

Dear Urban Design Commission Members,

This letter is in support of Agenda Item 37706. The existing restaurant at this location has had a good run and has been supported for decades by our east side neighborhoods and beyond. The facility and surrounding grounds are now very dated and the owners are planning to retire.

Chick-fil-A has proposed an exciting new restaurant project for this location. Besides having a reputation of being one of the state of the art restaurant chains in the nation, their menu addresses the growing consumer demand for more healthier fast food choices. Plans call for demolition of the existing restaurant and a vacant office building next door. The new project will incorporate extensive landscaping which will include a large open "green-space" area that will also serve as a stormwater retention basin.

Tom Sanford of Sanford Enterprises represents the landowner, Mr. Henry Chen, who has entered into a long-term ground lease with Chick-fil-A. Mr. Chen has owned these properties since the mid 80's and is very happy to have these parcels consolidated and now leased to such a successful business enterprise as Chick-fil-A. It should be pointed out that Mr. Sanford represented the owner in the acquisition and development of what is now Lake City Plaza, an upscale retail center located adjacent to this proposed project. The center and the occupying businesses have been well received by both residents and commuters alike. Residents were especially pleased with the aesthetics of the fence erected behind the shopping center, which also serves to reduce noise from East Washington Avenue. It is my understanding that the same type of fencing will also be continued along the full length of the back lot for the Chick-fil-A project.

Since this location is on a frontage road intersected by a residential street, the issue of traffic will come up. At peak times, patience is required for entering and exiting the frontage road. Signage encouraging motorists not to block the intersection may be helpful. However, the existing intersection is no worse than accessing or exiting any commercial frontage road in the city. Dozens of residents, including myself and many commuters use that intersection daily with no problems. Actually the restaurant traffic may generate business for the service station located on the frontage road.

I have resided and been involved in this area for almost 25 years and I urge your support for this project. The new Chick-fil-A facility will be a nice addition to the East Towne restaurant row.

Please contact me if you have any questions.

Sincerely,

Joe Clausius

■ Clarendon Court

Madison, WI 53704

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