

Letter of Intent

Name of Project

Walmart/4198 Nakoosa Trail, Madison, WI (See Locator Map attached as Exhibit A)

Project Team

Property Owner: Wal-Mart R.E. Business Trust
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Bentonville, AR, 72712

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22 E. Mifflin Street, Suite 600
Madison, WI 53703
Attn: Nathan Wautier/Lucas Roe
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Description of Existing Conditions

The property consists of a one-story 133,450 square foot masonry building with related parking and loading areas that is currently occupied by Walmart. Photographs of the existing site and surrounding buildings are attached as Exhibit B.

Project Schedule

Expansion construction schedule would include an approximate start date of April, 2015 and a completion date of April, 2016.

Proposed Uses of All Areas

The intended use of the property is an approximately 188,800 square foot Walmart Supercenter (including garden center, pharmacy with drive-thru and full-service grocery with deli, bakery, fresh produce, meat, dry goods, frozen goods, and alcohol beverage departments). We are seeking a conditional use permit for: (a) an addition to and remodeling of a retail building exceeding 40,000 square feet; (b) the "drive-thru" portion of the project; (c) temporary outdoor events and displays (described in more detail below); and (d) a (technical) demolition permit to remove certain walls of the existing building in order to accommodate the expansion. The proposed site will incorporate 637 parking stalls and will initially incorporate 40 short term bicycle stalls. There is sufficient room to expand bicycle parking for 52 additional short term bicycle stalls if deemed reasonably necessary by the zoning administrator. Based on the proposed expansion, the parking ratio at the site will be reduced to 3.37/1,000 S.F. from the existing 4.89/1,000 S.F.

As mentioned above, Walmart is seeking a conditional use permit to allow certain outdoor sales events in connection with the proposed expansion and facility upgrade. The enclosed site plans illustrate the area within the parking lot that would be used for specific sales events (temporary outdoor events). The two (2) primary events would be for the planting season extending from April 1 through September 1. The second event would be for the fall and holiday season running from October 1 through January 15. In addition to the temporary outdoor events, the applicant desires to utilize the sidewalk display areas located between and immediately adjacent to the general merchandise vestibule and grocery vestibule for temporary displays during business hours (to be removed daily). The displays would be arranged in such a manner so as to maintain at least 8 feet of open sidewalk to accommodate pedestrian movement along the sidewalk and to bicycle parking stalls.

Hours of Operation

The hours of operation for the main store are 6:00 a.m. to 11:00 p.m. Sunday through Saturday, with option for 24-hour operation in the future.

Lot Coverage and Usable Open Space Calculations

The development consists of approximately 22.76 acres. The Lot Coverage and Usable Open Space calculations for the proposed development are 60.94% and 7.05 AC, respectively.

Number of Employees/Construction Jobs

Walmart intends to employ 90 additional associates as a result of the expansion (the current store employs approximately 160 associates). Approximately 60% of the associates will be full-time and 40% part-time.

Value of Land/Estimated Project Cost

The current value of the land and building according to City of Madison tax records is \$6,674,500. The expansion cost is under development.

Signage

Signage depicted on the enclosed plans is for informational purposes and a separate application for Comprehensive Design Review will be submitted.

Analysis of Big Box Ordinance Requirements

Section 33.24(4)(f) of the City of Madison Ordinances as applied to the expansion or remodeling of existing sites is intended to allow for improvements to the site while recognizing that existing constraints may make full compliance with all provisions difficult or infeasible. The proposed development meets or exceeds many of the requirements of the ordinance.

The proposed project incorporates off street parking facilities that are screened with attractive, high quality landscaping that significantly exceeds code requirements (see section 33.24(4)(f)6.a.). As part of its commitment to sustainability and in an effort to reduce single-occupant automobile trips to the store, in connection with the proposed store expansion, the applicant has prepared a proposed transportation demand management plan that offers employees subsidized bus passes from Madison Metro (at a 20% discount) and encourages alternate modes of transportation and carpooling (see section 33.24(4)(f)6.b.). A copy of the proposed Travel Demand Management Plan is enclosed with this application.

The site layout encourages pedestrian access from Nakoosa Trail where improvements to the existing bus stop location will be made and proposed sidewalks will direct customers to the store entrance. The sidewalks extending from Nakoosa Trail incorporate trees, shrubs and other decorative landscaping over a majority of their length. Pedestrian walkways will be marked with signage and striping as opposed to varying materials which can impede cart traffic and create issues with expansion/contraction in a climate such as Wisconsin. In addition to high quality landscaping that significantly exceeds City ordinances, the site incorporates the following central features and community spaces: an improved bus stop with concrete pad, benches, landscaping, and refuse containers; an employee break area with picnic benches; and two pedestrian plazas with benches, refuse containers, and landscaping (see section 33.24(f)7-8).

The proposed expansion includes a reduction in the parking ratio from 4.89 spaces/1,000 square feet to 3.37 spaces/1,000 square feet. The existing site constraints require a building setback greater than 85 feet with some parking located between the proposed expansion and Nakoosa Trail. Building entrances will continue to face Commercial Avenue and the proposed expansion will include an additional pedestrian sidewalk extending from Nakoosa Trail to encourage customer traffic to move toward the front of the store.

The proposed site will meet or exceed the City's landscaping requirements. The required Interior Parking Lot Landscaping Area is 5% and the proposed expansion provides 12%. The required number of Landscape Points is 4,739 and the proposed expansion provides 7,932. In addition, to the addition of high quality landscaping, the proposed expansion will incorporate upgrades to both store and parking lot lighting utilizing LED fixtures which will significantly reduce the overall energy consumption and improve lighting at the facility. Additional information regarding the proposed parking lot lighting is attached as Exhibit C.