

Tuesday, July 15, 2008

Matt Tucker  
City of Madison Zoning Administrator  
Madison Municipal Building Suite LL-100  
215 Martin Luther King Jr. Blvd.  
P.O Box 2985  
Madison, Wisconsin 53701-2985

Dear Matt:

Please find included with this Letter of Intent our Conditional Use application package for the City of Madison Planning Commission's approval. We are applying for a Conditional Use Permit for the property located at 1910 Lake Point Drive, Madison, Wisconsin 53713. The property is located in the Bridge Lake Point Waunona Neighborhood, which is within Council District 13, Tim Bruer. The reason for this Conditional Use is to allow use of the building for a variety of functions, including its current daycare function. It essentially will serve as an annex to the existing Bridge Lake Point Waunona Neighborhood Center building across the street at 1917 Lake Point Drive. This means that we will use space for some or all of these functions:

Pre School program - 3 -5 years of age (used for this purpose previously)  
Elementary School- After School and Summer Camp  
Middle School- After School and Summer Camp  
Senior program - meeting space  
Facility Use groups - meetings, trainings, classes  
Adult programs - meeting space, trainings, classes  
Job skill trainings - meetings, classroom instruction  
Computer lab  
Arts and crafts classes  
Office space  
Kitchen use (minor-not commercial kitchen)

Please note that these functions are currently occurring in the existing neighborhood center building, where we are very tight for space. Having the annex space available will allow community residents and families to have

adequate meeting space for ongoing programs. Please note that all large meetings would still be held at the current center.

Programming would be between 8:00 am and 9:00 pm.

We have already had meetings with city staff regarding this request, and have spoken to the area alderperson, Tim Bruer. He strongly supports the project.

This site is currently zoned as R4 and it is currently approved as a day care facility.

The site for this project is approximately 0.203 acres.

There is approximately 1883 square feet of space on the each floor, with two finished stories. Total square footage is approximately 3766 square feet.

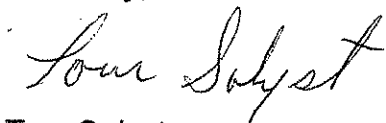
Trash and recycling will be handled with city containers, with any overflow going into the privately collected dumpsters at the existing neighborhood center.

The proposed development schedule calls for a construction start on or about September 1, 2008 with final completion on or about October 15, 2008.

The primary contact person for zoning issues for this project is the project architect, Jim Glueck of Glueck Architects. Jim can be reached at 116 North Few Street, Madison 53703. His phone number is (608) 251-2551 and his email address is [glueckarch@sbcglobal.net](mailto:glueckarch@sbcglobal.net). You can also contact me at 441-6991.

If there are any questions or concerns or any additional information required please do not hesitate to call me or Jim Glueck.

Sincerely,



Tom Solyst  
Executive Director  
Bridge Lake Point Waunona Neighborhood Center