



Madison Parks Division

210 Martin Luther King, Jr. Blvd., Room 104
Madison, WI 53703
608-266-4711 • cityofmadison.com/parks



July 12, 2021

Lance T. McGrath
McGrath Property Group
730 Williamson St. Suite 150
Madison, WI 53703

Dear Lance,

I am writing to express my gratitude for your offer to provide the Wonder Bar building to the Parks Division for adaptive reuse as a part of your redevelopment project. I appreciate having had the chance to tour the building to be able to assess its current condition and potential future public use. Though it is an interesting building, I cannot identify a viable path forward for the Parks Division to take ownership of the Wonder Bar.

Though we have not done a detailed assessment of what it would take to make the building a safe and accessible public space, it is clear the costs would be significant and beyond the Parks Division's capacity to take on without significant additional resources. The building is not accessible and does not have a fire suppression system in place. Those two items alone make the cost profile high, and this does not take into account the significant costs in identifying a suitable site and making the required site improvements to accept the building. In addition, the resources required to conduct an appropriate planning process for locating the building are significant and conducting such a speculative and reactive planning process would inherently negatively impact other priority projects for us.

Again, I appreciate your offer to give us the building, but given the factors above and resources required to get this right, Madison Parks is unable to pursue this opportunity further at this time. I wish you the best on your proposed project and look forward to continuing to work with you in the future.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric M. Knepp", written over a white background.

Eric M. Knepp
Parks Superintendent