

BarnWood Events, LLC

Letter of Intent

February 18, 2019 (Orig – July 30, 2018)

Mr. Hans Hilbert – Dane County Planning & Development
210 Martin Luther King Jr. Blvd, Rm3116
Madison, WI 53701

Mr. Mike Wolf – Town of Blooming Grove
1880 S. Stoughton Road
Madison, WI 53716

Herein outlines a “Letter of Intent” for our family to build the BarnWood Events facility at our existing 3222-24 Larsen Road address. Per conversation with Mr. Hans Hilbert, Thursday, July 20th, he has assigned **3230 Larsen Rd** as the new address for the BarnWood Events structures, using the same driveway access as is today.

History & Background:

David & Julie Wood have been owners of the 3222-24 Larsen Rd address since 1995. Fall of 1999 a new home was built at 3200 Larsen Rd. Since 1995 our family has been involved with the DNR’s Environmental Stewardship Program, engaging in creating a nature preserve, involving; forest restoration, wildlife nursery, bird house and habitat practices. We have opened up our lands to various local school groups for daylong nature tour and teaching sessions with the Oregon School District. The lands have also served as a classroom setting for numerous Cub Scout outings and Boy Scout merit badge requirements. Current plantings since 1995 are in excess of 19,000 trees and over 150 bird houses.

Julie’s background includes owning and running Checks & Balances (an Accounting Business) and e-Seedling, LLC (an educational consulting business). Julie currently works for the UW-Madison Small Business Development Center as the Educational Program Manager and Youth Entrepreneur Camp Director. Prior to that she was the Operations Director at Oriel Incorporated, and an Accounting System Consultant at SVA consulting (who purchased the Checks & Balances business she owned). She has also worked at Smith & Gesteland as a client services accountant.

Julie is also the author of *More Than a Lemonade Stand* and the creator of the Biz Ops Game where she promotes entrepreneurship through youth camp programs via her company, e-Seedling, LLC.

At age 17 David was the youngest appointee to the City of Madison Fire Department. At age 20, he purchased his first home and put himself through college by working 2-3 jobs and paying tuition along the way. At age 22 he began buying and working on fixing up a small rental property in Madison. After graduating from college, he began his marketing career.

He has held corporate Marketing Director and Vice President roles with Pepsi Co, Rocky Rococo, Famous Footwear, Wisconsin Cheeseman and Midland Builders/Veridian Homes. Retiring after 10 years as Director of Marketing for Stark Company Realtors he currently runs AppleWood Self Storage LLC, our family business.

AppleWood Self Storage, LLC. P.O. Box 259284, Madison, WI 53725

Phone: (608) 442-8000

E-Mail: applewoodstorage@sbcglobal.net

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Existing Larsen Road Lands Description:

1. Legal Description: CSM #8235, document #2770209, dated June 6, 1996
2. Lot#1 – 2.52 acres, zoned RH1 for the grounds and barn, R3-A for the duplex and 4-car garage
3. Lot#2 – 34.48 acres, zoned A-2 for our personal 3200 Larsen Rd address

Proposed Larsen Road Lands Description – Per CSM draft:

1. Legal Description: CSM #8235, document #2770209, dated June 6, 1996
2. Lot#1 – 8.06 acres for event center, duplex, 4-car garage, zoned GC & CUP
3. Lot#2 – 28.93 acres for our personal 3200 Larsen Rd address

BarnWood Events Concept Description:

The desired plan is to erect a new barn structure as noted on Montgomery & Associates site plan, dated 1/16/19. This will involve the removal of the existing barn. The duplex and 4-car garage will remain. The 4-car garage will serve as storage and hold garbage/trash containers out of sight. In the future, we plan to use the duplex as a wedding party retreat.

