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August 9, 2006

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Re: Letter of Intent in Connection with Land Use Application to Rezone 4421 Cottage Grove Road, Madison, Wisconsin

To Whom It May Concern:

This Letter of Intent is attached to a Land Use Application submitted to the Madison Plan Commission and Common Council requesting a change in zoning from its presently existing R-1 zoning to C-1 zoning for property located at 4421 Cottage Grove Road in Madison, Wisconsin.

In accordance with the requirements of the Land Use Application, the following information is submitted in support of the Application for Rezoning:

1. **Existing Conditions and Uses of the Property:** As stated above, present zoning is R-1 and the property is being used as a residence as of the date of this application.
2. **Proposed Usage:** The applicant is a licensed Veterinarian and has been operating the Pet Care Clinic in the Rolling Meadows Mall for approximately 25 years. The lease for that clinic is not being renewed and the applicant, Dr. Joseph Valenta, DVM, wishes and needs to relocate and stay in the same immediate area. To this end, Dr. Valenta proposes to make relatively minor modifications to the interior of the present structure and continue to operate his small animal veterinary clinic at this new address.
3. **Development Schedule:** Closing on the purchase of the property would occur promptly upon approval of rezoning and commencement of internal

remodeling and the installation of necessary additional parking would begin immediately thereafter.

4. **Persons Involved:** The following persons or companies will be involved with the minor construction described above:

Contractor: To be named.

5. **Type of Business:** Dr. Valenta proposes to operate a small animal veterinary clinic on the property.
6. **Number of Employees:** There will be 2-3 full time employees.
7. **Hours of Operation:** The business will operate during standard business hours Monday through Friday, with evening hours once a week. The business will not operate on weekends. Emergency visits will be seen at a different location and no emergency visits are contemplated at this location.
8. **Square Footage or Acreage of the Site:** The acreage of the site is one-third (1/3) of an acre.
9. **Number of Dwelling Units:** None.
10. **Sale or Rental Price Range for Dwelling Units:** N/A
11. **Gross Square Footage of Buildings:** The gross square footage of the building is 1,612 square feet.
12. **Number of Parking Stalls:** The number of parking stalls is currently four, one of which is the garage. Upon approval, an additional handicapped parking stall will be added.

Very truly yours,

Lathrop & Clark LLP



Jerry E. McAdow

JEM:ntp

cc: Dr. Joseph Valenta
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