Chozen-ji Betsuin / International Zen Dojo of Wisconsin
6714 Colony Dr. • Madison, WI 53717 U.S.A.
http://www.wisconsinzen.org

20 March 2019

Letter of Intent
2540 East Mifflin Street, Madison

Dear Members of the City of Madison Planning Commission

I am the president of Chozen-ji Betsuin/ International Zen Dojo, a Buddhist church that has received an acceptance of our offer to purchase the former church and mission located at the address above, currently zoned as TR-C4. We have been an active organization in Madison for the past 30 years, renting space for our meditation and other forms of training. We would like this one-hundred-year-old building on East Mifflin Street to become our permanent home.

Following the city's guidelines for reuse of places of worship, we would like to adapt a portion of the building as business and professional offices. Having rental income from these offices is part of our business plan for covering the costs of owning and maintaining this building. We understand that adaptation requires a formal application for conditional use, and that our intended uses of those offices must be reviewed. At this time, we don't have a committed prospective tenant but we will remain in touch with the city zoning office for the necessary review of a specific tenant.

Most likely any business or professional service provider would prefer to have a sign displayed publicly but if that is not acceptable we would ask if they can display a small sign on the back door of the church that would be their entrance. They would share the parking located on the property.

The proposed professional office space of the building would comprise 35% of the first floor (860 square feet out of 2448 square feet) and 20% of the basement level (485 square feet out of 2448 square feet). We would begin minor renovations of this space following our proposed closing of purchase on May 24 and that work is to be finished by the end of the summer.

We appreciate your consideration of this request for conditional use.

Sincerely,

Rev. Gordon Greene, PhD
President
Chozen-ji Betsuin/ International Zen Dojo of Wisconsin