



March 4, 2015

Katherine Cornwell
City of Madison Planning Director
Madison Municipal Building Suite LL-100
215 Martin Luther King, Jr. Blvd
PO Box 2985
Madison, WI 53701-2985

Dear Ms. Cornwell,

The purpose of this letter is to serve as the letter of Intent for a proposed restaurant development located at 7202 Mineral Point Rd, Madison, WI 53717

Project Team

Applicant:

Culver Franchising System, Inc.
1240 Water Street
Prairie du Sac, WI 53578
Contact: Steve Datka, AIA

Civil Engineer:

D'Onofrio Kottke & Associates, Inc.
7530 Westward Way
Madison, WI 53717
Contact: Daniel Day, PE

Architect:

Ollmann Ernest Architects
509 South State Street
Belvidere, IL 61008
Contact: Wendy Martin, AIA

Legal Description

Lot 1, Certified Survey Map No. 4263, recorded in the Office of the Register of Deeds for Dane County, Wisconsin, in Volume 18 of Certified Survey Maps, Pages 116-118, as Document No. 1814862, located in the SE1/4 of the SE1/4 of Section 23, T7N, R8E, City of Madison, Dane County, Wisconsin. Containing 47,374 square feet (1.088 acres).

Together with ingress and egress easement established by Warranty Deed recorded in Volume 12362 of Records, Page 62, as Document No. 2121280 and as referenced on said Certified Survey Map.

Existing Site Conditions

The site is located north of Mineral Point Road. There is an existing restaurant on the site. The existing structure on the site will be removed for the proposed site use as a Culver's Restaurant. Culver's has completed a full analysis of the existing structure and

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[culvers.com](#)

its components and have found the building to not be conducive for rehabilitation. The existing accesses to the site will be maintained in their current location.

Project Schedule The project is anticipated to begin construction in October of 2015 with a projected opening date in March of 2016.

Proposed Uses

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

Hours of Operation

10:00am-10:00pm, Monday through Sunday

Building Square Footage

The proposed building size is 4,703 SF.

Number of Dwelling Units

There will be no dwelling units as part of this project

Auto and Bike parking Stalls

There will be 51 auto parking stalls and 10 bicycle parking stalls.

Lot Coverage & Usable Open Space Calculations

The proposed building will cover 4,703 square feet, or 1.0% of the site. The proposed parking will cover approximately 27,750 square feet, or 59% of the site. The proposed landscape will cover approximately 10,700 square feet, or 23% of the site.

Value of Land

The value of the land is estimated at \$710,000.00.

Estimated Project Cost

The estimated construction cost is \$1,400,000.00

Number of Construction & Full Time Equivalent Jobs Created

45 full time and approximately 90 construction jobs will be created as part of the project.

Public Subsidy Requested

None

Sincerely,

Culver Franchising System, Inc.

Steve Datka, AIA

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