

Please respond to: Capitol Square Office  
Direct Line: 608-252-9365  
Email: [mrc@dewittross.com](mailto:mrc@dewittross.com)

April 26, 2013

**VIA EMAIL – [DISTRICT4@CITYOFMADISON.COM](mailto:DISTRICT4@CITYOFMADISON.COM)**  
**AND FIRST-CLASS MAIL**

Alderson Mike Verveer  
City Council Office  
City-County Building  
210 Martin Luther King, Jr. Boulevard  
Madison, WI 53703

RE: Lumen House

Dear Mike:

Per our discussion during the Plan Commission hearing of April 22, 2013, regarding the proposed Certified Survey Map (“CSM”) for the above project, the Cathedral Parish (“Parish”) has agreed to address a number of concerns that you have in the development of this project. We have agreed that these steps will be voluntarily taken by the Parish and are not to be considered conditions of approval of the CSM. Nevertheless, my client is committed to implement these measures.

During the construction project and upon completion of the Lumen House facility, which is anticipated to be in August, 2014, the following steps will be taken:

1. During the time that Lumen House property (“Owner”) is in operation, the Owner will make an annual payment in lieu of taxes to the City of Madison in the amount of \$15,000. This donation will be made on an annual basis so long as the Lumen House property is exempt, in whole or in part, from real estate taxes pursuant to §70.11, Wis. Stats.
2. For all years following the initial donation, the Owner agrees that the amount of its donation would be adjusted each year by the percentage change in the most recent Consumer Price Index for All Urban Consumers.
3. Recognizing that said payment is voluntarily being made by the Owner, it will continue to make this annual donation as long as it does not significantly jeopardize the financial stability of the Lumen House.

Alderson Mike Verveer  
April 26, 2013  
Page 2

4. Regarding the concern you raised as to off-site parking for Lumen House residents, it is the intent of the Owner to incorporate into the standard lease for prospective residents of the Lumen House, the following language:

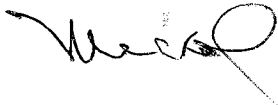
“No on-site parking is to be provided to the resident on the Lumen House property. Lumen House is intended to be for residents who do not require parking. If, however, the resident wishes to have parking, the Owner strongly encourages any resident to use the City parking facility at the Dayton Street ramp.”

5. As to your final concern regarding utility lines, the Owner will place the utility line that services the Lumen House underground. When the City plans the reconstruction of the 100 block of West Johnson Street, the Owner will cooperate with the City and the respective utilities to place as many utility poles and lines underground as reasonably possible.

I believe that this reflects our discussion regarding these matters. Please let me know if you feel otherwise.

Sincerely,

**DeWitt Ross & Stevens s.c.**



Michael R. Christopher

MRC:dso