



June 9, 2023

Via email to: PCApplications@cityofmadison.com
City of Madison
Zoning

To Whom It May Concern:

Re: 970 N. Gammon Road (the “Property”) Letter of Intent (LOI)

I represent TLC Solutions Wisconsin, LLC (“TLC”), the applicant and prospective owner of the above referenced property, and am submitting this LOI on its behalf in support of its application to rezone the Property from Planned Development (“PD”) to Limited Mixed Use (“LMX”).

Current Owner

The current owner of the Property is 970 North Gammon Road Property, LLC which is owned by Jean Swanson. Jean Swanson has electronically signed the zoning application authorizing its submission.

Ownership + Operation

TLC Solutions Wisconsin, LLC is owned by Chandon Williams, Tracy Hammerstrom and Lisa Littel. TLC has an accepted offer to purchase the Property, conditioned upon a change in zoning. TLC will lease the space to Isthmus Wellness, LLC, which will use it as an acupuncture clinic and massage studio. Isthmus Wellness, LLC is owned by Chandon Williams and Tracy Hammerstrom.

Isthmus Wellness plans to keep its current hours which will be from 8am to 8pm Monday through Saturday, and closed on Sunday. Isthmus Wellness intends to have 16-19 employees.

Existing Conditions and Intended Work

TLC is not making any changes to the exterior of the building nor disrupting any outside space. Specifically, TLC is not making any exterior building nor roofing changes, significant landscaping changes, utility work changes, grading changes, fire access changes, tree changes or parking changes.

The work on the Property will be all interior remodeling and will include the inclusion of thirteen treatment rooms, including an accessible treatment room, three offices including an accessible

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office, a reception area, a sauna, restrooms, including an accessible restroom, and storage areas. There will be no bedrooms. The floor plans were created by OPN Architects, and the remodeling work will be completed by JGDevelopment. The work is expected to begin in November 2023 and to be completed by the end of March 2024.

The gross square footage of the property is 39,251 sq. ft.
The gross square footage of the building is 5,490 sq. ft.

Other

No public subsidy has been or will be requested for this project.

Please do not hesitate to reach out with any questions or concerns.

Regards,

A handwritten signature in black ink that reads "Leslie Elkins". The signature is written in a cursive, flowing style.

Leslie Elkins

Cc: TLC Solutions Wisconsin, LLC via email to Chandon Williams, Tracy Hammerstrom, Lisa Littel