



March 22, 2017

Plan Commission:

Madison-Kipp Corporation is pleased to submit this Conditional Use and CSM application for the reconfiguration of a Private Parking Facility at 201 Corry Street. This project is being initiated in order to assist the Goodman Community Center with their expansion plans at the former Madison Brass works building, which occupies the adjacent parcel. That project is also being submitted for Conditional Use approval under a separate application.

Presently, a large portion of the Brass Works building is constructed along the common Madison-Kipp property line with no setback. Relocating the common property line enables a new Brass Works addition to be constructed with a setback that permits windows in the building and a sidewalk in front of the parking stalls.

Two lots presently exist and their common property line will be moved south. The size of Madison-Kipp's parcel will be reduced from approximately 21,250 SF to 15,959 SF and the existing parking lot will be reconfigured to conform with the City's parking lot standards. The northern lot (Lot 1) presently contains a vacant manufacturing building that will be renovated by the Goodman Center for an expansion of their programs.

The work is scheduled to begin in the summer of 2017, with completion of projects on both lots expected by fall, 2018. The project team consists of:

- Madison Kipp Corporation – Owner Lot 2
- Goodman Community Center – Owner Lot 1
- Eppstein Uhen Architects – Building Designer
- Ken Saiki Design – Landscape Architect
- Snyder Associates – Civil Engineer
- Vogel Brothers Building Co. – General Contractor

Sincerely,

Madison-Kipp Corporation

Anthony C. Koblinski
President and CEO