

July 16, 2008

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 1602 South Park Street, Madison, Wisconsin. The property is located in the Wingra Creek Neighborhood, which is within Council District 13, Julia Kerr. The reason for this Conditional Use is to allow for a temporary parking lot on the property. The spaces are proposed to be added in order to serve a need for park-and-ride usage for construction workers who would park here and be shuttled to downtown construction sites. A temporary lot fits with the long-term site usage as outlined in the Wingra Creek BUILD plan. We are well aware of the Wingra Market Study and the development possibilities of the site, and have met with interested parties in the recent past to discuss long-term site usage.

We have attempted to minimize the parking impact by placing it away from Park Street, adding spaces off of the existing driveways. Note that the remaining open space is used for various functions, including a farmer's market, and will continue to serve those functions. The proposed temporary parking will be available for the farmer's market and the other functions.

Per our discussions with City staff, we are leaving existing parking areas as they currently exist.

We are not planning on adding any site lighting for the temporary lot area.

We have had numerous meetings with city staff regarding this request, and have spoken to the area alderperson, Julia Kerr, who has expressed her support.

This site is currently zoned as C2 commercial and it is currently an office usage. The proposed development schedule calls for a construction start on or about September 15, 2008 with final completion on or about November 31, 2008. 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@sbccglobal.net. My number is 332-5522. Mayo Corporation is the engineer for the project. (Recently merged with and doing business as Jenkins Survey and Design)

The site for this development is approximately 3.2 acres.

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

Sincerely,



Jeff Leckwee
Madison Labor Temple