

February 22, 2012

Heather Stouder
City of Madison – Planning Department
215 Martin Luther King Jr. Blvd
Room LL-100
Madison, WI 53701-2985

Re: 1902 Northport Drive
Letter of Intent – Demolition Permit
Advance Auto Parts

Dear Heather:

Please accept this letter as the Letter of Intent for the Demolition Permit for 1902 Northport Drive.

Project Team

Applicant & Owner:

Sewah Enterprises, Inc.
c/o Dave Herbeck
2601 East Gatewood Drive
Appleton, WI 54915
Phone: (920) 428-9028

Project Engineer / Surveyor:

D'Onofrio, Kottke & Associates, Inc.
c/o Dan Day
7530 Westward Way
Madison, WI 53717
Phone: (608) 833-7530

Architect:

Gries Architectural Group, Inc.
c/o Sam Tijan
500 North Commercial Street
Neenah, WI 54956
Phone: (920) 772-2445

Landscape Architect:

The Bruce Company
c/o Rich Carlson
2830 Parmenter Street
Middleton, WI 53562
Phone: (608) 836-7041

Legal Description

Lot 1 of Certified Survey Map No. 712, recorded in Volume 3 of Certified Survey Maps at page 249 as Document No. 1309650, in the City of Madison, County of Dane, State of Wisconsin.

Existing Conditions / Uses

The existing site is 0.98 acres and contains a vacant fast food restaurant with a drive-thru lane. The existing structure is not conducive to rehabilitating it for other uses. The building is situated on the site where it does not conform to City of Madison goals of buildings fronting streets. The existing

parking field is 45 percent larger than is required for the new use and has limited greenspace and landscaping. There are two curb cuts for the site, one onto Dryden Drive and a right in right out onto Northport Drive.

New Project Information

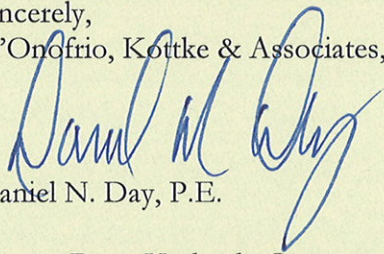
Advance Auto Parts is proposing to build a 6,900 square foot retail building for auto parts. The proposed facility uses will conform to the existing C2 zoning district. The typical hours of operation for the facility will be 7:00 a.m. to 9:00 p.m, seven days a week. The proposed building will not have a drive thru window. The project will be maintaining the same number of accesses but will be repositioned to fit the proposed site. The number of parking stalls will be reduced by 45% which will allow for the installation of landscaping surrounding the site, along with tree islands in the parking lot and plantings along the building. To meet the storm water management requirements for the site, it is proposed to install a bioretention system in the south east corner of the site. Pedestrian access will come from Northport Drive as the front door is positioned close to Northport Drive. We are proposing bike parking near the entrance to the store just off of Northport Drive to allow for ease of access. The site also will contain a bench at the corner of Dryden Drive and Northport Drive. This will allow for use by transit passengers and people from the neighborhood. The proposed building will be a slab on grade constructed with masonry. The proposed site has one loading zoning per Madison Zoning regulations and the parking lot will accommodate a WB-50 truck per the request of Traffic Engineering. A proposed lighting plan will be developed for the site which will be in full conformance with City of Madison standards for site lighting. Signage has been shown on the elevations along with a sign in the south west corner of the site. Signage is not part of this submittal and will be submitted separately.

Schedule

Construction is planned to begin in June of this year and be completed in November of this year.

If you have any questions, please feel free to call.

Sincerely,
D'Onofrio, Kottke & Associates, Inc.


Daniel N. Day, P.E.

cc: Dave Herbeck, Commercial Horizons & Sewah Enterprises

FN: 12-05-101

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