

April 17, 2018

Jenny Kirchgatter
City of Madison
Department of Planning & Community & Economic Development
126 S. Hamilton, St.
P.O. Box 2985
Madison, WI 53701-2985

**Re: Letter of Intent
3603 Cross Hill Dr.
Madison, WI 53718
Land Use Application – Conditional Use**

Dear Ms. Kirchgatter,

Please accept this letter of Intent, application and attachments as our formal request for a Conditional Use review and approval by the City of Madison for the 3603 Cross Hill Drive project detailed below.

Project Name:

3603 Cross Hill Drive
Madison, WI 53718

PROJECT TEAM:

Owner:

Casey's Retail Company
One Convenience Blvd., P.O. Box 3001
Ankeny, IA. 50021
Contact: James Skloda
Phone: (515) 965-6100

Civil Engineer:

Core States Group
6500 Chippewa Street, Suite 200
St. Louis, MO 63109
Contact: Patrick T. Bennett, P.E.
Phone: (314) 843-4320
Email: pbennett@core-eng.com

Architect:

Ringdahl Architects, Inc.
510 22nd Ave. East, Suite 102
Alexandria, MN 56308
Contact: Dustin Tomoson
Phone: (320) 763-9368
Fax: (320) 762-9063

Landscape Architect:

Landscape Architecture
P.O. Box 46129
Madison, WI 53744
Contact: Joe Hanauer, ASLA
Phone: (608) 798-1840
Email: joe@landscapearc.com

PROJECT OVERVIEW:

The project will be located in the City of Madison on the southeast side of High Crossing Blvd and northeast of Cross Hill Dr. The commercial development will consist of a convenient store and gas station.

EXISTING CONDITIONS:

The project site is currently occupied by an entry way and open field. City of Madison zoning indicates the project lot as a Commercial Center; CC.

LEGAL DESCRIPTION:

Lot 2, Certified Survey Map 14610, recorded in Vol. 101 of Certified Survey Maps, page 122, as #5358887, in the City of Madison, Dane County, Wisconsin.

PROJECT SCHEDULE:

The project is currently scheduled to begin construction in July 2018 with completion in November 2018.

PROPOSED USES:

The facility will operate as a convenient store (approximately 4,606 SF) and gas station.

HOURS OF OPERATION:

Hours of operation would be 7 days a week from 5:00 am to 11:00 pm, with the option of expanding to 24-hour operation if demand warrants.

NUMBER OF EMPLOYEES

This facility will employ 15 - 25 full and part time employees depending on hours of operation.

PUBLIC SUBSIDY REQUESTED:

None.