

Letter of Intent

November 18, 2020

VIA EMAIL DELIVERY

PCapplications@cityofmadison.com

Attention: Sydney Prusak
Jenny Kirchgatter

Re: *LOI for 6624 Seybold Rd. Madison, WI (the "Property")
Intent to file an application for conditional use on 11/18/2020 to allow for a
primary use of automotive service and collision repair at the Property*

As the Developer and contract owner of the Property, InSite Real Estate is proposing to redevelop the existing automotive sales and service facility for use as a Service Center Facility with a Showroom. The Primary Use will be Service, with Secondary Uses including; maintenance, charging, collision and auto body repair, and delivery/storage of new and pre-owned automobiles, energy products, parts and accessories.

The proposed tenant at this Property will operate Monday through Saturday from the hours of 10:00AM to 8:00PM with anywhere from 5 to 15 employees. Exterior site changes by Insite Real Estate, the Developer, include; roof maintenance, sealcoating and striping the existing parking lot, repainting the existing building in the same color, refreshing parking lot landscape islands with new mulch and shrubs, repairing the existing parking lot lighting and replacing with LED fixtures, mechanical upgrades (new RTUs) and making electrical service upgrades to the building through Alliant Energy. Additional exterior upgrades (building signage and electric car charging stations) will be proposed by the tenant under a separate application and permit.

If there are any questions, please contact Alex Milanoski, Project Manager, at (630) 617-9162 or by email at amilanoski@insiterealestate.com. Thank you.

Sincerely,

InSite Real Estate, L.L.C.



Alex Milanoski,
Project Manager