

**Letter of Intent  
Conditional Use Application  
8501 Excelsior Drive  
Madison, Wisconsin 53717**

This Letter of Intent is to serve as background and resolve any zoning issues that may currently exist at 8501 Excelsior Drive, Madison, Wisconsin. **Please note, we are not building or moving anything at this time as a result of this Conditional Use Application.** Rather, we readjusting the lot line based on 2005 warranty deeds exchanged between Old Sauk Trails Limited Partnership and Gialamas Holdings and the University of Wisconsin Hospital and Clinics which created a non-conforming zoning issue.

The parking located north of the common lot line between the Gialamas parcel and the UW Hospital and Clinic parcel is considered an accessory off-site parking lot (a conditional use). We are requesting approval of such conditional use and have Planned Commercial site administratively approved by the Zoning Administrator, City Engineer and Traffic Engineering Departments.

In the interim, both parties have deeded land (Parcel B) to adjust the common lot line further north so that the Gialamas parcel is completely undeveloped and no parking lot, or building exists on this parcel. The parcel meets the requirement of being 100 feet in width along Excelsior Drive and one acre in area, in this case, has nothing on it.

Further, a copy of the Easement For Access and Parking is also attached for your review which should satisfy any accessory parking issues that may occur once the parcels become separated and deeded back to each respective party after conditional use approval has been received.

This Letter of Intent is our understanding of the issues as they have come forth from the City of Madison Planning and Zoning Departments.

Submitted this 21st day of February, 2005.

Applicant: Old Sauk Trails Limited Partnership and Gialamas Holdings LLC