1. Market Uses:
 - Wedding receptions and ceremonies
 - Family activities; birthdays, retirements, graduations
 - Business use; meetings, seminars, conferences, banquets, monthly meetings
 - Educational; retreats, wildlife tours, photography/nature tours
2. New Barn Description:
 - Main barn footprint 40'W x 80'L
 - North porch 20'W x 80'L
 - Service area 20'W x 80'L
 - Main area capacity of 300 with option to open 20'x80' porch area
3. Rooms in Barn:
 - Storage Room
 - Coat Room
 - Bridal Dressing Room
 - Office
 - Powder Room ½ bath
 - Men's Dressing Room
 - Furnace Room
 - Men's Bathroom
 - Women's Bathroom
4. Zoning Changes (per email from Hans Hilbert)
 - G & CUP

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5. Operational Plan & Type of Activities/Uses: (follows list on CUP form)
 - Anticipated customers...see types of events noted in "Market Uses" above
 - Number of employees; 4 family members to start, hiring staff as needed
 - Weekend Hours of Operation; Friday, Saturday, Sunday 10:00AM to 11:00PM
 - Weekday Hours of Operation; By event special request
 - Weekend Days of Week; for weddings, family events/celebrations
 - Week Days of Week; by special request for business/educational use
 - Outdoor activities; trail excursions, kid's play area, outdoor fire pit (gas line to control)
 - Outdoor lighting; accent lights for building, trail markings, parking lot
 - Trash removal; small dumpster for us to manage, kept out of sight in garage or enclosure
 - Outside loudspeakers; don't envision, perhaps a small speaker for the ceremony area
6. Vehicle Traffic & Management:
 - See site plan
 - Properly place signage for MPH and directing flow to parking lot, fire lane
7. Storage:
 - Storage room inside barn
 - Inside 4-car garage
8. Solid Waste Management:
 - Trash containers to be kept in garage or enclosure behind garage
 - Contracted pick up service
9. Posted Signage:
 - Currently 10MPH sign
 - Will deploy such signs as deemed appropriate for; no smoking fire lane, handicapped parking and access, parking lot directional, MPH signage as well as brand signage on building and at road
10. Safety Measures:
 - No smoking, speed limit, fire suppression measures, no bringing in alcohol
 - Well light exterior around building and parking lot
 - Inside access/egress lighting per state code, internal crowd management
11. Not applicable are:
 - Manure handling
 - Hazardous waste, explosives

Conditional Use – 6 Standards: (our comments below in addition to Noa's on CUP form)

1. Detriment, endangerment, public health & safety, comfort, general welfare:
 - Physical location of operation will be at the east end of the property, over 500' from Larsen Rd
2. Impact on the uses and enjoyment to neighborhood property:
 - With limited days of use to primarily weekend days, impact should not be noticed
 - Again, activities are at east end of lot #1, 500' from Larsen
 - Visually with mature 100-year old trees in the front yard, visual impact will be minimal

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3. Impact on the normal and orderly development and improvement of surrounding property:
 - Current use is of residential nature in the duplex, with residents on a 12 month basis
 - Proposed use will result in much less days of the year being occupied
4. Adequate utilities, access, drainage:
 - Current access to; municipal sewer, private well
 - Primary driveway into lot 1, adequate for our needs
 - Drainage maps show our plans not residing in lowland areas
 - Will follow Dane County Stormwater Management Program
 - Current plan for parking lot to be of a pervious surface
5. Site Access, ingress and egress:
 - One main driveway to remain, so no other access impact onto Larsen Rd
 - Speed limits will be posted at 10 MPH
 - Parking area to the east beyond the new barn structure
6. Conforming to regulations of the district:
 - Yes

Project Schedule:

1. Project Team:
 - Deb Hatfield – Montgomery Associates
 - Jim Bricker – JSD
 - Noa Prieve – Williamson Surveying
 - Tim Wood - General Contactor
 - Tom Holmes – Glenville Timberwrights
2. Project Schedule based upon today:
 - Fall 2018-to date; attend two Town meetings, Noa has submitted CSM, rezone and CUP applications
 - November- January; meetings with Tim Parks, City of Madison to determine if staying in the Town
 - w/o February 22 – to get final confirmation from City’s position on annexation or stay in Town
 - March – Dane County and Town of Blooming Grove final approvals
 - March-April – finalize bids and budget for building plan
 - May-August – Construction process
 - September-October – Soft opening
 - Phase 2 – Duplex cosmetic updating, Fall 2019
 - Completion, Spring 2020
3. Document Summary:

- Site Plan dated 1/16/19	- Deb Hatfield - Montgomery Associates
- CSM Plan	- Noa Prieve - Williamson Surveying
- General Contractor	- Tim Wood
- Building Design	- Glenville Timberwrights – Tom Holmes

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