

DRC review for ADGG, LLC

(A) A complete description of the use

ADGG LLC (dba "Four Seasons Golf"), incorporated in Minnesota, is an importer and distributor of two golf simulation systems. The facility located in the Countryside Center, 10700 Bloomington Ferry Rd Bloomington, MN 55438, will be used mainly as the showroom to sell our golf systems to individuals and companies that desire to have a golf entertainment center at home, in community centers, in offices, and whatnot. We will also help build golfing entertainment businesses for those who desire to open or expand their businesses. At the same time, this facility will provide entertainment via high-definition full-swing simulation golf to the citizens of the City of Bloomington as well as of the neighboring cities. The golfing entertainment will be complimented with simple food (off-the-shelf or delivery from nearby restaurants), beverages (non-alcoholic, beer, and wine), golf merchandise, and a wide variety of golf events.

Our goal is to provide the golfers around Bloomington, and eventually golfers across the US, with an enticing alternative to outdoor golf when time, weather, or proximity prohibit traditional play. We provide a realistic golf experience in a comfortable environment, turning the local golf season from 180 days to 365 days per year.

Each of our 4 state-of-the-art golf simulator units will be linked to allow competition and record-keeping. Customers will be given the option to register a user name with the center and keep track of their scores, see how they stack up with other users of the system, and track their performance throughout the year. Game software will also allow tournaments to be played with real-time scoring and statistical breakdowns of the entire field along with a full range of statistics of golf swings. It will give customers a quantifiable depiction of their golf game and will allow them to improve their skills.

(B) Schedule for commencement of the use

Our target date of commencement is December 1, 2023. We realize that this will depend on the permits and licenses process, facility build-out time, procurement time for equipment and goods, employee hiring and training, etc. We are hoping that we can complete all these processes as soon as possible, not to miss the peak indoor golf season.

(C) Size of the facility accommodating the use including the number of seats, students, customers and the like

Our 50'x64' (3200 sf) facility is an independent building at Countryside Center at 10700 Bloomington Ferry Rd Bloomington, MN 55438. The facility has 172 parking stalls. ADDG, LLC It will have 4 golf simulation bays, 3 that accommodate a maximum of 6 players and 1 that accommodates 4 players at a time. The 6-player bay will have 6 seats for golfers and spectators, and the 4-player bay will have 4 seats. Therefore, the total number of seats available will be 22. We will also have 10 chairs in the waiting area and 4 employees who could be working. Therefore, even though we do not expect this will happen, the maximum number of people who can occupy the space will be 36, and need 36 parking spaces at the maximum.

(D) Hours and dates of operation

During the peak indoor golf season (October through April), the hours and dates of operation will be 9:00 am to 9 pm Monday through Saturday. For the remaining, it will be 9:00 am to 6 pm Monday through Friday,

(E) Anticipated employment

Considering the hours and dates of operation, we anticipate having 4 full-time employees and 4 part-time employees as needed.