



VIA EMAIL

Date: 3/12/14

To: City of Madison
215 Martin Luther King, Jr. Blvd; Room LL-100
PO Box 2985
Madison, WI 53701-2985
(608) 266-4635

From: Ryan Conrad

Re: Land Use Application / Letter of Intent

Premises: 4602 East Washington Avenue
Madison, WI 53704

The overall scope of this development is to demolish the existing building and construct a brand retail building for two national retail tenants with general retail commercial uses.

Project Team:

- *Developer:* ECC Washington Avenue Property, LLC - Ryan Conrad
- *Civil Engineer:* Quam Engineering, LLC - Ryan Quam
- *Architect:* Curran Architecture - Michael Long
- *General Contractor:* TBD

Existing Conditions:

- The property is currently used as a branch for Badgerland Farm Credit Services.

Project Schedule:

- Construction is intended to start December 1, 2014 and be completed by June 1, 2015.

Proposed Uses:

- The proposed new building will be divided into two spaces, each consisting of 3,600 sf, will be for general retail commercial uses.

Hours of Operations:

- Actual operating hours for each tenant are to be determined, but are anticipated to be 10:00 a.m. – 9:00 p.m.

Building Square Footage:

- Approximately 7,200 square feet (90' x 80')

Number of Dwelling Units:

- N/A

Auto and Biking Stalls:

- 49 total auto stalls (includes 2 handicap stalls)
- 4 bike stalls

Lot Coverage & Usable Open Space Calculations:

- Total lot size: 38,908 sf (.893 acres)
- Impervious area: 29,349 sf (.674 acres)
- Open Space: 9,559 sf (.219 acres)

Value of Land:

- The land is valued at \$1,200,000

Estimated Project Cost:

- The project cost less land value is estimated at \$979,029.

Number of Construction & Full-Time Equivalent Jobs Created:

- To be determined.

Public Subsidy Requested:

- N/A

We appreciate your consideration for our redevelopment. If you have any further questions, please feel free to contact me directly.

Sincerely,



Ryan Conrad
Office: (317) 574-7448
Cell: (317) 800-4258
Email: rconrad@thomasenglish.com