

CASHMAN ASSOCIATES, INC.  
GREGORY M. CASHMAN, AIA, NCARB

RE: 2425 S. Stoughton Road  
Conditional Use Application

### **Letter of Intent**

#### **Narrative Description:**

AGS Investments, LLC is the owner of the building at 2425 S. Stoughton Road. The existing building size is 19,668 GSF. The existing building currently is utilized as office and warehouse by Elite A/V and Automation.

The building owners have submitted remodeling plans for Madison Plan Review to convert 5,661gsf of the existing building into a (Business occupancy) tenant lease space. The proposed new tenant is Madison Indoor Golf, LLC.

Madison Indoor Golf, LLC is a business which provides recreational golf simulators for customers to come in and play "virtual golf". The proposed business will contain eight (8) golf simulators, a small waiting area, and a small drink bar. The drink bar will provide bottled / canned soft drinks and alcoholic beverages. An alcohol license is currently being applied for.

There will be no planned changes to the exterior of the existing building, other than an improved, aluminum storefront entrance door into the proposed, new space. The total capacity of the proposed space shall be posted at a maximum of 49 occupants, including all customers and staff.

#### **Existing Site Conditions:**

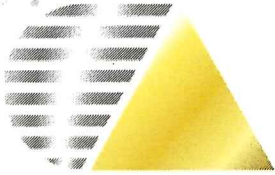
See attached Site Plan. No site and/or exterior changes are proposed to the existing property

#### **Project Schedule:**

The owner has submitted remodeling plans to the City of Madison for approval. The plans have been approved. Construction will commence as soon as possible. Madison Indoor Golf plans to begin operation as soon as possible.

#### **Proposed Use:**

Indoor Recreation Use: Madison Indoor Golf, LLC will provide golf simulators for customers to come in and play "virtual golf."



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**Hours of Operation:**

**Typical Business Hours:**

Monday-Thursday: 10:00am-9:00pm  
Friday-Sunday: 10:00am-11:00pm

**Number of Employees:**

1-3

**Gross Square Footage:**

5,661 GSF