

## Letter of Intent

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

German Auto House LLC  
6488 Lake Road  
Windsor, WI 53598

November 18, 2014

Re: 2165 Rimrock Road

### Project Description:

Requested is a rezoning of 2165 Rimrock Road from SE to CC-T to allow German Auto House LLC, dealer in used German automobiles, to relocate from Windsor, WI where it has been in operation since 2010 to the City of Madison.

### Project Team:

Javanshir Javadov – Leaser & owner of German Auto House  
209 Swanton Road  
Madison, WI 53714  
(608) 446-5005

Richard Strohmenger – Landscape Architect  
The Bruce Company  
2830 Parmenter Street  
Middleton, WI 53562  
(608) 836-7041

### Existing Conditions:

The existing 19,079 SF property consists of a 3,840 SF five bay concrete flat roofed masonry service garage with an attached 410 SF masonry pitched roof office that was originally built as an auto body shop and currently is being for storage with a seasonal office.

Project Schedule:

Improvements to the parking / vehicle display area and attendant landscaping will commence immediately upon approval of the rezoning and will be completed as weather permits April/May of 2015.

Proposed Uses:

Existing and Proposed Building Area:	4,250 SF
Paved Vehicle Parking & Display Area:	11,157 SF
Landscape / Pervious Area:	3,721 SF

Hours of Operation:

9:00 AM – 7:00 PM Monday – Saturday

Parking:

Parking Stalls	8
Vehicles on Display	15
Bike Stalls	2

Estimated Project Cost:      \$20,000

Number of Employees:              3