



EPPSTEIN UHEN
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March 8, 2005

Ms. Kathy Voeck
City of Madison
215 Martin Luther King Boulevard
Madison, Wisconsin 53701

Re: Site Rezoning for State of Wisconsin Office Building
EUA Project No.: 204426-RT

Dear Ms. Voeck:

This application is submitted for your consideration to rezone the 4.4 acre parcel at 5830 Femrite Drive from Temp AG to M-1. This parcel along with the adjacent parcel identified as Outlot 8, which contains 11 acres, will serve as the project site for the proposed office building. Outlot 8 is zoned M-1. This submittal includes application for a demolition permit of an existing house and sheds on 5830 Femrite Drive.

The proposed development will consist of a 98,000 square foot, 1-story office building that will be leased to the State of Wisconsin. The facility will serve approximately 370 employees, three (3) truck loading berths and a 370 stall surface parking lot will be provided. The future building expansion may include an additional 46,000 square feet of space as well as 43 additional parking stalls, as indicated on the attached site plan.

The project team will begin to prepare a site grading drawing set for an early start permit. Once this submittal is complete, the project development team will begin preparing drawings necessary for building construction and building permit approvals. The construction schedule for this development will be approximately 7 months. Tenant move-in is scheduled to occur in November of 2005.

The Project Development Team includes the following organizations:

Lokre Development Company- Developer
Eppstein Uhen Architects- Architect
M.A. Mortenson Company- General Contractor

Please review the attached material regarding the rezoning and feel free to call me with any questions or comments.

Sincerely,

Peter Kucha
Associate

cc: Rolly Lokre/Lokre Development Company