

3226 Commercial Ave. "The Shady Lady"

Letter of Intent

Background:

My Name is Chris Langkamp. I have been in printing and bindery since I graduated from Oconomowoc High School in 1988. Right from High School I started a career at Quad/Graphics in Sussex, WI. I worked there from 1988 through 2007 and in that time I ran machines and spent the last 10 years of my time there repairing and rebuilding printing equipment. In 2001 I started my own venture, Sooper Dooper in my spare time. With the training and skills I developed at Quad/Graphics I built the company up from a consulting studio office at 520 University Ave to our current location at 1709 S. Park St.

At Sooper Dooper we specialize in low quantity, high quality printing and packaging. The majority of the work we do is hand folded, hand glued and hand assembled. I employ 1 full time employee and 4 part time employees whose hours range from 5 hours a week to 25 hours a week depending on work flow and the type of work that is coming through. We are the only printer in the region that specializes in this type of work which makes us a destination manufacturer. Our customers drive from places such as Chicago, Milwaukee, Fox Valley, Dubuque, Rockford, LaCrosse, etc. These people come to Sooper Dooper to bring us materials and also to pick up finished product. These customers fill their gas tanks, eat lunch and shop in our area contributing to the sales tax base and community. Customers often ask us to recommend places to eat and shop. Customers comment how much they like our city.

Production hours are 8am to 6pm Monday through Thursday and 8 am to 5 pm on Friday.
Office hours are from 10am to 6pm Monday through Thursday and 10 am to 5 pm on Friday.
Sometimes, when flow dictates, we work some evening and weekend hours.

Project scope:

3226 Commercial Ave. is a 9,720 square foot lot which currently consists of a blighted single family dwelling, an asphalt parking lot and a small grassy green space. In the 1980s this dwelling was known as "The Shady Lady Bath House". In 1989 a prostitution sting put the Shady Lady out of business and this property has been on a downhill path ever since. The building is currently stripped of furnishings and appliances and is partially boarded up due to the numerous break-ins and squatting that has been occurring for years. According to MG & E there have been no services to the house since the 1990s. The entryway and rear of the property have become a storage area for the belongings of the homeless.

I purchased the lot for \$72,500 on July 22, 2016. I am proposing to build a 3,850 square foot building to house my business which is approx 39.61% coverage of the lot leaving 60.39% open, usable space. On the entryway side of the building there will be two customer parking spaces. One standard stall and one handicap accessible stall. Employee parking will be to the rear of the building. My employees generally take the bus or bike to work so three parallel stalls will be sufficient. Bicycle parking will also be available on the entryway side of the building. The estimated project cost is \$225,000 - \$250,000.

My project team consists of:

Surveyor: Weyser Engineering

Demolition, Excavation and Concrete: Joe Daniels

Builder: Luther Buildings

Plumbing and Fire Suppression: Monona Plumbing and Fire Protection**

Electrical: T and L Electric **

HVAC: Terry Miller Heating and Cooling**

**May change with incoming bids

I discussed the jobs created with these trades and came to the conclusion that over the 3 or 4 months the project will create the equivalent of 14-17 jobs.

The project would commence immediately upon receipt of the permit to do so. I have been in communication with all of the trades and am hoping to be doing demolition and excavation in October, underground and concrete in November and put up the building in December. Trades finish up in January and I am hopeful to be moving in around the end of that month.