

November 6, 2019

City of Madison  
Department of Planning  
Urban Design Commission  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53703

RE: Letter of Intent – Land Use Application (Conditional Use)  
Batteries + Bulbs  
4706 E. Washington Ave.  
Madison, WI 53704

Dear Commission members and Planning staff,

Galway Companies, Inc is submitting this letter of intent and Land Use Application (Conditional Use) for the proposed Batteries + Bulbs space at the new multi-tenant commercial building at 4706 E. Washington Avenue on behalf of Batteries + Bulbs.

Batteries + Bulbs architect had the Pre-Application meeting with Jenny Kirchgatter and Sydney Prusak from the Zoning Department on September 4, 2019, and went over the function for the proposed garage space.

The proposed Batteries + Bulbs project is a tenant (first) interior build-out of a new retail space (2,531 SF) in a new multi-tenant commercial building. The garage portion of the space will be used for car battery replacement work, and because of this, the Zoning Department has deemed it necessary for a Conditional Use.

The shell building already has the garage door, bollards, and driveway access from the parking lot in the plans. Batteries + Bulbs will be responsible the interior build-out. The store will consist of retail space (977 SF), office/repair space (698 SF), and the garage (454 SF). The plans have already been approved by the Building Department.

The building is located within the CC-T Commercial Corridor – Transitional Zoning area, as well as Urban Design District #5. This area is also part of the Greater Sandburg Neighborhood Association. We have contacted Alder Samba Baldeh of District #17, and he has waived the 30-day notification (email enclosed) on September 6, 2019.

**Zoning District:**

CCT Commercial Corridor – Transitional Zoning  
Urban Design District #5

**Project Schedule:**

Pre-Application Meeting	September 4, 2019
Submit Land Use Application	September 25, 2019
Plan Commission	November 11, 2019

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**Project Team:**

Tenant:

Batteries + Bulbs  
1325 Walnut Ridge Dr.  
Hartland, WI 53029  
Contact: Josh Brooks  
P: 980-329-6029

Architect:

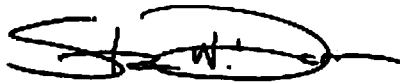
DXU, LLC  
412 S. Wells Street, 2<sup>nd</sup> Floor  
Chicago, IL 60607  
Contact: Jae You  
P: 312-955-0334 x 109

Landlord:

Galway Companies, LLC  
6430 Bridge Rd., Suite 230  
Madison, WI 53713  
Contact: Steve Doran  
P: 608-327-4006

Please feel free to contact us with any comments or questions.

Thank you,

A handwritten signature in black ink, appearing to read "S. Doran", enclosed within a hand-drawn oval shape.

Steve Doran, Manager  
Highline Capital, LLC  
[sdoran@galwaycompanies.com](mailto:sdoran@galwaycompanies.com)  
608-327-4006

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