
V6 Properties LLC

3025 Perry Street, Madison, WI 53713
608.575.7309/608.575.4205

December 2, 2014

Re: Letter Of Intent For 802 Stewart Street Land Use Application
Madison, WI

Thank you for your time. Please find the following information. If any more detail is needed, please do not hesitate to ask.

1. Project Team:

a. Landscape Architect Including Grading Plan:

i. SAA Design Group, Inc.

101 East Badger Road, Madison, WI 53713

Aaron Williams, PLA, ASLA

(d) 608 441 3595 (f) 608 255 7750

awilliams@saa-madison.com

www.saa-madison.com

b. Paving, digout, rebase, geo fabric mat

i. DRS Paving

2534 South Fish Hatchery Road, Fitchburg, WI 53711

Krystal Strassman

(w) 608 274 4932 (f) 608 273 2468

ks@drspaving.com

www.drspaving.com

c. Survey

i. Williamson Surveying & Associates, LLC

104 A West Main Street , Waunakee, WI 53597

Noa T Prieve

(w) 608 255 5705 (f) 608 849 9760

chris@williamsonsurveying.com

www.williamssurveying.com

d. Landscape

i. Maple Leaf

2416 Spring Rose Road, Verona, WI 53593 8913

Roger Karls

(w) 608 845 2203 (f) 608 848 2250

rkarls@mapleleaflandscape.com

www.mapleleaflandscape.com

2. Existing Conditions:

The building is already an existing structure that is not having internal alterations done. The team above pertains to the yard addition:

3. Project Schedule (Final Dependent On Warm Temperatures)

- a. November 2014: Survey By Williamson Surveying
 - b. December 3rd, 2014: Hand in drawings, etc to City. Drawings prepared by SAA Design Group.
 - c. April 7th and 8th, 2015: Digout, rebase and geo fabric mat install
 - d. April 9th, 10th and 11th, 2015: Paving
 - e. April 18th, 19th and 20th, 2015: Landscape
4. Proposed Uses:
 - a. Building Usage of MadTown Fitness space is to offer instruction in powerlifting and strongman Olympic lifting. Total building space is 7,800 sf.
 - b. Building Usage of Dirty Ducts Cleaning is off storage of Mechanical Insulation, etc during yard off loading and reloading. Total building space is 400 sf.
 - c. Yard Addition Usage of Dirty Ducts is for storage of fleet vehicles, equipment, etc. Total yard space is 8,850sf.
 5. Hours Of Operation:
 - a. Dirty Ducts Primary Operating Times Including Yard Usage is 7 am to 6 pm
 - b. MadTowne Fitness Primary Instruction Time Is 7am – 9 am and 5 pm to 7 pm.
 6. Building Square Footage:
 - a. Existing building will not be altered. It is 8,200 s.f.
 7. Number of Dwelling Units:
 - a. Zero
 8. Auto and Biker Parking Stalls:
 - a. Auto = 27 including 1 handicap (this excludes fleet parking, etc in the yard expansion)
 - b. Bicycle = 1 rack, 2 stalls
 9. Lot Coverage and Useable Open Space Calculation:
 - a. Lot size is 41,225sf
 - i. Current Pervious is 19,354sf
 - ii. Current Impervious including the 8,200 sf building footprint is 21,871
 - b. Yard addition size is approximately 8,850sf
 10. Value Of Land
 - a. \$100,000 (Value Of Improvements Is \$252,300)
 11. Estimated Project Cost
 - a. \$59,500
 12. Number Of Construction and Full Time Equivalent Jobs Created:
 - a. Construction Jobs Created Combined For Yard Expansion: 1
 - b. Full Time Jobs Created For Mad Town Fitness: 2
 - c. Full Time Jobs Created For Dirty Ducts Cleaning: 4 (yard expansion is part of our company growth plan)
 13. Public Subsidy Requested:
 - a. \$0

Sincerely,



Justin Vondra

V6 LLC