

CAG Development

March 23, 2016

City of Madison
Plan Commission

HAND DELIVERED

RE: 2422 Pennsylvania Ave.

Dear Plan Commission;

The intent of this submittal is to request a Conditional Use Permit to allow a Fitness Center in the IL zoning district. I own a multi-tenant building at 2422 Pennsylvania in the City of Madison. My business occupies a portion of the building and I have two other spaces that I rent. Most recently one of my tenants was the City of Madison Library. I have a business called Madtown Fitness interested in one of the vacancies. Madtown Fitness has a south Madison location at 802 Stewart Street and would like to open a second location on the east side of Madison.

Madtown Fitness is a more specialized facility featuring personal training, free weight training and cross fitness. They would occupy approximately 9,400 square feet, the middle section of the building

Attached to this Letter of Intent are the following;

1. Site plan showing the existing condition along with additional bike parking stalls as required by code.
2. A copy of an email sent to Alder Palm giving him notice of our intent to file for a Conditional Use Permit, dated March 1, 2016.
3. A copy of an email sent to both Tim Cordon and Joel Gratz of the Emerson East Neighborhood Association, dated March 17, 2016.
4. A copy of an email sent to Karen Thompson of the Northside Business Association, dated March 17, 2016.

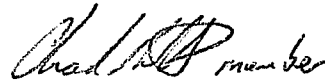
Plan Commission
March 23, 2016
Page 2

In addition, both the owner of Madtown Fitness and myself met with City Staff members Kevin Firchow and Jenny Kirchgatter on March 16, 2016 for a pre-submittal meeting.

Please feel free to call or email me if you have questions or concerns prior to the meeting before the Commission.

Sincerely,

Chad Gebhardt

A handwritten signature in cursive script that reads "Chad Gebhardt member".

Enclosures