box 2963

Madison, Wisconsin 53701-2983

Phone: (608) 266-4222

Fax: (608) 261-6126

[www.cityofmadison.com](http://www.cityofmadison.com)

Office of Real Estate Services

July 28, 2016

Roadster Madison LLC  
Attention: Jeff Bush  
5325 West Rogers Street  
West Allis, WI 53219

RE: **Temporary Land Use Permit**  
1401 West Badger Road  
Real Estate Project No. 11109

Dear Mr. Bush:

Roadster Madison LLC dba Coakley Relocation Systems (the "Owner") hereby agrees to allow City of Madison (the "City") and/or their, agents or subcontractors to temporarily utilize a portion of Owner's property located at 1401 West Badger Road, (the "Property"), for ingress and egress, during the reconstruction of the City's parking lot at 1301 West Badger Road (see attached Exhibit A).

The Owner therefore agrees to permit the temporary use of the aforementioned Property based on the following terms and conditions:

1. The City shall promptly restore the Property to its original condition following the occupation of the Property (or as soon thereafter as weather reasonably permits) in a manner satisfactory to the Owner.
2. The City agrees to be responsible for all costs for any or all restoration work, which may be necessary due to default by the City agents or subcontractors.
3. The City agrees to protect the Owner's existing retaining wall and electrical transformers located in the Temporary Land Use Permit Area. The City agrees to remove the existing stairs and railings located on the Owner's concrete retaining wall as part of this project.
4. The Owner reserves the right to use and occupy the Property in a manner consistent with the rights conveyed herein, provided that such use and occupancy shall not interfere with or disturb the construction activities and/or use of the City.
5. The City shall comply with all applicable laws, ordinances and regulations related to environmental pollution or contamination, or to occupational health and safety.

6. The City shall be responsible for the consequences of its own acts, errors or omissions and for the acts, errors or omissions of its employees, officers, officials, agents, boards, committees and commissions, and shall be responsible for any losses, claims, and liabilities that are attributable to such acts, errors, or omissions including providing its own defense, arising out of this Temporary Land Use Permit.
7. This Temporary Land Use Permit shall terminate upon completion of the City's project or by December 31, 2017, whichever is sooner; unless mutually extended by both parties.

If you accept the terms and conditions as stated herein, please indicate so by signing this letter in the space provided below.

Sincerely,

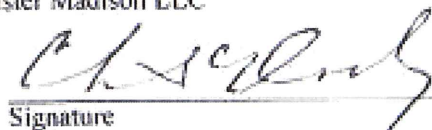


Jerome Lund  
Real Estate Agent 4

The undersigned, on behalf of Roadster Madison LLC, the Owner, agree to and accept the terms and conditions contained in this permit.

Roadster Madison LLC

BY:



C. KRISTOPHER M. COAKLEY

Print or Type Name and Title

Date

10/26/2016

# EXHIBIT A

ROADSTER MADISON, LLC  
1401 W. BADGER RD.

Proposed 5'-0" temporary  
construction easement for  
curb and gutter

Previously agreed to 10'-0"  
temporary construction  
easement for retaining wall  
construction

