

LETTER OF INTENT

1347 Fish Hatchery Road

During the summer of 2005, St. Mary's Hospital obtained a conditional use permit to construct a temporary parking lot on the site previously occupied by St. Mary's Care Center, located at 1347 Fish Hatchery Road (the "Property"). The Property is 3.2 acres and was designed to accommodate 328 parking stalls. Security lighting and storm water infiltration were included in the parking lot layout. No changes have been made to the Property since the original approval was granted in 2005. St. Mary's Hospital is requesting a 3-year extension, with no other alterations, of the conditional use permit to enable the continued use of the Property as a parking lot.

The Property is currently used by employees of St. Mary's and Dean, and construction workers who are performing work at St. Mary's Hospital. Approximately 200 St. Mary's and Dean employees, and approximately 40 construction workers, currently use the parking lot on a daily basis. St. Mary's shuttle buses currently service the parking lot between the hours of 4:50 a.m. and Midnight. Because the employee parking ramp on St. Mary's campus has remained at full capacity (approximately 1100 stalls), the continued use of the parking lot by St. Mary's employees and construction workers is essential to minimize the impact on street parking in the neighborhood surrounding St. Mary's Hospital.

The Property and surrounding parcels are included within the Wingra Creek Market Study and Redevelopment Plan, which anticipates the development of structured parking in the area, among other major redevelopment concepts. Dean Clinic's Fish Hatchery site is also included within the Redevelopment Plan. St. Mary's expects the Property to be redeveloped in conjunction with the surrounding properties in the long-term. Until such redevelopment is more imminent, St. Mary's believes that the existing use of the Property for employee parking is the best and highest use for St. Mary's employees and the surrounding neighborhoods. St. Mary's Hospital therefore respectfully requests a 3-year extension of its conditional use permit for 1347 Fish Hatchery Road.