

July 17, 2007

City of Madison Planning Commission
215 Martin Luther King Jr. Blvd.
Room LL-100
PO Box 2985
Madison, WI 53701-2985

Subject: ***Letter of Intent***
Temporary Don Miller Dodge Central Parking Lot Expansion
854 E. Washington Avenue
Madison, Wisconsin 53703
JSD Project No. 07-2859

Dear Plan Commission Members:

Per your requirement for a Land Use Application Submittal we are providing the following written Letter of Intent for the proposed temporary Don Miller Central Parking Lot Expansion development at 854 East Washington Avenue. Currently, the site has a 2,400 square foot one story masonry building that was formerly the sales office and garage of Budget Auto Outlet. A gravel parking lot surrounds the building and served as the parking site for the business.

For the proposed development, Vogel Bros. Building Corporation has been designated as the general contractor and overall project coordinator. Jenkins Survey & Design, Inc. will serve as the designer, landscape architect, surveyor, and engineer for the project. Site lighting design will be provided by Electric Construction, Inc. This project is proposed to begin in mid-August 2008 and finish by mid-September 2008.

This project will be a temporary parking facility as defined under the Madison Municipal Code. It will include demolition and removal of the Budget Auto Outlet building that currently serves the site. A new 22 stall parking lot will be re-installed without changing the existing grades. No buildings are proposed on the site, although within the next three years a redevelopment of the entire area has been proposed. The new parking lot will be paved with bituminous asphalt. The pavement will cover 12,287 square feet, replacing the existing impervious gravel and building areas that currently cover the site. The overall site is 15,228 square feet.

This redevelopment will not be used for any retail or business offices and, as such, will not have any employees or places for assembly on-site. The parking lot will be utilized by patrons of Don Miller Dodge Central during the normal operating business hours, 9 A.M. to 9 P.M. The site will not add any of the following to the area: dwelling units, school children, or trash removal. A plow will be the only snow removal equipment necessary to clear the project area of snow. General maintenance of asphalt will include sealing and line striping for the parking lot.

Please contact our office if there are any further questions or comments.

Thank You,

Ben Kamps, E.I.T.