Brad and Stephanie Bodden
Nakoma Brick, LLC
133 Paradise Circle
DeForest, WI 53532
March 1, 2025

City of Madison Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

Subject: Letter of Intent – Zoning Map Amendment for 3821 Nakoma Rd.

We are writing to formally submit this Letter of Intent for a Zoning Map Amendment for the property located at 3821 Nakoma Rd., Madison, WI. We are requesting a rezoning from PD (Planned Development) to LMX (Limited Mixed-Use) to better reflect the building's existing uses and to align with current zoning regulations. Given the current use of the property, with professional office space on the first floor and a 3 bedroom rental unit on the second floor, we believe this zoning designation is a more appropriate fit.

Please note that we do not plan to make any changes to the building or lot as part of this request. The existing Planned Development (PD) designation dates back to 1979, and our proposed amendment is intended to modernize the zoning classification while maintaining the character and function of the property.

We appreciate your time and consideration of this request. Please feel free to contact me at bbodden89@gmail.com or 608-438-1792 should you require any additional information.

Sincerely,

Brad Bodden