

To Whom It Concerns,

This letter provides a description of our proposed plan for 4009 Felland Rd. Units 113 & 130. The units total a combined 3,000 square feet. The prior tenant operated a 10,000 square foot baseball training facility that this space was part of. The units are adjacent to a cheerleading/gymnastics training facility. The interior includes two offices that take up approximately 200 square feet of the interior space. We would add two bathrooms as per the attached site plan. We do not plan on making any changes to the exterior of the building.

Our proposed buildout plan will be minimal and limited to interior modifications. Phase 1 of the buildout to prepare the site for our business would require the lessor (St. John's Property) to install two bathrooms. This is estimated to take less than a month to construct. Phase 2 would require an additional two weeks to move in the equipment required to operate our fitness facility. Phase 2 will be completed by the owners.

Our company is newly established for the purpose of operating a CrossFit Affiliate. The business will be owner operated for the foreseeable future, and we don't expect to have any employees. Our planned hours of operation are as follows:

Monday through Friday

- 5:30 am – 6:30 Am Open gym of up to 12 people
- Noon To 1pm Group Class of up to 12 people
- 4PM to 6PM Group Class of up to 12 People
- 7PM to 8 PM Open gym / Personal training (one on one)

Saturday

- Open Gym From 8am to Noon

Sunday

- Closed

With our limited class sizes and hours of operation, we do not anticipate much disruption to the adjacent businesses or residences in the area. Unit 113 includes 17 parking spaces, with additional vehicle parking in the rear for Unit 130. There are 5 bicycle parking stalls also allocated to Unit 113.

Any deliveries will be received in the back Unit 130. Deliveries are expected to be infrequent and in small parcels.

Regards,

RJ Barnes
1025 S. Sprecher Road
Madison, WI 53718
cell# 608-287-4861

Justin Niles
3122 Saddle Brooke Trail
Sun Prairie WI
cell# 217-299-0595

James Eisele
409 Crestview Drive
Madison WI 53716
cell# 608-574-8829