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September 28, 2010

Madison Plan Commission
215 Martin Luther King Jr. Blvd., Room LL-100
Madison, WI 53701-2985

Re: Letter of Intent
Off-Premises Parking CUP Application - Lynch Auto Body

Dear Commissioners:

This is a letter of intent in connection with the conditional use permit application submitted by Lynch Properties LLC.

Description of Project: Lynch Auto Body is applying for a conditional use permit for off-premises parking of private passenger vehicles in connection with its existing auto body repair business at 2305 Atwood Avenue. The off-premises parking area will be located across the street from Lynch Auto Body at 2223 Atwood Avenue (corner of Atwood Avenue and Evergreen Avenue). The parking area would allow the temporary parking of vehicles awaiting collision repair and repainting. The parking area will be brought up to City standards, paved and screened with a 3 foot wide planting buffer consisting of evergreen trees along Evergreen Avenue. A 6 foot high privacy fence will be constructed at the rear and west side lot lines.

Parking Stalls: Seven 10 foot wide by 18 foot long parking stalls will be constructed, along with one handicap parking stall.

Size of Site: The total parking surface is 3,737 square feet.

Existing Use and Condition of the Property: The property is currently used as a parking facility for the applicant's auto repair business. The current condition of the parking area is unpaved.

Development Schedule: Improvements to the parking area are anticipated to commence within 30 days after issuance of the CUP.

Contact Person: The contact persons for the application and project are Tim Lynch, whose address and phone number is listed on the application, and the undersigned.

Name of Persons involved: The asphalt contractor for the project is Wells Asphalt Paving. The landscaper for the project is Lynch Properties. The fence will be constructed by Struck & Irwin Fence.

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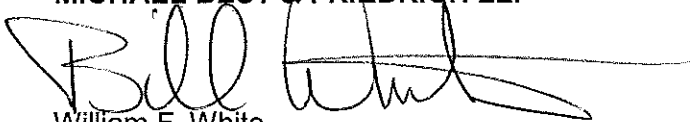
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Hours of Operation: The hours of operation for Lynch Auto Body is Monday through Friday 7:30 a.m. – 6:00 p.m., Saturday 8 a.m. to 12:00 p.m.

If you have any questions concerning the conditional use permit application or this proposal, please feel free to contact me.

Sincerely,

MICHAEL BEST & FRIEDRICH LLP

A handwritten signature in black ink, appearing to read "Bill White", with a long horizontal flourish extending to the right.

William F. White

cc: Alder Marsha Rummel
Dan Melton, Chair, Schenk-Atwood, Starkweather Yahara Neighborhood Assn.
Tim Lynch

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