

May 2, 2022

City of Madison  
Planning Division  
215 Martin Luther King Drive  
Madison, WI 53701

**RE: Letter of Intent, Culver's Drive-Thru Improvements  
4301 East Towne Boulevard  
Madison, Wisconsin 53704**

Kimley-Horn and Associates, Inc. (Kimley-Horn), serves as the engineering consultant for Dean Meier, the owner and operator of the existing Culver's Restaurant at 4301 East Towne Boulevard in Madison, Wisconsin. On behalf of Dean Meier, Kimley-Horn has prepared applications for an Alteration to the existing Conditional Use permit and a review at the Urban Design Commission. The project involves an alteration to the existing drive thru lane, with the construction of a side-by-side double drive-thru to serve the existing restaurant. Proposed site improvements are limited to the northeast end of the site, where the existing single lane drive thru operates today. Improvements include paving, landscaping, and access modifications.

The existing 1.69-acre property is zoned C-C (Commercial Center District). Kimley-Horn understands the existing restaurant and its associated indoor seating, outdoor seating, and drive thru amenities are an approved use under the current conditional use permit. The existing Culver's restaurant is approximately 4,922 square feet with 82 parking spaces and a single lane drive-thru serving the building. Based on City parking requirements, 50 parking spaces are required to serve the existing restaurant.

Drive-thrus have been a growing aspect of Culver's Restaurant's business, even prior to the COVID pandemic. The pandemic has highlighted a need to amend restaurant operations such that they are more accommodating to the shift from sit down to drive thru sales. This second order point allows food orders to be processed more quickly, thus reducing the wait or queue time prior to the menu board. Culver's provides "order-waiting" spaces in the form of designated parking spaces to manage the wait time after the menu board. By implementing both of these procedures, Culver's will be able to manage the disruption to circulation within their parking lot and prevent any negative impact on the local roadway network. The side-by-side drive-thru is an established operating condition for other restaurant users in the area as well.

As shown on the Civil Engineering Plans prepared by Kimley-Horn, the dual order points will be installed on the north end of the property. The improvements will also involve the relocation of the existing access point on East Towne Way. At the request of the City's Traffic Engineer, this relocated access has been revised to an entrance only. The improvements on site will result in a net loss of 4 parking stalls, but the site will still meet minimum code requirements. Landscaping has been proposed in a new island around the second order point to provide screening around the proposed equipment. Kimley-Horn is not aware of any variances or deviations from the code that would be required to install the second order point.

Sincerely,



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