

**iGive100 LLC Application for Conditional Use Permit at 1325 Greenway Cross, Madison, WI 53713**

**LETTER OF INTENT**

iGive100 LLC, a Wisconsin domestic limited liability company, proposes to lease approximately 1315 square feet of space in the existing 22,535 square foot building located at 1325 Greenway Cross, Madison, Wisconsin (Premises) for use for personal fitness and health and wellness training, and retail sales of fitness and nutrition products. A site plan of the entire Premises is enclosed. A layout of the proposed lease space is enclosed.

iGive100 LLC, and its principal Michele O'Neill, provides personal training services that include sport specific training, weight loss and post-rehabilitation training. Ms. O'Neill is an ACE certified personal trainer and a TPI certified golf fitness instructor with twenty years of experience in the personal fitness industry. The project team for this proposed lease includes Ms. O'Neill and Gregory Frahm of Alexander Real Estate Services. The owner of the Premises is 1325GC LLC. The principal of 1325CG LLC is Ryan Palmer.

While the existing zoning of the Premises is Industrial-Limited, the current and past uses of this Premises have been largely for commercial/retail operations and educational uses. The Premises is home to the Greenway Crossing Montessori School and another portion is used as a day care operation. The past uses of the space proposed to be leased by iGive100 were as a café and hair salon.

The proposed use of the 1315 SF of the proposed iGive100 lease space would be primarily for one-on-one or small group personal training and health and wellness coaching. The hours of operation would be from approximately 7 a.m. to 7 p.m. The proposed health and fitness services to be offered by iGive100 are consistent with past commercial uses of the Premises. Further, such uses are compatible with the existing uses (school and day care). Given the personalized nature of the services provided, there will be minimal parking and traffic. There are presently \_\_ parking spaces for the Premises.

Minimal interior cosmetic work is needed to convert the proposed lease space for use by iGive100. A sketch of the proposed layout is enclosed. Anticipated project costs will be less than \$30,000. The proposed work would likely take less than one week to complete.

The total assessed value for the Premises is \$700,000 (land \$250,000; improvements \$450,000).