BCBP
ATTORNEYS

BECK, CHAET,
BAMBERGER & POLSKY, S.C.

E-mail: pneumeier@bcblaw.net

October 21, 2019

**VIA E-MAIL AND OVERNIGHT**
( pcapplications@cityofmadison.com )

Madison Plan Commission
126 South Hamilton Street
Madison, WI 53703

Re: *CSM Application Letter of Intent; Property located at 4530 – 4546 Verona Road; Applicant: Nakoma Plaza Investors, LLC*

To Whom it May Concern:

This letter constitutes the above-named Applicant's "letter of intent" supporting its application for CSM approval relating to the property described above. This letter summarizes the existing and proposed conditions at 4530 - 4546 Verona Road. This proposed CSM will create two (2) lots to accommodate the sale of Lot 2 to a third party.

**Site Information:**

Site Addresses: 4530 – 4546 Verona Road, Madison, WI 53711
Parcel Number: 0709-323-0220-4
Zoning District: Commercial Center (CC)
Square Footage (Acreage) of Site: 229,610 square feet (5.5 acres)

**Existing Conditions:**

The Site, consisting of existing Lot 1 of CSM 9471 is a commercial building consisting of three (3) rentable spaces. The Site is bounded by West Beltline Frontage Road to the north and northeast, Verona Frontage Road to the east and southeast, and an access road to the northwest, west and southwest. In addition, Home Depot owns and operates the adjacent parcel at 4652 Verona Road. There are three (3) lots between the Site and West Beltline Frontage Road and Verona Frontage Road (to the east and southeast of the Site) currently owned by (i) University Book Store, 4515 W Beltline Hwy, (ii) Feilers Enterprises, 4506 Verona Road, former supper club, currently vacant (iii) Roger Finke, 4514 Verona Road, currently operated as Nakoma Plaza Auto Repair and

(iv) Ruby Bird Real Estate, 4520 Verona Road, operating businesses include Subway, Trail This Bicycle Shop and a fitness club.

The most northerly of the Site's three rentable spaces, with an address of 4530 Verona Road is currently occupied by Goodwill Industries. The middle of the Site's three rentable spaces with an address of 4538 Verona Road, was formerly occupied by Staples and is currently vacant. The most southerly of the Site's three rentable spaces, with an address of 4546 Verona Road, is currently occupied by Halloween Express (a seasonal tenant only) and was formerly occupied by MC Sports, a retail sporting goods store.

**Proposed Conditions:**

The proposed project involves the conveyance of the southerly space (4546 Verona Road) to a furniture retailer. The Real Estate Purchase and Sale Agreement requires the Site Owner and Applicant, Nakoma Plaza Investors, LLC, to divide the parcel into two (2) lots, Lot 2 being the southerly space (4546 Verona Road) including the parking area to the east of such space. The Site division is more specifically described on the Certified Survey Map provided with the Application.

**Proposed Project Schedule**

The schedule proposed below is preliminary and subject to change for any reason.

- CSM Application Submittal to the City of Madison: October 23, 2019
- Sale of Lot 2 : as soon as possible after the Subdivision is approved by the City of Madison

**Project Team:**

Owner: Nakoma Plaza Investors, LLC
Ned M. Brickman
c/o Midland Management, LLC
555 W Brown Deer Road, Unit 220
Milwaukee, WI 53217
Phone: 262.643-4430
Email: nbrickman@midlandmgtllc.com

With a copy to:
Michael Bamberger, Esq.
J. Paul Neumeier, Jr., Esq.
Beck, Chaet, Bamberger & Polsky, S.C.
Two Plaza East, Suite 1085
Milwaukee, WI 53202
Phone: 414.273.4200
Email: mbamberger@bcblaw.net

Surveyor: Michael Ratzburg
RA Smith
16745 W Bluemound Road
Brookfield, WI 53005
Phone: 262.317.3260
Email: michael.ratzburg@rasmith.com

Very truly yours,

BECK, CHAET, BAMBERGER & POLSKY, S.C.

J. Paul Neumeier, Jr.

JPN:kad
Enclosures
cc:

Ned M. Brickman (via email, w/encs)
Todd Waller (via email, w/encs)
RA Smith (w/encs)
Michael Bamberger, Esq. (via email, w/encs)
Tim Parks, Director Madision Planning (via email, w/encs)

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