



March 5, 2024

Jenny Kirchgatter
Assistant Zoning Administrator
City of Madison Zoning
215 Martin Luther King Jr. Blvd.
Madison, WI 53709

Re: 4902 Amcenter Drive - Land Use Application and Conditional Use

Dear Ms. Kirchgatter,

Thank you for your consideration of our intent to construct a multi-tenant commercial building on property located 4902 Amcenter Drive in Madison. It is our understanding that the drive thru and outdoor seating aspects of the proposed improvements will require a Conditional Use Permit in accordance with the City of Madison Zoning Code Ordinance. The property is in the American Center and we have been working with American Family on the development proposal.

The proposed building will be a multi-tenant commercial center which is designed to accommodate 2 businesses. We currently have a coffee shop that will occupy Suite 1 which is 1,800 square feet. The coffee shop will have a traditional drive through. A vet clinic will occupy the remainder of the building which is 4,500 square feet. The hours of operation vary by tenant but generally the property is open from 5am -10pm.

The building is designed to front on Buttonwood Drive and located as close to American Center Drive as permitted by building setbacks. Three access points are proposed. Full access into the site from Buttonwood and Amcenter Drive and a right out of the site onto Buttonwood. The right out will help customers leaving the drive through exit the site without causing congestion internally at the Buttonwood entrance. Two pedestrian connections are shown, one along Buttonwood Drive and the second connection is to the public walk in the image control zone along American Parkway. Outdoor patio seating for the coffee shop is located on the Buttonwood Drive (front) side of the building. The patio is currently 265 square feet with an estimated 15 seats.

The design features natural stone, brick and two types of composite siding. The stone highlights the storefront entrances and the vertical elements of the design whereas the brick is used as a base. A wood look horizontal siding is used as an accent and a vertical board and batten siding is used in larger areas of the elevation. The storefront glazing system faces Buttonwood Drive and highlights the customer entrances.



The Site Information Block on sheet C100 of the civil engineering set contains area calculations including lot coverage and usable open space calculations. Specifically, please also note the following:

Building Details:

6,308 gross square feet
2 tenant suites
33 surface parking stalls
Bike racks for 8 bikes

Project Team:

Developer:

Kraemer Development, LLC
Jeff Kraemer
8391 Greenway Blvd. Suite 130
Middleton, WI 53562
608-203-6174
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Civil Engineer:

Wyser Engineering
Adam Watkins
300 East Front Street
Mount Horeb, WI 53572
608-437-1980
adam.watkins@wyserengineering.com

Architect

Ramaker & Associates
Rhonda Hegge
855 Community Drive
Sauk City, WI 53583
608-643-4100
rhedge@ramaker.com

Landscape Architect

Olson Toon
Brad Fregien
3570 Pioneer Road
Verona, WI 53593
608-827-9401
brad@olsontoon.com

The project would start in June with completion estimated in December. The project cost and number of construction jobs created have not been determined. There is no public subsidy requested.

Again, thank you for your consideration. If you have any questions or require additional information, please do not hesitate to contact our office.

Respectfully,

Kraemer Development, LLC

A handwritten signature in black ink that reads "Jeff Kraemer".

Jeff Kraemer

Enclosures: Application, Project Plans, Filing Fee