

August 14th, 2018

Via Email and UPS Delivery

Plan Commission and Urban Design Commission
City of Madison
215 Martin Luther King Jr. Blvd.
Room LL-100
Madison, WI 53703

**Re: Letter of Intent for Proposed Development
Development of a Conditional Use-Planned Site
Proposed Discount Tire – East Washington Avenue**

Dear Commission Members:

On behalf of Halle Properties, LLC, we are pleased to submit the enclosed materials for a Conditional Use-Planned Site for the property located at 3729 & 3737 East Washington Avenue, Madison, WI. We are very excited about the project and its contributions to revitalizing the property and enhancing the area along East Washington Avenue.

Project Summary.

Halle Properties, LLC is proposing to develop the existing 66,397 sq. ft. lot and developing an approximate 10200 sq. ft. Discount Tire store with new parking and landscaping. The store will be used to sell automobile tires to the public, and will not be used for automobile service.

Existing Site Conditions

The existing site is located at 3729 & 3737 East Washington Avenue in the City of Madison (PIN 251/0810-332-0438-0 & 215/0810-332-0439-8), constituting 1.52 acres (66,397 sq. ft.) on the east side of Washington Avenue, between Mendota Street and MacArthur Road.

The site is part of the CC-T Commercial Corridor Transitional Zoning District and is currently supporting two vacant commercial buildings. Direct access to the site is provided onto East Washington Avenue.

Project Objectives and Benefits

The Project will benefit the City of Madison in the following ways:

- Revitalizing the east side of Washington Street between Mendota Street and MacArthur Road by razing two vacant buildings and constructing a new Discount Tire store in their place.
- Additional employment opportunities to the area by providing new full-time and part-time positions.

Project Data

<u>Location:</u>	3729 & 3737 East Washington Street, Madison, WI
<u>Building Sq. Ft.:</u>	10,200 SF
<u>Start Construction:</u>	Approximately April 2019
<u>Complete Construction:</u>	Approximately October 2019
<u>Type of Building:</u>	Commercial
<u>Land Area:</u>	1.52 Acres (66,397 SF)
<u>Vehicle Parking:</u>	Approximately <u>41</u> vehicle parking spaces
<u>Site Access:</u>	East Washington Avenue
<u>Lot Coverage:</u>	<u>48,224 sq. ft. (72.6%)</u>
<u>Usable Open Space:</u>	<u>18172 sq. ft. (27.4%)</u>
<u>Hours of Operation:</u>	Approximately 8:00 a.m.-6:00 p.m. Monday through Friday 8:00 a.m.-5:00 p.m. Saturday. Closed on Sunday.

Project Financial Information

Estimated Project Cost: \$2,000,000

Number of Full-time and Part-time Jobs Created: 10-15

Public Subsidy Requested: None.

Project Team

Owner/Developer: Halle Properties, LLC

Architects: Ei Design

Civil Engineering: raSmith

Landscape Design: raSmith

We look forward to presenting these materials to you and seeking your approval of this proposal to develop a new national retail store on East Washington Avenue.

Sincerely,



Todd Mosher
Senior Development Director
raSmith