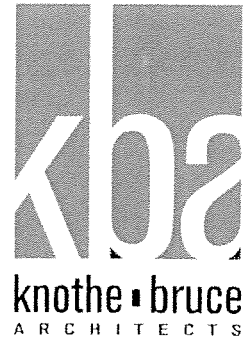


December 20, 2017

Ms. Heather Stouder  
Department of Planning & Development  
City of Madison  
126 S. Hamilton Street  
PO Box 2985  
Madison, Wisconsin 53701



Re: Letter of Intent  
7402 Mineral Point Road  
**KBA Project # 1628**

Ms. Heather Stouder:

The following is submitted together with the plans and application for the staff and Plan Commission's consideration of approval.

**Organizational structure:**

Owner: Flad Development  
3330 University Ave.  
Madison, WI  
608-833-8100  
Contact: John Flad  
[jflad@flad-development.com](mailto:jflad@flad-development.com)

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
608-836-3690  
Contact: Duane Johnson  
[djohnson@knothebruce.com](mailto:djohnson@knothebruce.com)

Engineer: Vierbicher  
999 Fourier Dr.  
Madison, WI 53717  
(608) 826-0532  
(608) 826-0530 fax  
Contact: Joe Doyle  
[dday@donofrio.cc](mailto:dday@donofrio.cc)

Landscape Design: The Bruce Company  
2830 Parmenter St.  
Middleton, WI 53562  
(608) 836-7041  
Contact: Rich Strohmenger  
[rstrohmenger@brucecompany.com](mailto:rstrohmenger@brucecompany.com)

**Project Description:**

This project is a part of the newly renovated Cambridge Court Shopping Center and will add a MOKA Coffee shop in a small stand-alone (440 s.f.) building. The building is located on Lot 3 of CSM 4463 and is located at 7402 Mineral Point Road. A drive-up ATM structure is currently on the lot and will be removed to make way for the MOKA coffee shop. The vehicular access window will serve most customers and a walk-up window will serve patrons within the immediate retail environment. No indoor seating will be provided although a small outdoor seating area is located to the east of the building for pedestrians. The building is designed to maintain the MOKA Coffee Corporate identity while incorporating the material palette and color scheme from the Cambridge Court Shopping Center.

**Site Development Data:**

Densities:

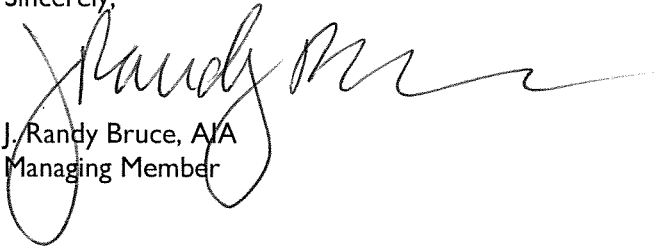
Gross Lot Area	15,548 sf / .35 Acres
Building Height	1 story
Lot Coverage	10,202 S.F. = 65.6% (85% Max.)
Parking Stalls	7 stalls
Commercial Area	440 S.F.

**Project Schedule:**

It is anticipated that the construction on this site will start in Spring 2018 with a final completion date of June 1, 2018.

Thank you for your time reviewing our proposal.

Sincerely,



J. Randy Bruce, AIA  
Managing Member