



April 6, 2015

Mr. Tim Parks
City of Madison
215 Martin Luther King Jr. Blvd
Rm. LL-100, Municipal Building
Madison, WI 53710

**RE: REVIEW OF ALTERATION TO A PLANNED DEVELOPMENT – L.O.I. FOR THE
RE-APPROVAL OF A TEMPORARY PARKING LOT AT 115. N. CHARTER STREET**

Dear Mr. Parks,

This is an application for a review of alteration to a planned development. On July 19, 2011 the Common Council approved an amended PUD-GDP for the Charter Street Heating Plant project, which included an ancillary parking facility (Lot 45) directly east of the site. This approval had the following conditions:

#38. That the next University master plan show the parking lot at 115 N. Mills Street as a temporary use, with the future long-term use of that site to be as a biomass storage and handling facility or academic building.

#39. That the approval of the interim parking lot at 115 N. Mills Street be valid for a period of two years following construction. Use of the parking lot beyond the two year period will require re-approval by the Plan Commission.

The University is seeking re-approval to maintain this lot beyond 2-years as a temporary parking facility until a new building constructed per the Campus Master Plan is completed. The University-owned and operated off-street parking facility (Lot 45) was shown as a long-term temporary land use until a planned future bio-mass handling and storage building was to be constructed. Project budgeting and a shift in alternative energy focus eliminated this proposed building site in the near-term. The long-term goal in both the 2005, and anticipated in the 2015 Campus Master Plan is for this parking lot to be replaced with a future building. It is in the best interests of the University to reduce surface parking facilities in favor of integrated facilities whenever possible.

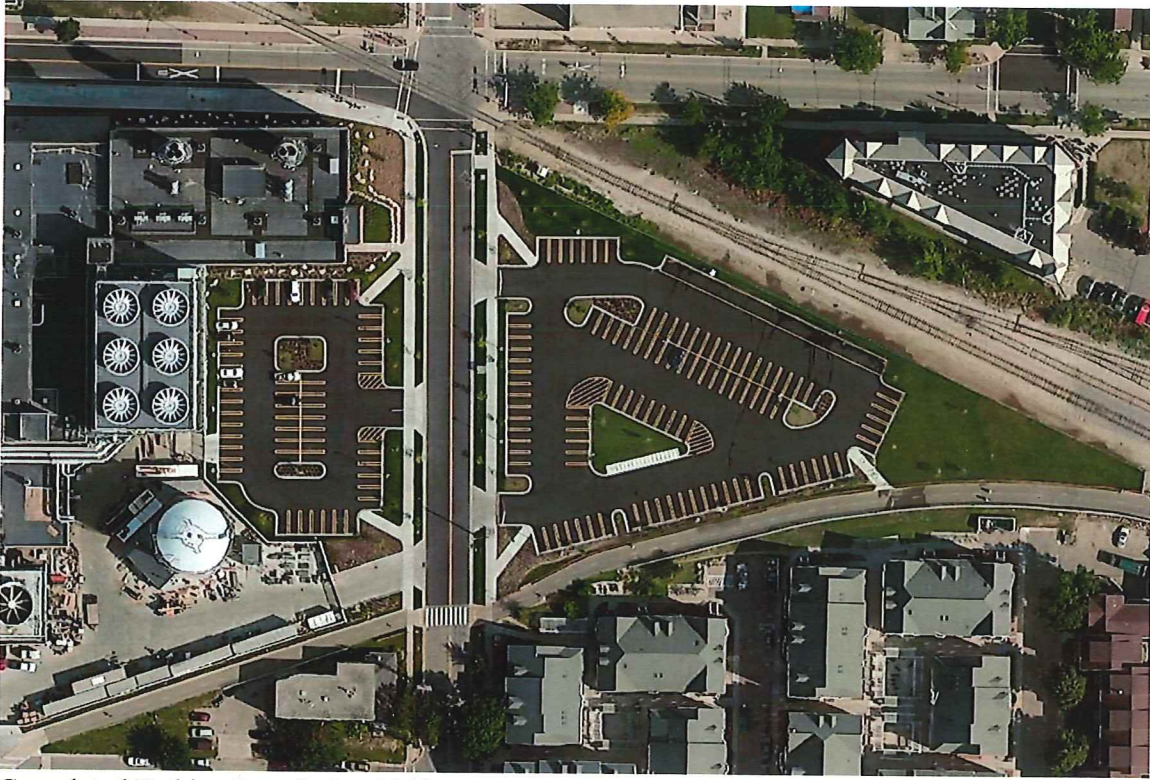
The attached materials include as-built plans for the parking lot as well as images as it appears today. Although this is viewed by the University as a temporary facility, please note the level of vegetative screening, tree plantings and upgraded lighting additions to enhance the visual appearance of this facility.

Please contact me at 608-263-3023 if you have any questions or need further information.

