

**LETTER OF INTENT
2635 UNIVERSITY AVENUE
PROPOSED STEINHAUER FAMILY EYE CARE
OWNER: DR. TOM STEINHAUER**

The existing 15,048 S.F. (.345 acre) site has an old service station located off the south lot line, built in the 1950's. The site had an environmental study and the DNR issued a closure letter for the site.

The existing site has an entrance of Farley Avenue, as well as the northeast corner onto University Avenue. The proposed plan will include vacating the ingress/egress at University Avenue and installing a new approach from Farley Avenue. The building will be located toward University Avenue (north lot line) approximately 4' from the lot line at the closest point.

The proposed project is a 2-story, slab-on-grade building with an optometry clinic on the first floor and a dental clinic occupying the second floor. The gross area of the building is 9,100 square feet. There are 24 proposed parking spaces and 2 bike stalls on the proposed site. The anticipated schedule is to commence with construction in May with a at the end of November.

Project Owner: Dr. Tom Steinhauer

Construction Manager: FCM Corporation, Contact: Jeff Gillis

Architect: William Simpson, AIA, FCM Corporation

Surveyor: Paulson and Associates

The project value is approximately \$1,300,000. The land value is \$500,000. There will be approximately 25 full time equivalent jobs created for this project (10 business and 15 construction). The hours of operation are anticipated to be 8:00 a.m. to 6:00 p.m., Monday through Friday.