



**Pizza Hut of Southern Wisconsin, Inc.
Rockford Pizza, LLC**

434 S. Yellowstone Drive Suite 101 • Madison, Wisconsin 53719
Phone: (608) 833-2113 • Fax: (608) 833-2977

October 4, 2011

City of Madison-Planning Commission
215 Martin Luther King Jr. Blvd; LL-100
PO Box 2985
Madison, WI 53701-2985

Re: Conditional Use for Pick-up Window at 1438 Northport Dr., Madison

Sir or Madam:

At the expiration of our lease, Pizza Hut of Southern WI's location at 1426 Northport Dr. will be razed and a branch will be built by UW Credit Union. We are currently looking for viable locations in the Northport Dr. vicinity to relocate. We have identified an adjacent multi-tenant facility that contains a PDQ convenience/fuel station, Jim's Meat/Deli, and an end-cap unit previously leased by Home Savings Bank. We have interest in the old Home Savings Bank location due to its close proximity to our current location and primarily the opportunity for a pick-up window.

If the window is approved, we would be looking to take occupancy and begin construction in late 2011/early 2012 with the intent of opening a delivery/carryout pizza restaurant in March/April 2012. The approx. 1,100 sq. ft. space has been vacant since Home Savings left and has been used for the convenience store storage. The total square footage of the multi-tenant facility is 5,700 sq. ft. and there are currently 28 parking spaces.

Russ Kowalski, of GMK Architecture in Madison, is completing design work and internal Pizza Hut facilities members will be coordinating the interior construction efforts. No other exterior construction changes are proposed other than the addition of the pick-up window.

Pizza Hut will employ 20-25 total employees at this location with less than 10 working at any one time. Hour of operation are 11am to 11pm on the weekdays and 11am to 12am on Fri/Sat.

There is a dumpster corral located at the Northwest end of the facility that provides for all tenants.

The proposed pick-up window differs from a drive-thru in that it will be for call ahead orders only. There will be no menu board or orders taken at the window. The proposal allows for two-car stacking and one pull up space for a total of three dedicated spaces. The Bank previously had two drive-up lanes and the second lane will now be utilized as a dedicated pass lane. Additionally, Pizza Hut is in the process of reestablishing an expired easement with the apartment complex located North and East to allow for an additional pass lane.

Regards,

A handwritten signature in black ink, appearing to read "Matt Anderson".

Matthew Anderson
Pizza Hut Southern WI
Corporate Controller