Rosy Cheeks & Co.
Mary Lou Reinwand
2665 Bluebird Lane
Cottage Grove, WI 53537

November 11, 2015

City of Monona Plan Commission:

We have an accepted offer to purchase the building at 6045 Monona Drive. We are proposing new businesses to occupy the building.

The building will be owned by Mary Lou Reinwand, owner of Rosy Cheeks & Co.

The building will be divided into two different businesses.

- Rosy Cheeks & Co. (Dancewear store) ½ building
- 4-5 Beauty Salon Suites (1/2 building)
    - There will be 4-5 rental suites, a reception area, common space, and a restroom. The suites will be contract rented through the owner to each individual suite lease who will set their own appointments for their clients, and their own hours.

Both businesses will have their own entity, and their own front entrance. The front of the building will be redesigned to accommodate the two businesses if the sale of the building goes through.

Proposed hours of operation:

- Rosy Cheeks & Co. Store Hours
    - MTWF 12:00-5:00
    - Thurs 12:00-7:00
    - Saturday 10:00-4:00
- Beauty Salon Suites
    - 9:00am-8pm daily, varied hours per the lease of each suite operator

Employees:

- Rosy Cheeks has one employee at a time.
- Beauty Suites has 1-4 employees at varied appointment times per day.

Customers per day:

- Rosy Cheeks anticipates 1-10 clients per day.
- Beauty Suites anticipates 5-6 clients per day per suite, which varies per the hours each lease

Current parking available:

- There are currently 15 spaces in the front of the building, and 2 parking spaces at the rear of the building

Changes to building:

- We will be remodeling the building to accommodate both businesses. We are anticipating a new front look to the building.

Attached are the land survey, and an aerial view of the property.

Unfortunately, we are under a tight timeline for a contingency on purchase of the building, so there is no time for an architect to draw a formal drawing of the building.

Parcel Number - 258/0710-204-0376-6

Current

< Parcel Parents

Summary Report

Parcel Summary	More +
Municipality Name	CITY OF MONONA
Parcel Description	LOT 2 CSM 3589 CS14/216 R2434/90-12/3/80...
Owner Name	URSO LIVING TR
Primary Address	6045 MONONA DR
Billing Address	4912 TONYAWATHA TRL MONONA WI 53716

Assessment Summary	More +
Assessment Year	**2015**
Valuation Classification	G2
Assessment Acres	0.366
Land Value	$105,000.00
Improved Value	$330,400.00
Total Value	$435,400.00

Show Valuation Breakout

Zoning Information

Contact your local city or village office for municipal zoning information.

Vacant Lot

Parcel Maps

DCiMap | Google Map | Bing Map

Tax Summary (2014)

More +

E-Statement | E-Bill | E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
$36,200.00	$0.00	$36,200.00
Taxes:		$792.49
Lottery Credit(-):		$0.00
First Dollar Credit(-):		$0.00
Specials(+):		$0.00
Amount:		$792.49

District Information

Type	State Code	Description
REGULAR SCHOOL	3675	MONONA GROVE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
METRO SEWERAGE	5150	MADISON METRO SEWER DIST
TIF/TID	5904	TIF 04

