



Building Community Today
for Tomorrow's Generation

January 10, 2012

VIA EMAIL (bmurphy@cityofmadison.com)

Mr. Brad Murphy
Planning Division Director
Dept. of Planning & Community & Economic Development
P.O. Box 2985
215 Martin Luther King Jr. Blvd
Madison, WI 53701

Re: Wingra Clinic Development

Dear Mr. Murphy:

One of the conditions to our obtaining demolition and construction permits for the Wingra Clinic development is recording of a certified survey map including all of the lands in the proposed development.

We hereby request the use of two certified survey maps. The first CSM would include, as Lot 1, all of the property within our proposed development excepting 910 Midland Street (legally described as Lot 3, Block 6, Grandview Addition to South Madison). At that point, demolition and construction permits would be issued for all of Lot 1 as it then exists. This assumes, of course, that we have satisfied other specified conditions, such as the vacation of High Street. An electronic copy of the first certified survey map is attached.

The second CSM would be recorded in January, 2013 and would revise Lot 1 to include 910 Midland Street. At that point, demolition and construction permits could be issued for work on 910 Midland Street. An electronic copy of the second certified survey map is attached.

Here is the background for our request. Our offer to purchase 910 Midland Street provides that the closing shall occur no earlier than January 1, 2013. When we entered into that offer, we anticipated that our development would be served by surface parking rather than by a ramp. The project design has since undergone a number of changes, including requirement of a ramp. 910 Midland Street is located in the area where the ramp is to be constructed.

We have approached the seller of 910 Midland Street about moving up the closing on 910 Midland Street, but so far have not yet reached agreement, and there is no guarantee that we will be able to do so. Our current agreement with our medical tenants is that we will deliver occupancy on or before January 1, 2013. We are discussing with these tenants the possibility of delaying occupancy several months to allow us to complete the ramp after January 1, 2013, and are confident we will shortly reach a binding agreement to that effect.

We request that the City allow us (subject to other applicable conditions) to be able, following recording of the first CSM, to commence construction of the project's medical office building. Then, once we have acquired title to 910 Midland Street and recorded the second CSM, we could finish the ramp so that we have occupancy in spring of 2013.

Thank you for your consideration.

Respectfully submitted,

1102 South Park, LLC

A handwritten signature in blue ink, appearing to read "Charles A. Ghidorzi". The signature is fluid and stylized, with a long horizontal line extending from the end.

Charles A. Ghidorzi, Manager

cc: Jesse Ishikawa