

09.17.08

City of Madison
Plan Commission
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 57301-2985

RE: Letter of intent, plan submission

Dear Commissioners,

We are requesting permission to have a reduced the number of parking stalls to fit the existing space that is available on the site. Currently there are 82 parking stalls required with 50 existing. With the change in use there will be an increase to 111 parking stalls required and an increase to 51 available. Please see attached site plan for the formula used. On street parking has not been used in this calculation.

Sara Investment Real Estate is presently the owner of the 1244 South Park Street property and is seeking to convert one tenant space from office to restaurant. To improve the property, Sara Investments has developed a site plan which includes landscaping on the south end of the parking lot an ornamental railing along Park Street. Other site improvements were added per the recommendations of the City of Madison.

The types of businesses now located at this site are offices and a restaurant. With this in mind, the traffic flow will primarily be for the offices during the day and the restaurants in the evening. We feel this greatly reduces the need for large numbers of parked vehicles at any one time. The proposed restaurant will operate as a carry out type facility which will further reduce the need for parking stalls. This site is also on the bus line with the closest stop being on the adjacent property.

This property contains .59 acres per the survey map. For square footage of the building by floor, please refer to the attached floor plans with 36,214 sq. ft. of gross floor space, including the lower level parking facility. The number of employees varies throughout the day with employee parking provided in the lower level private parking facility.

The current Conditional Use Permit is for office and restaurant space so this aspect is not being altered in any respect. There are no dwellings on this site.

This project is being coordinated by Dorschner|Associates, Inc. with Ken Saiki Design Inc. designing the site improvements and Ramaker & Associates surveying the property. No contractor has yet been chosen or plans drawn for an interior remodel.

Thank you,
Mark Bassett
Dorschner|Associates, Inc.