

July 18, 2022

Ms. Heather Stouder
Director, Planning Division
City of Madison Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd., Ste 017
Madison, Wisconsin 53703



Re: Letter of Intent
7440 Mineral Point Road
KBA Project #1840

Ms. Heather Stouder:

The following is submitted together with the plans and applications for City Staff, Plan Commission and Urban Design Commission review and consideration.

Organizational Structure:

Owner:

Flad Development
3330 University Ave. Unit 206
Madison, WI 53705
608-833-8100
Contact: John Flad
JFlad@flad-development.com

Architect:

Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
(608) 836-3690
Contact: Kevin Burow
kburow@knothebruce.com

Engineer:

Vierbicher Associates, Inc.
999 Fourier Dr.
Madison, WI 53717
(608) 826-0532
Contact: Justin Zampardi
jzam@vierbicher.com

Landscape Design:

The Bruce Company
2830 Parmenter St.
Middleton, WI 53562
(608) 836-7041
Contact: Rich Strohmenger
RStrohmenger@brucecompany.com

Introduction:

This proposed development involves the redevelopment of 7440 Mineral Point Road. Located adjacent to the Cambridge Court retail center, the site is currently occupied by Pizza Hut and a surface parking lot. This application requests the removal of the existing building and surface parking lot for the development of a new multi-tenant commercial building. The site is currently zoned CC (Commercial Center District) and will remain this zoning classification.

Project Description

This project entails the removal of the one-story Pizza Hut restaurant building and the construction of a new one-story multi-tenant commercial building that will have (2) vehicle access sales and service windows. Pizza Hut will be remaining at this location in a smaller size and will use one of the drive-thru

pick-up windows and there will also be room for outdoor dining. The Cambridge Court retail center was renovated with a façade upgrade in 2018 and this new building will be integrated into this retail center and has been designed to match these buildings.

City Input:

We have met with the City on this proposed development including discussions with Staff and attending a DAT Meeting and this input has helped shape this proposed development. This project also received an Urban Design Commission Informational Review where the building design was reviewed along with the building placement. We have made adjustments to the site layout based on this feedback and have pulled the building forward and have eliminated the continuous drive aisle in front of the entire retail center, which will help to slow down any vehicular traffic and provide a safer pedestrian experience. We are still maintaining the existing driveway connection to Randolph Drive to provide access to this site and allowing for direct exiting from the Pizza Hut drive-thru lane.

Demolition Standards:

The existing building is the site of a large Pizza Hut restaurant that was predominantly a buffet-style restaurant and since COVID-19 has been greatly impacted with a reduction in business. The better use of this property is a smaller version of Pizza Hut that will be predominantly a pick-up location and then providing additional commercial space for other tenants. The existing building is not a Landmark structure and is not in an existing Historic District or part of a National Register. Given the large size of this building and its specific configuration for Pizza Hut, and the fact that it is a one-story slab-on-grade building, it cannot be relocated for possible reuse. We will remove and reuse as much of the usable equipment and materials/furnishings as possible prior to the demolition. We believe the demolition standards can be met, and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing commercial structure.

Conditional Use approvals:

The proposed redevelopment requires a conditional use to allow for construction of a new multi-tenant building with vehicle access sales and service windows within the CC district.

Site Development Data:

Densities:

Lot Area	44,201 S.F. / 1.015 acres
Lot Coverage	34,384 S.F. / 78 %

Building Height: 1 Story

Commercial Area: 8,656 S.F. (Approx.)

Vehicle Parking: 43 stalls

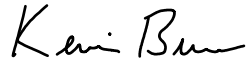
Bicycle Parking: 5 stalls

Project Schedule:

It is anticipated that the construction on this site will start in the Spring 2023 with a final completion of Fall of 2023.

Letter of Intent – Land Use and UDC
7440 Mineral Point Road
July 18, 2022
Page 3 of 3

Thank you for your time reviewing our proposal. Sincerely,

A handwritten signature in black ink that reads "Kevin Burow". The signature is written in a cursive, flowing style.

Kevin Burow, AIA, NCARB, LEED AP
Managing Member