



September 5, 2017

City of Madison  
Planning Commission  
Attn: Matt Tucker  
126 South Hamilton Street  
Madison, WI 53703

RE: LETTER OF INTENT for 1018 E. Washington Avenue – CycleBar Tenant Improvement – CUP Request

Dear Mr. Tucker & Members of the Planning Commission:

This Letter of Intent is for the purpose of requesting a CUP for the CycleBar's application to allow a fitness school into the current TE Zoning in City of Madison. This is an interior tenant buildout of a 2,800 SF lease space.

CycleBar is a franchised spin cycle class business and will be using this space only as a spin cycle bar fitness studio that offers clients different combinations of exercise workouts both on and off the cycle, in a vibrant space with high-energy instructors and music. Their occupancy is a Group A-3 and their maximum capacity for a class is 50. It is currently one of the fastest growing franchises in the U.S. right now, as they offer an upscale fitness environment that is highly sought after by new developments.

They will probably perform 7-8 classes a day, once established. They employ one employee and one trainer. Their hours of operation will be from 6:00am – 9:00pm. There will be no food or drinks sold there, but they will probably have cycling apparel and cycling items for sale there. Their website can be found here: <http://cyclebar.com/>.

CycleBar does offer music with their classes, so we are very conscious of the concern of noise levels that may occur in a Mixed Use building. We have numerous CycleBars that we have completed across the nation that are also in Mixed Use Buildings with residential dwellings above them. In all our mixed use building stores, we add extra sound attenuation material to take care of any noise issues. To date, we have had no complaints of noise whatsoever when this has been added. We have also included a copy of this plan in your packets.

CycleBar is very excited to work with City of Madison and hope you will accept our request.

Best regards,

A handwritten signature in red ink that reads "Helen Maplebeck". The signature is written in a cursive, flowing style.

Helen Maplebeck  
Property Development Coordinator  
214-461-9659 (Direct)  
[hmaplebeck@cdsdevelopment.com](mailto:hmaplebeck@cdsdevelopment.com)

**LEGAL DESCRIPTION**

1018 E. Washington Avenue  
Madison, WI

**PARCEL 1:**

***Unit One (1) of 1010 Condominium, Declaration of Condominium of 1010 Condominium, recorded July 5, 2016 as Document No. 5247546, in the City of Madison, Dane County, Wisconsin.***