



Morph Designs, LLC  
W10953 Dead End Road  
Waupun, WI 53963

**August 16, 2016**  
**City of Madison Building Inspection / Zoning**  
**215 Martin Luther King Jr. Blvd**  
**Suite LL 100**  
**Madison, WI 53703**

**Re: Letter of Intent for the property on 910 Ann Street, Madison, WI 53713,**  
**Parcel #0709-353-0095-8**

**To Planning Commission members and City Staff,**

**Currently on this property sits an approx. 27,000 sqft vacant building in disrepair. I am not sure the year this property was last occupied, but according to tax records, it was built in 1959. The last use of the building was a motel, with some of the rooms accessed via exterior doors. We are proposing to demolish the existing building, per the requirements of the City of Madison Recycling and re-use conditions. The existing concrete and asphalt will be grinded up and repurposed on the site as subgrade materials. The existing street entrances to the property will not be relocated and we are proposing to construct a new 17,650 sqft Auto Dealership showroom and service center. The showroom and offices (IBC B type occupancy) will be 5,528 sqft with an approximate 2,900 sqft mezzanine. The vehicle service area will be 12,125 sqft, (IBC S-1 type occupancy).**

**This new showroom will replace the existing facility they have at 99 W. Beltline Highway. The proposed hours will be the same as the current facility, usually from 9-7, and closed on Sundays. They have around 47 full-time employees.**

**We are hoping to start the demolition work soon after the Planning Commission meeting on Sept. 19<sup>th</sup>, if we can get the permits that are needed. Approximately 3-4 weeks after that, we are hoping to start the actual construction of the foundations. This project will continue through the winter and be completed around July of 2017.**

**As you can tell on the site plan, we have 35 customer parking stalls and 190 inventory parking stalls for new and used vehicles. We also have an area for 4 bike stalls. Based on lot coverage, the lot will have around 93% of the site covered by building, concrete, or asphalt. However, 14% of that amount, we will be using a special asphalt mix that is permeable. The remainder site coverage will have grass and landscaping.**

**The value of the land is approximately \$400,000. The estimated project costs is around \$2.28 million. The contractor is assuming he will have around 40 temporary construction jobs created for this project, during the various stages of construction. The owner does not expect to create any additional jobs as he will be transferring his employees from his old facility to this new showroom.**

**The project team will consist of the following:**

**Design Project Manager:**

**Roger Schregardus  
Morph Designs, LLC  
W10953 Dead End Road  
Waupun, Wisconsin**

**Structural Engineer:**

**Jim Bandt  
Bandt Engineering Corp.  
139 Hickory Court  
Oregon, Wisconsin**

**Contractor:**

**Steve Ring  
All Construction & Design, Inc.  
P.O. Box 246  
Cottage Grove, Wisconsin**

**Owner:**

**McGanser Holdings LLC  
Steve Ganser and Pat McNamara  
Mad City Sales and Service  
95 W. Beltline Highway  
Madison, Wisconsin**