



LETTER OF INTENT

6918 Seybold Rd
Commercial Redevelopment

March 07, 2018

1. Site Location: The corner of Gammon Rd and Seybold Rd (and bordered by the Beltline's eastbound entrance ramp).

Project Description: A 10,000 square foot multi-tenant commercial building with integrated exterior components. The building faces Seybold Rd with the parking in the front (south) of the building and east side of the lot. The building will accommodate approximately three (3) or four (4) tenants. Potential tenants may be a 1,950 square foot coffee shop for the drive-thru west end-cap unit. In the middle there will be one or two retailers with 3,900 total square feet. A full-service restaurant of 4,000 square feet on the east end. Both of the end-cap tenant spaces have large overhead doors that will lend a popular ambiance for the development. Capacity is estimated at 65 persons for the coffee shop and 140 persons for the restaurant.

2. Site: This approximately 1.3 acres property was in the Town of Middleton and has been attached (with Commercial Center zoning) to the City of Madison for this redevelopment on December 05, 2017. Because Seybold Road is an unimproved street, there will be an assessment by the City for widening the street, new sidewalk, street lighting and curb & gutter in the future. The street project is scheduled for construction in 2020. The developer believes that having a real street will benefit this project for accessibility, aesthetics and safety.
3. Site Description: The property sits at the bottom of a hill that rises to the east along Seybold Rd. The current building's elevation is above the Gammon sidewalk grade. This will be the same with this redevelopment. There is an ATC electric line easement for the overhead electric power lines running along the north property line. The easement and the power lines do not affect this development. The developer has been approval by ATC. There is a DOT fence on the north property line and continues along the west property line (Gammon Rd). The portion of the fence that runs along the west property line will be permanently removed at the end of construction. It will remain along the north property line. There is no pedestrian access from the Gammon sidewalk directly to the building. Instead, the Gammon sidewalk will connect to the new Seybold sidewalk for pedestrian accessibility to the front of the building.
4. Conditional Use: For a drive-thru.
5. Parking Stalls / Ratios: Sixty-one (61) total parking spaces. Per code: minimum parking stalls is fifteen percent of capacity of persons for coffee / restaurants, or 31 stalls for the proposed uses. Maximum parking stalls for coffee / restaurants is 40% of capacity of persons, or 82 stalls for the proposed uses. Code for retail is 1 stall per 400 square feet or 10 stalls for the proposed retail uses.
6. Existing Structure / Use: A 3,180 square foot wood frame building that is currently utilized as a fast food restaurant. It has a partial basement.
7. Demolition: Existing restaurant will be razed prior to the construction.



8. Project Schedule: Construction start is slated for September / October 2018 (assuming that the project will be approved at the Common Council meeting on May 15, 2018 and that permits and approvals are in hand by late summer or early fall). Construction will be completed in the spring / summer of 2019.
9. Hours of Operation / Operations: There are no tenants currently. The developer is anticipating that there will be a coffee shop tenant for the drive-thru end cap. The majority of customers will visit in the morning during the rush hour commute. There is an outside dining area that can accommodate 3 tables that will seat 12 total customers. The outside dining area is located in the front of the coffee tenant space and is separated twelve feet from parked cars. Typically, coffee houses are open by 6:00 am until early or mid-evening every day of the week. Assuming that there will be a menu board with a speaker for the drive-thru customers, it will be located on the south side of the drive-thru behind the building and the speaker will face towards the Beltline. The middle tenant space(s) will be retail, and typically retail hours are 10:00 am – 6:00 pm. The large restaurant space on the east end should accommodate a sit-down full-service restaurant and will be open to the public in the afternoon until 11:00 pm or later.

10. Project Team:

- a. Owner: Steve Welch
6816 Seybold Rd
Madison, WI 53719
- b. Developer: BJT, LLC
Tom Sanford (Contact Person)
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- c. Civil Engineer /
Site Work: Homburg Contractors
5590 Monona Drive
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- d. Architect: Dimension IV
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- e. Lighting Design: Schultz Electric
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- f. Landscape Architect: McKay
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