

Wednesday, April 21, 2010

Matt Tucker
City of Madison Zoning Administrator
Madison Municipal Building Suite LL-100
215 Martin Luther King Jr. Blvd.
P.O Box 2985
Madison, Wisconsin 53701-2985

Dear Matt:

Please find included with this Letter of Intent our Conditional Use application package for the City of Madison Planning Commission's approval. We are applying for a Conditional Use Permit for the property located at 1240 East Washington Avenue, Madison, Wisconsin 53703. The property is located in the Tenney-Lapham Neighborhood, which is within Council District 2. The alderperson is Bridget Maniaci.

Legal Description of property:

SCHULKAMP'S SUBDIVISION, LOTS 6 & 7, & NORTHEASTERLY 7 1/2 FT OF LOT 8, CITY OF MADISON.

The reason for this Conditional Use is to allow use of the building as a contractor shop. (The previous use was an auto body shop.)

Full Spectrum Solar is a full service solar energy contractor. We install grid-connected solar-electric (photovoltaic) systems and solar thermal systems that can provide heat for domestic hot water, pools and space heating. Our warehouse is primarily used for storage of materials and vehicles. A portion of the space will be used for our offices. We occasionally pre-build plumbing or electrical assemblies in our shop.

Hours of operation will be from 7:30 am to 5:30 pm.

We have already had meetings with city staff regarding this request, and have spoken to the area alderperson, Bridget Maniaci. She supports the project.

This site is currently zoned as C-3. Contractor shops are a Conditional Use in this zoning.

The site for this project is approximately 0.34 acres.

There are approximately 6875 square feet of space on the first floor, with one finished story. There may be some finished mezzanine space.

Trash and recycling will be handled with city containers, stored within the building.

We have an accepted offer to purchase the property. One of our contingencies is zoning approval.

We will be making some alterations to the building floor plan in the future but there are no immediate plans.

The proposed development schedule calls for doing the required site work as soon as possible after closing, with completion by mid- to late 2010.

The primary contact person for zoning issues for this project is the project architect, Jim Glueck of Glueck Architects. Jim can be reached at 116 North Few Street, Madison 53703. His phone number is (608) 251-2551 and his email address is glueckarch@sbcglobal.net. You can also contact me at 284-9495.

If there are any questions or concerns or any additional information required please do not hesitate to call me or Jim Glueck.

Sincerely,

Burke O'Neal
Director
Full Spectrum Solar
100 S. Baldwin Street, Suite 101
Madison, WI 53703
(608) 284-9495