Thank you,


Gary A. Brown, FASLA
Director, Campus Planning & Landscape Architecture
Facilities Planning & Management, University of Wisconsin-Madison

cc: Alder Scott Resnick, District 8, City of Madison Common Council



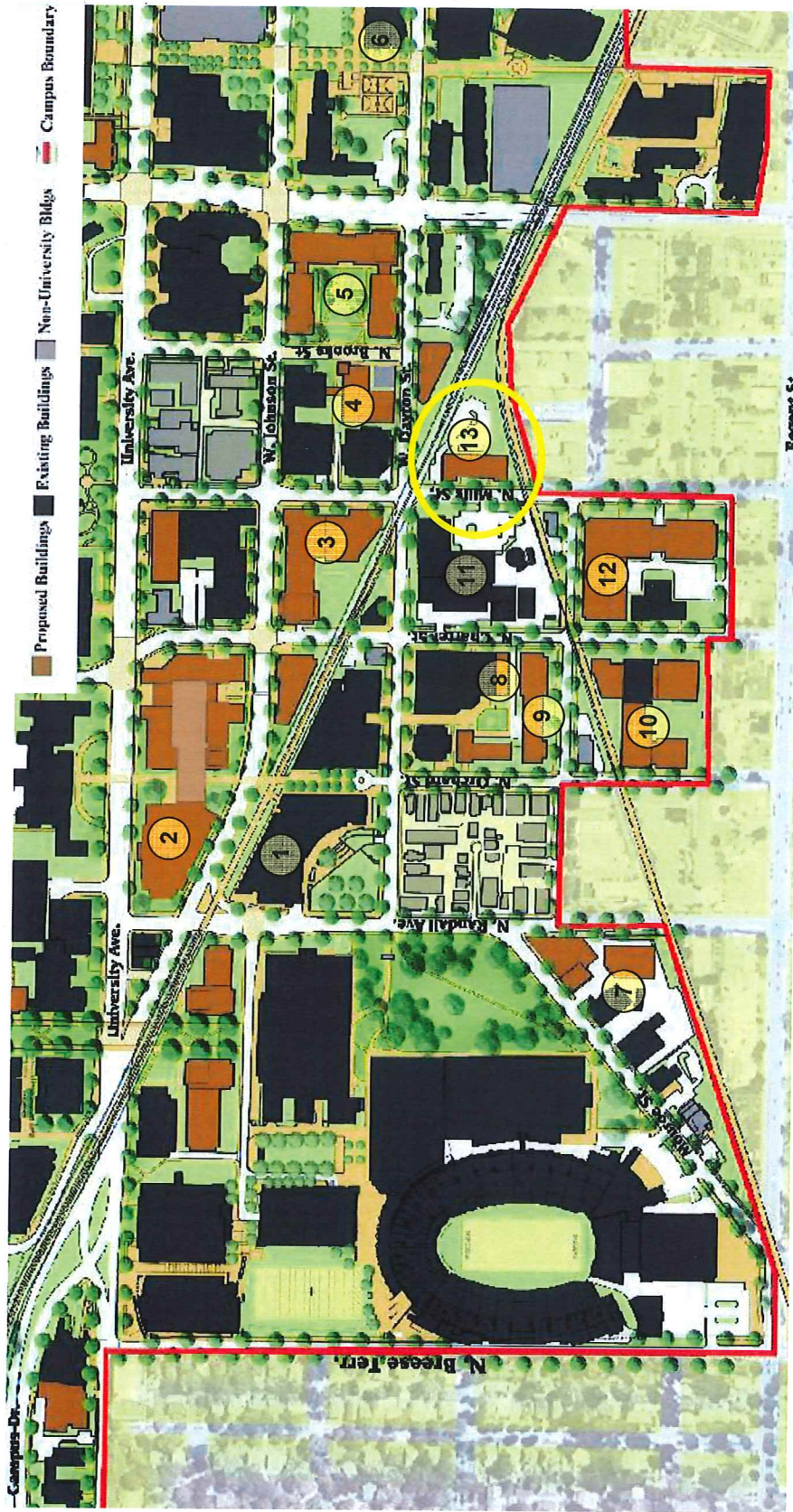
Completed Parking Lot, Spring 2013



Completed Parking Lot, Summer 2013 (View NE)

University of Wisconsin-Madison

2005 Campus Master Plan



Future (Completed) Identified Projects in the Regent Street South Campus Planning Area

1. Union South Redevelopment & Parking Structure
2. Wisconsin Institutes of Discovery
3. Noland / Zoology Redevelopment
4. Educational Sciences Addition
5. Proposed Academic/Research Facility
6. Gordon Commons Renovation & Addition
7. UW Police Renovation & Addition
8. Weeks Hall Addition
9. Proposed Academic/Research Facility
10. Primate Center Additions
11. Charter Street Heating Plant Renovations
12. UW Physical Plant Services & Parking Structure
13. Proposed Building for Existing Lot 45