

MADISON PROPERTY MANAGEMENT, INC.

10 North Charter Street - Madison, WI 53715

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April 27, 2005

Madison, City of - Zoning Dept.
215 Martin Luther King Jr. Blvd.
Madison, WI 53703.000

Re: 1010 Ann St. Conditional Use Permit

Dear Zoning Department:

Attached find the pertinent information relating to a conditional use permit for 1010 Ann St.

The property was formally a gas station. The underground storage tanks have been removed. 1010 Ann Street LLC has rented the premises to Migel Brube for a used car dealership. Mr. Brube runs an existing automobile dealership at 2317 A South Stoughton Road Madison, Wisconsin. The site is ideal for this use. It is surrounded by C2 parcels and there are several other automobile dealerships on the Beltline frontage road in either direction.

The topography of the lot is generally level. It is totally fenced and provides a good visibility for access in either direction. The existing building will have modest physical improvements made to the interior and exterior and the current repair bays will be used for detailing cars and as a show room. The exterior lot line will be improved with the installation of seven trees and maintenance of the grass area surrounding two sides of the lot perimeter.

Depending on the approval date, site work will commence on or about June 7, 2005 with the expected completion no later than June 20, 2005.

The dealership would anticipate two-four employees with hours of operation from 10 a.m. to 7 p.m.

The site would anticipate 4 visitors stalls, 4 employee parking stalls, and 42 stalls for vehicles available for sale.

Sincerely,



James Stopple, CPM
President

JS/js
Enc.