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May 26, 2023

City of Madison  
Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.

Re: Letter of Intent for a two-lot certified survey map (CSM) by YWCA Madison, Inc.

This letter of intent is submitted on behalf of YWCA Madison, Inc. in connection with a Subdivision Application seeking approval of a two-lot certified survey map prepared by Burse Surveying and Engineering Inc.

The YWCA owns the property at 2040 S. Park Street and 824 Dane St., which spans the block between Burr Oak Lane on the north and Dane St. on the south. The southern portion of the property is improved with a one-story building and accessory parking occupied by the YWCA. The northern portion of the property is occupied by a two-story building and accessory parking occupied by El Pastor Mexican Restaurant on the first floor with three residential dwelling units above. The two buildings share a party wall.

The YWCA proposes to record a CSM that will divide the property into two lots. The YWCA intends to convey Lot 2 of the proposed CSM to El Pastor. Lot 1 of the CSM will be retained by the YWCA. The YWCA intends to record an easement along with the CSM to address the party wall and to provide shared access between the parking areas of the two lots.

The majority of the subject property is zoned CC-T Commercial Corridor - Transitional IL, with an approximately 50'x120' area of the accessory parking lot (at the west edge of Lot 1 of the proposed CSM) zoned TR-C2 Traditional Residential - Consistent 2. The applicant is proposing no changes to the existing zoning.

If you have any technical questions regarding the proposed CSM, please contact Michelle Burse at:

Michelle L. Burse P.E., P.L.S.  
Burse Surveying and Engineering, Inc.  
2801 International Lane, Suite 101  
Madison, WI 53704  
608-250-9263  
mburse@bse-inc.net

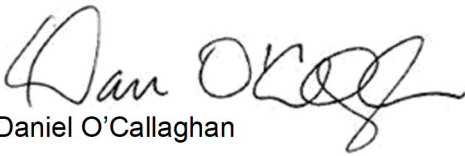
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If there are any other questions or concerns, I would be happy to address them on behalf of the YWCA.

Thank you in advance for your consideration.

Very truly yours,

**CARLSON BLACK O'CALLAGHAN & BATTENBERG LLP**



Daniel O'Callaghan

Encls.