

JOSEPH FREED AND ASSOCIATES LLC

Tuesday, March 7, 2006

Mr. Bradley J. Murphy
Department of Planning and Development
City of Madison
215 Martin Luther King, Jr. Drive

**Re: Letter of Intent-Hilldale PUD-GDP-SIP Amendment #3
702 N. Midvale Boulevard**

Dear Mr. Murphy:

Enclosed please find the following material related to the subject application.

Locator Map

PUD-GDP-SIP Application:

- Application Form for Plan Commission approval of the Amendment #3 to the Hilldale Center PUD-SIP with attachments regarding Legal Descriptions and Ownership.
- Zoning Text.

The Developer is proposing to amend the existing Hilldale Center PUD-GDP-SIP with this application as follows:

- A restaurant and retail building to be built in the place of the former Firestone at the Southeast Corner of Heathercrest and Price Place.
- The restaurant will have outdoor seating on both Heathercrest and Price frontage with tasteful landscaping and streetscape surrounding the perimeter.
- Ken Saiki Design, Strand Engineers, and Strang Architects have participated in the design of the structures and the site. We have not decided on a general contractor for the project to date.
- The restaurant building will be approximately 7,000 square feet with an outdoor seating area of 1,491 square feet. The restaurant's capacity will have 230 seats within the restaurant and 74 seats in the outdoor seating area. The retail building approximately 6,200 square feet, it is adjacent to the restaurant building.
- Typical hours of operation for the restaurant will be Monday-Thursday 10 am- 2 am, and Friday and Saturdays from 10 am- 2:30 am. The restaurant will have approximately 25 employees per shift.

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- The restaurant and retail will have trash and recyclable pick up 3 times per week. The trash will be placed in a trash corral behind the premises. Snow removal will be handled as part of the common area maintenance at Hilldale Shopping Center.
- This proposal does not affect or change the access, circulation, or parking facilities within the approved Hilldale SIP #1.
- The end users for the retail building have not been determined to date. The storefront for this building will be handled similarly to retail buildings A,B,C, and D that was approved in the original Hilldale PUD-GDP-SIP.

Filing Fee:

A GDP/SIP Filing Fee in the amount of \$1,200 accompanies this submission.

Joseph Freed and Associates LLC is submitting these materials on behalf of the owners the Hilldale Center property. It is our intention that this application will go before the City of Madison Plan Commission on April 17, 2006 and the City Council on May 2, 2006. If there are any questions regarding this application, please feel free to contact me.

Very truly yours,

Joseph Freed and Associates LLC



Andy Stein
Vice President of Development