

W11281 Bilkey Rd.
Lodi, WI 53555

June 23, 2005

City Of Madison Planning/Zoning Departments

Re: Letter Of Intent for Permanent Zoning

This is to request permanent zoning of C1, light commercial, for my property at 5434 Commercial Ave. also mailing address of 3720 Co. Hwy T., Madison, WI 53704.

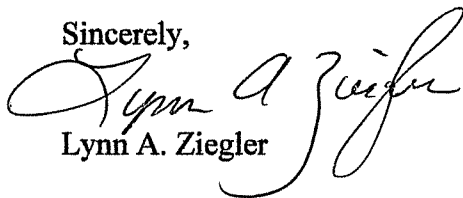
The only intention I have at this time is to comply with the City Planning Commission condition for Eagle Aerie subdivision plat approval that I apply for permanent zoning. I have no development plans for this property other than rebuilding if I demolish the existing old buildings.

This property was zoned temporary Ag when we annexed, including the larger Eagle Crest Plat property, in preparation for submitting our subdivision request. I am now requesting permanent zoning based on conversations with Brad Murphy, Matt Tucker, and Tim Parks. There are no current commercial uses on the property. One house is rented residential. The barn and other buildings are used for personal storage. I would appreciate the option of using the 1.1 acre for some limited commercial, possibly something in conjunction with our nursery now located at our home in Lodi. Other possibilities are something connected to the house – a gift/craft shop or possibly a hair salon for examples.

Eagle Crest Bar is located immediately to the East, a commercial business which shows no indication of discontinuing. Whatever commercial interest I would try to implement would be even less intensive than this existing business. With the several hundred residences being built in the immediate vicinity, I would like to have a neighborhood commercial type of option available.

Arnold & O'Sheridan Engineering is submitting the legal description and whatever plans, specs or drawings are required for this request. Please let me know if you need anything else to proceed with this request. My phone is 575-1498. Thank you.

Sincerely,



Lynn A. Ziegler