



March 1, 2017

Mr. Matt Tucker  
Zoning Administrator  
City of Madison Zoning  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53709

Re: 211 South Livingston Street – Subdivision Application Letter of Intent

Dear Mr. Tucker:

On behalf of our Client, City of Madison Parking Utility, thank you for your consideration of our intent to subdivide the above referenced parcel into two parcels, removing two existing auxiliary buildings and constructing a new public parking ramp. It is our understanding the proposed improvements will fall under the permitted use for the existing TE zoning in accordance with the City of Madison Zoning Code Ordinance.

The property includes a maintenance building, three auxiliary storage buildings, gravel and asphalt driveways, significant outdoor material storage and abandoned train tracks. The train tracks are within the previously vacated Clymer St / Railroad St. which splits the northern storage and maintenance building area with the south storage only area. There are a total of six access points to the site; two on S. Livingston St, two on E. Main St, and two on S. Patterson St. The two entrance on S. Livingston St. are split into one entry to the south storage area and one entry into the northern building and storage area.

The proposal consists of subdividing the lot into two lots, one for use by the City of Madison for a public parking ramp facility and the remaining lot to remain with Madison Gas and Electric for continued storage and maintenance. The storage area loss on the Madison Gas and Electric property will be relocated within other Madison Gas and Electric facilities, most notably the adjacent Blount Generating Station. The parking ramp lot will be located at the intersection of S. Livingston and E. Main. Madison Gas and Electric will maintain right-of-way frontage on all three surrounding streets. The parking ramp will include two access points, one on S. Livingston St and one shared access with Madison Gas and Electric on E. Main St. Madison Gas and Electric proposes a second access point onto S. Livingston to maintain two access points on each of the surrounding streets.

The Madison Gas and Electric maintenance facility will remain in place along the E. Main Street frontage. The auxiliary building along S. Livingston Street will be relocated within the lot to maintain functionality of the site. The public parking ramp facility will be located on the corner of the intersection of E. Main and S. Livingston.



The project includes the following team members:

Owners:

Madison Gas & Electric  
City of Madison Parking "New" Ramp

Contractor / Builder:

To be determined by public bid.

Engineers:

Wyser Engineering, LLC on behalf of Madison Gas and Electric  
Graef on behalf of the City of Madison

Surveyor:

Wyser Engineering, LLC

The project would start this summer and be completed as soon as possible in 2018. The project cost and number of construction jobs created have not been determined.

Again, thank you for your consideration. If you have any questions or require additional information, please do not hesitate to contact our office.

Respectfully,

WYSER ENGINEERING, LLC

A handwritten signature in blue ink that reads "Wade P. Wyse". The signature is written in a cursive, flowing style.

Wade P. Wyse, P.E.

Principal – Project Manager

Enclosures: Certified Survey Map, Filing Fee