



February 10, 2014

Mr. Kevin Firchow, AICP  
Planner, Planning Division  
City of Madison Department of Planning &  
Community and Economic Development  
Madison Municipal Building Suite LL-100  
215 Martin Luther King, Jr. Blvd  
PO Box 2985  
Madison, WI 53701-2985

Dear Mr. Firchow:

The purpose of this letter is to serve as the Letter of Intent for a proposed restaurant development located at 432 S. Gammon Road in Madison.

**Project Team**

Applicant:  
Chick-fil-A, Inc.  
5200 Buffington Road  
Atlanta, GA 30349  
Contact: Jason D. Hill

Architect:  
Chipman Design Architecture, Inc.  
2700 South River Road, Suite 400  
Des Plaines, IL 60018  
Contact: Steve Ajster

Civil Engineer:  
Woolpert, Inc.  
1815 South Meyers Road, Suite 120  
Oakbrook Terrace, IL 60181  
Contact: Jon Grzywa

**Existing Site Conditions**

The site is an outlot along the east side of the West Towne Mall shopping center. The site area is approximately 1.26 acres. There is an existing bank with a drive-thru and a parking lot on the site.

**Project Schedule**

The project is anticipated to begin construction in July of 2014 with a projected opening date in December of 2014

**Proposed Uses**

The project will consist of the construction of a single story restaurant with a drive-thru.

**Hours of Operation**

6:30 AM-10:00 PM, Monday through Saturday. Closed every Sunday.

**Building Square Footage**

The proposed building size is 5,012 SF.

**Number of Dwelling Units**

There will not be any dwelling units constructed as part of this project.

**Auto and Bike Parking Stalls**

58 Auto parking stalls and 8 bicycle parking spaces are proposed. 50 auto parking and 8 bicycle parking stalls are required.

**Lot Coverage & Usable Open Space Calculations**

The proposed building will cover 5,012 square feet, or 9.2% of the site. The proposed parking will cover approximately 37,083 square feet, or 67.8% of the site. The proposed landscape area will cover approximately 12,267 square feet, or 23.0% of the site.

**Value of Land**

The value of the land is estimated to be \$390,000

**Estimated Project Cost**

The estimated construction cost is \$1,400,000

**Number of Construction & Full-Time Jobs Created**

40 full time and approximately 100 construction jobs will be created as part of this project.

**Public Subsidy Requested**

None.

Sincerely,

Woolpert, Inc.



Jon Grzywa, PE