



April 3, 2013

Re: Letter of Intent

To: Whom it May Concern:

Acker Builders, Inc. has been hired to construct an office building for Ryan Brothers Ambulance on the lot behind their existing building, should the City of Madison approve this project. Their existing building is located at 922 S. Park St. in Madison. The new building will be located at 915 Haywood Dr. in Madison. The Ryan's will continue to use the Park St. building for storing their ambulances and housing their EMTs. The proposed use of the new building will be used to house support staff for the EMTs. Currently the support staff is in the basement of the Park St. building. There are no windows and it is cramped for space.

The project has the support of the neighborhood association which is the Bay Creek Association (contact: Judy Robinson at 608-469-1218). The project also has the support of the Alderperson, Sue Ellingson.

The Project team for this project is employees of Acker Builders, Inc.

The Current building is an unattractive basic masonry building which was a transmission shop. It has been vacant for about 2 years. The property at 915 Haywood was contaminated but the Ryan's have worked with the owners and Seymour Environmental Services, Inc. to have the property cleaned up as a condition of their offer.

The Ryan's would like to start construction in June of 2013 and it would be completed within 6 months of starting construction.

The square footage of the new property will be 1736 on the main floor and 1533 on the second floor for a total square footage of 3269. The Ryan's would be using the main floor primarily for now and the 2nd floor will be used for future expansion. The Ryan's will be the only company in this new property and no EMTs will be spending the night in the building.

The lot is 14,156 square feet. The pavement area will be 3488 square feet (24.6%). The sidewalk including bike parking will be 430 square feet (3%). The building will take up 1817 square feet (12.8%). The lawn or usable open space will be 8421 square feet (59.5%).

The hours of operation would be Monday through Friday 7:00 am – 5:00 pm.

The property will have 9 regular parking stalls and 1 handicap stall for a total of 10 parking stalls. There will also be a minimum of 2 bicycle parking spots.



The Ryan's are paying \$271,000 for the property plus the cost of the building. The building has not been priced out yet, but we expect it to come in around \$390,000 for a total value of \$661,000.

Acker Builders, Inc. uses all local sub contractors and material suppliers.

No public subsidy is requested.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Jennifer Acker", with a long, sweeping flourish extending to the right.

Jennifer Acker

Vice President

Acker Builders, Inc.

Cell: 608-513-4008