

APPLICATION FOR PLAN COMMISSION

“Conditional Use Approvals”

- **Demolition**
- **Outside Seating**

Letter of Intent 6613 Mineral Point Road, City of Madison

Flad Development & Investment Corp. has been working for several months to acquire the former Timber Lodge Restaurant property at the southeast corner of Mineral Point Road and Grand Canyon Drive. Flad Development & Investment Corp. is presently the contractual owner of the subject site. Timber Lodge Restaurant has occupied the property for the past ten years; approximately one year ago, Timber Lodge vacated the subject site. Today, the property continues to sit vacant and is in disrepair. The thematic design of the building and the age of the core structure (multiple users over four decades) negatively impact the adaptive reuse opportunities associated with this facility.

The immediate area is in transition and the adjacent land uses include gas stations, a vacant restaurant, a small-scale retail center, and 1970-1980 suburban office buildings.

Representatives of Flad Development have shared their redevelopment plans for the subject site with Alderman Noel Radomski and he is supportive of our plans. The specific redevelopment plans provide for a 9,350 square foot upscale retail building with two to four retailers. This retail development, to be known as the “Grand Canyon Collection,” will be anchored by Panera Bread, a most successful fast casual restaurant with four other locations in the greater Madison area. The building’s architecture is to be “new urbanism” in character with canopies, awnings, and stone accents. The building’s elevations are delineated in Section 8 below. The site is to have access off of both Mineral Point Road and Grand Canyon Drive. Adequate parking for both automobiles and bicycles will be provided and the landscaping will exceed Madison standards. The landscaping and building placement immediately adjacent to the corner will visually buffer the asphalt parking lot to the public.

1. Our construction schedule anticipates a September/October 2006 building start with completion around April/May 2007.

2. The following professionals will be involved with the project:

Contractual Owner/Developer: Flad Development & Investment Corp.
7941 Tree Lane, Suite 105
Madison, WI 53717

Surveyor/Engineer: Calkins Engineering
5010 Voges Road
Madison, WI 53718

Architect: Flad & Associates GMK Architecture
644 Science Drive 718 Post Road
Madison, WI 53711 Madison, WI 53713

Contractor: Joe Daniels Construction Co., Inc.
919 Applegate Road
Madison, WI 53713

Landscape Architect: The Bruce Company
2830 W. Beltline Highway
Middleton, WI 53562

3. Land and Building Area:
The land area that is being purchased is approximately 58,482 square feet or 1.34 acres. The retail building is to be 9,350 square feet.

4. Employees:
It is anticipated that in excess of 50 employees will be hired to staff the commercial businesses in this development.

5. Hours of Operation:
Customary commercial retail hours of operation in the Madison area are as follows:

Monday-Friday	10:00 a.m. to 9:00 p.m.
Saturday	10:00 a.m. to 6:00 p.m.
Sunday	12:00 p.m. to 5:00 p.m.

Panera Bread's customary hours in the Madison marketplace are:

Monday-Saturday	6:30 a.m. to 9:00 p.m.
Sunday	7:30 a.m. to 8:00 p.m.

6. **Utilities:**
All municipal utilities are available adjacent to the subject property.
7. **Zoning and Conditional Uses:**
The subject property is zoned C3L and provides for a variety of retail uses and restaurants as permitted uses. All requirements of the C3L zoning category are to be complied with. All signage associated with this project will comply with Chapter 31, "Street Graphics Control Ordinance," of the Madison Ordinance. The conditional uses requested with this application are (1) demolition of the existing Timber Lodge Restaurant building and (2) outside patio dining areas adjacent to the building to accommodate the proposed restaurant.

As to the demolition, photographs of the interior and exterior of the structure are included with this application. Applicant understands that a "Reuse and Recycling Plan" approved by the City's Recycling Coordinator is required prior to issuance of wrecking permit.

As to outside patio seating, the enclosed plan delineates the area on which there will be placed a total of thirty (30) seats. The hours of operation of the patio will be consistent with the restaurant's hours of operation subject to weather. No alcohol is anticipated to be served within the restaurant or on the patio. No music is anticipated to be played on the patio. Also, no waitress service, per se, is planned for the patio.

8. **Site and Building Plans:**
In addition to twelve (12) copies of this Letter of Intent, attached are seven (7) copies of the following plans:
- T0.1 Title Sheet
 - C1.0 Site Survey
 - C1.1 Site Plan
 - C2.1 Grading and Erosion Control Plan
 - C3.1 Utility Plan
 - E0.1 Site Lighting Plan
 - E0.1a Site Lighting Photometric Plan
 - L1.0 Landscape Plan
 - A2.1 Floor Plan
 - A2.2 Elevations