



L+A ARCHITECTS, INC.

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June 18, 2013

City of Madison
Zoning Administrator
215 Martin Luther King Jr. Blvd, Room LL-100
Madison, WI 53701

**RE: Taco Bell @ 698 S. Whitney Way
Madison, WI
L+A Job No. 12020**

LETTER OF INTENT

The following shall serve as our Letter of Intent describing the above proposed project in detail.

The project includes the demolition of an existing 5,300 sq. ft. retail building on a 0.54 acre site and construction of a new approximately 2,000 sq. ft. freestanding Taco Bell restaurant with a drive-thru and 24 hour operation. The site includes 19 car parking spaces and 10 bike parking stalls. The existing retaining walls along the north and west property lines are to remain. The site wall also incorporates an on-site detention pond for storm water.

Lot coverage:

23,383 sq. ft. = 0.54 acres
17,138 sq. ft. developed space (73%)
6,245 sq. ft. usable open space (27%)

The current value of the land is \$985,000

The estimated total project cost is \$665,000 (includes site and building)

The project will provide 50 to 60 construction related jobs during construction and will create 4 to 6 full time jobs for Taco Bell employees as well as 30 to 40 part time jobs.

Project schedule: Upon completion of the Site Plan Approval process and obtaining the required building permits, the site and building construction is expected to take 80 to 90 days.

Public subsidy has not been requested for this project.

An outdoor eating area is not proposed for this project at this time.

The project team is as follows:

Taco Bell Construction Manager:
Steve Pulcheon
Taco Bell Corp.
1 Glen Bell Way, MD#534
Irvine, CA 92618

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Taco Bell Real Estate Manager:
Greg Eickholt
Taco Bell Corp.
7100 Corporate Drive
Plano, TX 75024

Project Architect:
L+A Architects, Inc.
Greg Lautzenheiser & Rich Burke
2430 Rochester Court, Suite 200
Troy, MI 48083

General Contractor:
To be determined

Sincerely,
L + A Architects, Inc.

Greg Lautzenheiser, A.I.A.

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