

Letter of Intent: **4906 Femrite Drive**
 Proposed office building and storage units

Owner: **Middleton Terrace, LLC**
 Jeff Gillis, Member

The site is 1.7 Acres with a 1,260 square foot house which has a full basement. Attached to the house is a 3,360 square foot warehouse. The attached house is currently being used by a contractor as an office and the warehouse for storing equipment, inventory and vehicles.

The proposed project is to raise the existing house, build a new 2,640 square foot office building for a Design/Build firm. The existing basement will be saved and used as office storage. The Design/Builder will use the first two storage bays, renting the third storage unit, plus adding two new storage units to the north end of the existing storage units, totaling 2,016 square feet. The office building and storage units will have a total of 9 parking spaces with bike parking for two. Also, at the north end of the proposed storage expansion we will be adding a fenced in area for any equipment parked outside.

The total impervious area is 17,300 square feet. As part of the 1.7 acre lot there is approximately 35,000 square feet of vacant area which has the potential to be developed in the future.

The assessed land value is \$259,000 and the estimated budget is \$350,000 for the building project. This construction project will create approximately 20 full time equivalent jobs. I am not requesting any public subsidy for the project.

I am estimating to commence with demolition and construction in June, completing the project in late September.

Jeff Gillis
Member

REUSE AND RECYCLE PLAN

9605 FEMRITE DRIVE

FEMRITE OFFICE/ WAREHOUSE BUILDING

- 1) Royal Container will take the building debris and will salvage any materials they can for recycling.
- 2) Any steel will be removed and taken to Alter Metals Recycling in Madison.
- 3) Fluorescent lamps and ballasts will be taken to Midwest Lamp recycling in Madison.
- 4) All foundation and flatwork will be taken Boehnen Inc. site in Cross Plains and recycled for road base.
- 5) Restore on site walk-through was completed on 3/16/15. The following items will be removed by the Restore:
 - a. Windows
 - b. Casework and countertops
 - c. Kitchen sink
 - d. Grab bars, mirror and paper towel holders
 - e. Wood railing
 - f. Wood flooring
 - g. Aluminum soffits and gutters
 - h. Copper piping