



Community Development Authority

Natalie Erdman, Executive Director and Secretary

Madison Municipal Building, Room 312
215 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703-3348
ph (608) 267-1992 fx (608) 261-6126
email nerdman@cityofmadison.com
mail P.O. Box 2983, Madison, WI 53701-2983

August 15, 2012

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

Re: 2300 South Park Street, Madison

Dear Plan Commissioners:

The following is intended for the above-referenced property:

The Community Development Authority of the City of Madison ("CDA") has executed a Purchase and Sale Agreement with Madison Community Health Center, Inc. ("Access") for the sale to Access of a portion of the CDA's parcel at 2300 South Park Street (commonly known as The Village on Park) for construction of an outpatient health care facility.

To accommodate the sale, the CDA, as owner/applicant, submits for your consideration the enclosed proposed CSM reflecting the subdivision of Lot 1 of CSM 12790 into two lots: proposed Lot 1 consisting of 1.2127 acres, which will be sold to Access (the "Access Parcel"); and proposed Lot 2, which is the remainder of Lot 1 CSM of 12790 being retained by the CDA.

The Urban League of Greater Madison ("ULGM") is the owner of Lot 2 of CSM 12790. The CDA parcel, the ULGM parcel and the Access Parcel will be contiguous lots at the Village on Park and will all be subject to the terms and conditions of an existing Operation and Easement Agreement ("OEA"). Access' proposed development of the Access Parcel requires modification of certain provisions of the OEA concerning, among other things, common areas, easements and liability. The CDA, Access and ULGM have all agreed to the terms of an amendment to the OEA, and such amendment will be executed at closing of the sale to Access.

Respectfully,

Natalie L. Erdman
Executive Director and Secretary