 Lot with building

Parcel Maps

DCiMap Google Map Bing Map

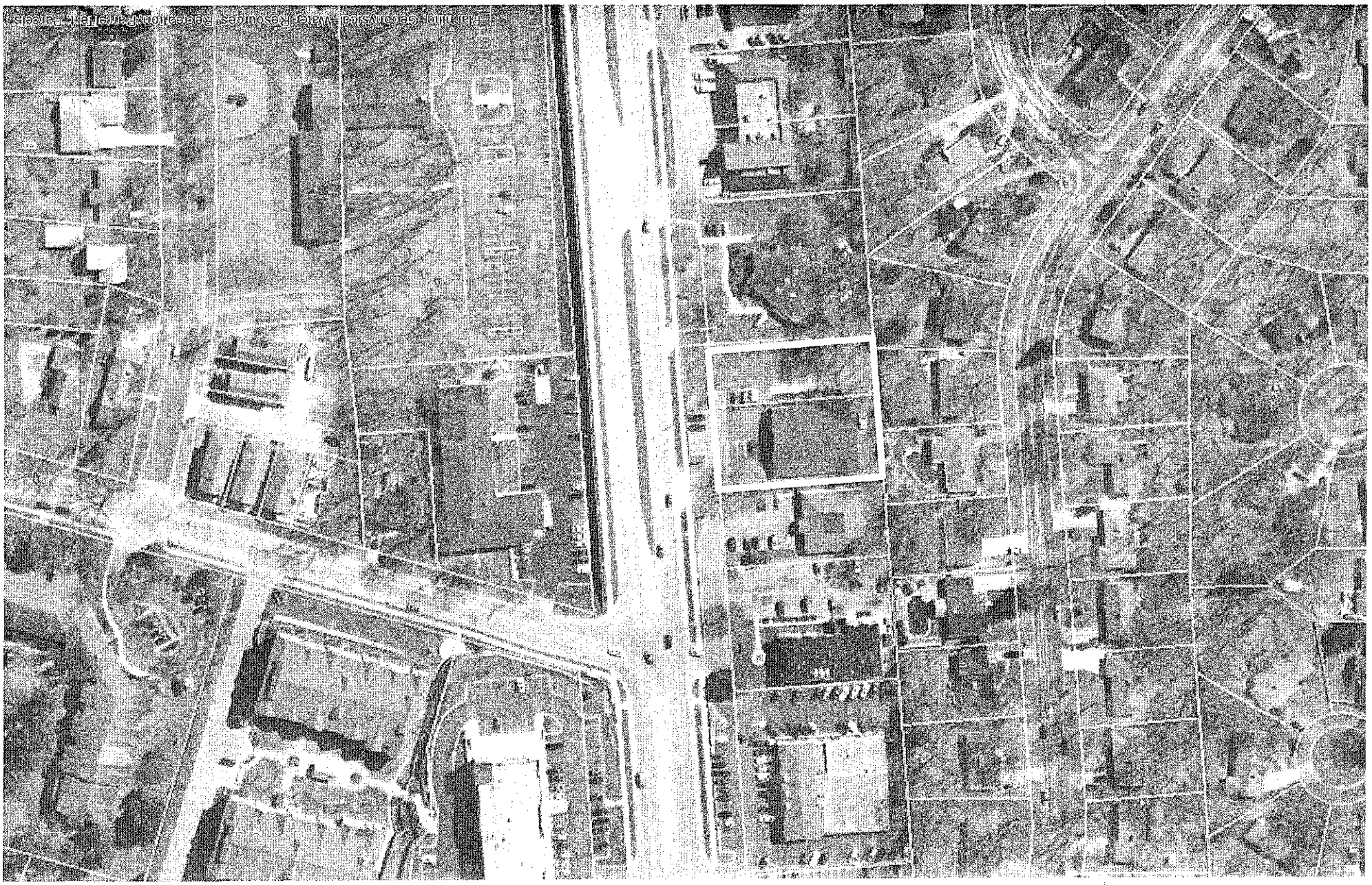
Tax Summary (2014) More +

E-Statement E-Bill E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
$105,000.00	$330,400.00	$435,400.00
Taxes:		$9,531.76
Lottery Credit(-):		$0.00
First Dollar Credit(-):		$87.59
Specials(+):		$0.00
Amount:		$9,444.17

District Information

Type	State Code	Description
REGULAR SCHOOL	3675	MONONA GROVE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
METRO SEWERAGE	5150	MADISON METRO SEWER DIST
TIF/TID	5904	TIF 04


Planning, Geophysical, Water Resources, Recreation, Parcel Text, Parcels

130.0'
179.96'
90.0'
89.76'
130.00'
179.92'
90.0'
60.00'
61.97'
132.6'
80.00'
Planning, Geophysical, Water Resources, Recreation, ParcelText, Parcels