



Department of Planning & Community & Economic Development

## Economic Development Division

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

- Office of Business Resources
- Office of Economic Revitalization
- Office of Real Estate Services

Madison Municipal Building, Suite 312  
 215 Martin Luther King, Jr. Boulevard  
 P.O. Box 2983  
 Madison, WI 53701-2983

TTY/TEXTNET 866 704 2318  
 FAX 608 261-6126  
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February 1, 2011

Harold Langhammer  
 for 122 State Street Group LLC  
 513 North Lake Street  
 Madison, WI 53703

RE: Amended encroachment agreement for El Esplanade Building  
 122 State Street  
 R.E. Project No. 527

Dear Mr. Langhammer:

Pursuant to your recent application for the basement encroachments at El Esplanade Building at 122 State Street; I have enclosed the First Amendment to Encroachment Agreement for the utility vault and basement areas located within the public rights-of-way of W. Dayton, N. Carroll and State Street.

Please note the agreement requires stamped engineering reports for the structural stability of the basement areas and an environmental report for the possible presence of an abandoned underground fuel storage tank.

The revised annual fee of \$2,467 is based on the formula provided in the applicable ordinance, i.e., MGO 10.31, as follows:

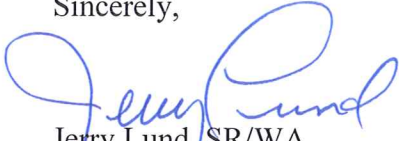
<u>Street Frontage</u>	<u>Encroachment</u>	<u>Area Calculation</u>	
W Dayton	Vault/Basement	63'x15'	1,044 SF
	Fascia	99'x1'	
N Carroll	Basement	40'x9'	403 SF
	Fascia	43'x1'	
State St	Basement	42'x8'	<u>381 SF</u>
	Fascia	42'x1'	
Total SF		1,828 SF x \$45 SF x 3% = \$2,467	

Please have the agreement signed, in black ink before a notary public, and return to the agreement to the City of Madison Office of Real Estate Services. A pre-addressed stamped envelope is enclosed for your convenience.

Upon receipt of the signed agreement, it shall be recorded with the Dane County Register of Deeds. A copy of the recorded document shall be furnished to you.

I can be reached at 267-8718 if there are any questions.

Sincerely,



Jerry Lund, SR/WA  
Real Estate Agent III

Enclosures

C: Rob Phillips, City Engineering  
Chris Petykowski, City Engineering  
Kitty Noonan, City Attorney