

December 07, 2016

Ms. Heather Stouder  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, Wisconsin 53701



Re: Letter of Intent - Conditional Use  
2083 Atwood Avenue  
Madison, WI

Ms. Heather Stouder:

The following is submitted together with the plans and application for the staff and plan commission consideration of approval.

**Organizational Structure:**

Owner/Developer: Prime Urban Properties  
2020 Eastwood Drive  
Madison, WI 53704  
Phone: 608-233-6000  
Contact: Joe Krupp  
joe@primeurbanproperties.com

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste. 201  
Middleton, WI 53562  
Phone: 608-836-3690  
Contact: Randy Bruce  
rbruce@knothebruce.com

**Project Description:**

Gail Ambrosius Chocolatier is intending to relocate from their existing shop at 2086 Atwood Avenue to the property for lease at 2083 Atwood Avenue. The site is zoned TSS which allows for general retail and coffee shop. We are applying for a Conditional Use to allow for Limited Production Processing as well. The square footage of this space is 3,046 S.F. which includes both basement and first floor levels.

**Project Schedule:**

It is anticipated that construction will start in January 2017 and be completed in April 2017.

Thank you for your time reviewing our proposal.

Sincerely,

  
J. Randy Bruce  
Managing Member