



Mr. Brad Murphy
City of Madison Plan Commission
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

RE: Letter of Intent for Land Use Application
Proposed Parking Lot Expansion - South, Phase II

Dear Mr. Murphy:

Madison College respectfully requests approval of our plans to construct Phase II of a parking lot at the southwest corner of the Anderson Street and Hoffman Street intersection. Phase I was constructed in 2010. The overall plan for both phases was submitted at the time of Phase I. Please see the enclosed map showing the location of the proposed parking lot in relation to the Madison College - Facilities Master Plan.

The total parking lot area for both Phase I and Phase II occupies approximately 3.2 acres and will provide a total of 320 stalls (8 ADA Accessible, 312 standard stalls, and 32 bike spaces). Phase II parking lot expansion occupies approximately 2.0 acres and will provide 178 stalls of the 320 overall total stalls. The new parking lot will account for approximately 10% of the total parking area on the Truax Campus. The additional parking combined with the current parking lots will help ease the existing demand for parking for our current student enrollment of 13,000 degree and non-degree students. Many students commute from outside the City of Madison and do not have access to other travel options other than their personal car.

Our enrollment is expected to increase over the next 10 years and the Campus Plan recognizes this trend by incorporating a parking ramp located near the central area academic buildings. This ramp will replace stalls lost due to building construction and is expected to accommodate enrollment and staff increases. It is however located too far away to provide convenient and safe parking to support the sports and athletic fields. There are also campus design considerations and geotechnical/construction economic issues which effectively limit the parking ramp to the location shown on the Master Plan.

The expanded lot will provide safe, accessible and adequate spectator and participant parking to support the existing athletic fields which are adjacent to this location. It also lessens the negative impact of our students parking in adjacent neighbor parking lots. Many of our neighbors have signs posting "No MATC Parking." The parking lot will allow for more regional parking/ transfer options for weekend city activities such as rhythm and booms at nearby Warner Park.

In the larger scheme of campus planning, this parking lot, in conjunction with the programmed signalization of the Anderson - Hoffman Street intersection and the future extension of Hoffman Street represent some of the first construction projects that will begin to implement the Truax Campus Master Plan. Depending on resources, the first priorities will include construction of a health sciences building and a central entrance to the Truax building that could house tutoring, counseling, enrollment and career services in a Student Success Center. This plan has been formulated to create a vibrant and viable campus that will accommodate new and expanded academic and vocation curricula and the projected increases in staff and commuting students over the next 10 years. We fully expect that enrollment and consequently the utilization of our campus to nearly 16 hours per day average with additional demands for early morning and evening programs. The Anderson-Hoffman parking lot will enable Madison College to effectively plan and phase the implementation of the Truax Campus Plan by providing for:

- Alternate/replacement parking for stalls that will be removed by the new building construction in the central portion of the campus.
- Replacement stalls for those that will be renovate as the lot between Hoffman and Wright Streets is refurbished and renovated to better accommodate stormwater management. (The west end of this lot was flooded in the summer of 2009).
- Stalls for supporting and accommodating Madison College athletics and student recreation programs. The Master Plan calls for improvement of this sports area to include a future shelter/concession/restroom/storage facility. A sustainable, "green", future facility will be constructed.

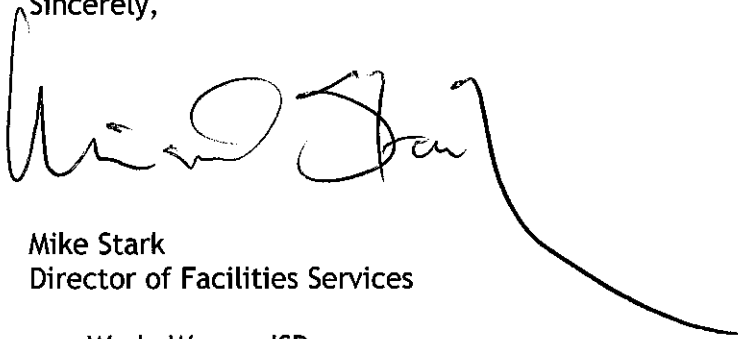
It is our intention and commitment that this parking lot will be designed and constructed in the "greenest" most practical manner. Key elements of this design include:

- Meeting the City's storm water management standards for runoff control and oil and grease treatment.
- Extensive landscaping with over story trees to provide shade to mitigate the "heat island" effect.
- Parking lot lighting and pedestrian security lighting will be fully shielded utilizing LED Technology and automatic controls.

Madison College staff and our consulting engineers have worked with City Staff, Alder Larry Palm, and the Carpenter-Ridgeway Neighborhood Association in preparing the conceptual design for this improvement. See attached supporting documentation. It is our belief that it addresses a critical need in both near-term programming and long term planning for the College and the Madison community.

Thank you in advance for your favorable consideration of our request. Please do not hesitate to contact me at 246.6837 or Wade Wyse, P.E., JSD Professional Services at 848.5060 if additional information is needed.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Stark". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Mike Stark
Director of Facilities Services

cc: Wade Wyse - JSD

Enclosures:

Area-Wide Location Map
MATC Truax Master Plan
Alder Letter
Neighborhood Association Letter