

K.F. SULLIVAN CO.
1314 EMIL STREET
MADISON, WI 53713



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August 5, 2009

LETTER OF INTENT

Zimbrick Mini of Madison
1809 W. Beltline Hwy.
Madison, WI 53713

Dear Plan Commission Members,

Following is a description of the intent of this project:

Existing Conditions and Uses of the Property

The existing zoning is C3 with a motor vehicle sales and service use.

Proposed Use of the Property

The proposed use is motor vehicle sales and service.

Development Schedule for the Project

Construction is currently scheduled to begin as soon as all applicable regulatory approvals are obtained and will take approximately 6 months.

Names of Persons Involved

| | |
|----------------------|---|
| Owner: | Zimbrick, Inc. – Tom Zimbrick |
| Architect | K.F. Sullivan Co. – Tom Knoop |
| General Contractor: | K.F. Sullivan Co. – Alex King |
| Civil Engineer: | Quam Engineering, LLC – Ryan Quam, P.E. |
| Landscape Architect: | Edwin A. Sanborn |

Types of Businesses

Motor Vehicle Sales and Service

Number of Employees

Approximately 20

Hours of Operation

| | | |
|----------|--------------|-----------------|
| Sales: | Mon,Thurs: | 8:30 AM-8:00 PM |
| | Tues,Wed,Fri | 8:30 AM-6:00 PM |
| | Sat: | 8:30 AM-4:00 PM |
| | Sun: | Closed |
| Service: | Mon-Fri: | 7:00 AM-6:00 PM |
| | Sat: | 8:30 AM-3:00 PM |
| | Sun: | Closed |

Square Footage / Acreage of the Site

68,828 square feet / 1.58 acres

Number of Dwelling Units

none

Sale or Rental Price Range for Dwelling Units

n/a

Gross Square Footage of Building(s)

16,000 s.f. (14,000 s.f. first floor + 2,000 s.f. mezzanine)

Number of Parking Stalls

Code requires:

| | |
|--|----------------------------|
| 1 stall for each 2 employees | 10 |
| 1 stall for manager | 1 |
| 2 stalls for each service bay | 12 |
| <u>For sales area, 1 stall per 300 sf of building area</u> | <u>14</u> |
| Total Required Stalls | 37 (2 shall be accessible) |
| | |
| Stalls to be used for vehicle inventory only | 38 |
| | |
| Total Provided Stalls | 75 |

Trash Removal & Storage, Snow Removal and Maintenance Equipment

Trash and recycling storage will be located in a secure enclosure at the south side of the site.

Snow Removal and Maintenance services will be contracted out. No equipment is intended to be stored on-site.