



April 10, 2015

City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

RE: Letter of Intent (**Revised**)
Greenway Cross Tenant Suite 105
Strang Project No. 2013083

Dear Members of the Plan Commission,

Below is a revised letter of intent for the project that documents the existing tenants in the existing mixed-use building. Revisions are in **bold**.

Please find the enclosed drawings for the proposed tenant suite alteration located at 1325 Greenway Cross. On behalf of the client (1325GC LLC), Strang Inc. is making this submittal for your consideration. The tenant (Latino Hair and Beauty Salon, LLC) along with Strang, Inc. is submitting for conditional use approval for the upcoming May 18th plan commission meeting. Drawing attachments consist of a site plan and floor plan.

The existing building is located at the corner of Greenway Cross and Index Road. The existing **mixed-use** building is a non-sprinklered, type 5B, one story, 21,466 gsf. structure. The proposed Salon will be the 3rd tenant in the existing building. **The other existing tenants in the building include Greenway Crossing Montessori School located in Suite 101 (9735 sf) which is a daycare/primary school use and Community Care Systems located in Suite 104 (487 sf) which is a non-profit office use.** The total tenant square footage of the proposed salon to be located in Suite 105 will be 1198 square feet. Back in 2012 another Salon occupied this same tenant space. That salon vacated the premises in June of 2013. This new project will require minimal construction in the existing tenant space. The drawings will add a new (1) hour corridor fire partition and rated door. The Salon's hours of operation will be Monday through Saturday 9am to 8pm and from 10am to 3pm on Sundays. The salon will provide jobs for two or three employees.

The existing 1.6 acre property is located in an Industrial Limited (IL) district. A salon use is considered a Service Business which in this district is a conditional use. With the exception of adding bicycle parking, there are no planned modifications to the site at this time as the project is limited to an interior remodeling. The existing asphalt parking lot contains the following number of automobile and bicycle parking stalls:

AUTOMOBILE PARKING:
TOTAL PARKING REQUIRED: 51 OFF-STREET PARKING STALLS
TOTAL EXISTING PARKING PROVIDED: 68 EXISTING OFF-STREET PARKING STALLS

BICYCLE PARKING:
TOTAL BICYCLE STALLS REQUIRED = 15 STALLS
TOTAL BICYCLE STALLS PROVIDED = 16 STALLS

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN



The proposed schedule for the project is to start construction after all approvals are granted sometime mid to late June. Ideally the tenant would like to be open for business July 1st but a more realistic date may be August 1st.

Thank you in advance for your time and attention to this project. Feel free to contact me with any questions.

Sincerely,
Strang, Inc.

A handwritten signature in cursive script that reads "Larry Barton".

Larry Barton, AIA, LEED AP
President