
Building Systems General Corp.

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Madison, WI 53719

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Letter Of Intent

February 19, 2014

City of Madison
Department of Planning & Community & Economic Development
215 Martin Luther King, Jr. Boulevard
Madison, WI 53701-2984

LAND USE APPLICATION LETTER OF INTENT

Project: Woodman's Gas Station
721 South Gammon Road
Madison, WI 53719

Project Team:

Owner: Woodman's Food Market, Inc.
2631 Liberty Lane
Janesville, WI 53545

Design/Build Contractor: Building Systems General Corporation
5972 Executive Drive, Suite 100
Madison, WI 53719

Architect/MEP Engineer: The Larson & Darby Group
4949 Harrison Avenue, Suite 100
Rockford, IL 61125

Civil Engineer: Snyder & Associates
5010 Voges Road
Madison, WI 53718

Existing Conditions: The property is currently occupied by Woodman's gas station. Woodman's Food Market, Inc. proposes to demolish the existing gas station and replace it with a new gas station.

Project Schedule: Start – May 2014 Completion – September 2014

Proposed Uses: The property will contain a 1,320 square foot convenience store and six fuel dispensers located under a 5,050 square foot canopy. Fuel delivery will occur during unattended hours of operation to avoid conflict with the accessible parking stall. There will be no intercom/speakers located outside the gas station building or within the canopy. Speakers will be provided at each dispenser for direct communication with the attendant. There will be no outside sales and there will be no outside displays. Trash is collected

by personnel from the adjoining grocery store, is sorted into recyclables and trash, and is placed in receptacles located at the grocery store.

Hours of Operation: Attended – 6 AM to 9 PM Unattended – 24/7

Building Square Footage: 1,320 square foot convenience store
5,050 square foot canopy.

Auto & Bike Parking Stalls: One (1) Accessible Auto Stall.
Two (2) Auto Stalls.
Two (2) Bike Stalls

Lot Coverage: 21,730 square feet total, 15,294 square feet is impervious (pavement, curb, sidewalk, and building)

Usable Open Space: 6,436 square feet is pervious (grass).

Value of Land: The gas station resides within the Woodman's Food Market property. The property consists of 17.22 acres and has a fair market value of \$3,838,281.00.

Estimated Project Cost: \$1,350,000.00.

Number of Construction: The gas station project will employ 10-12 full-time equivalent workers for the
Jobs Created duration of the construction.

Number of Employees: The gas station will employ one person during the hours the convenience store is attended.

Public Subsidy Required: None.

Submitted,

Building Systems General Corp.

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