



Location
4210-4214 East Washington Avenue &
2114 Continental Lane

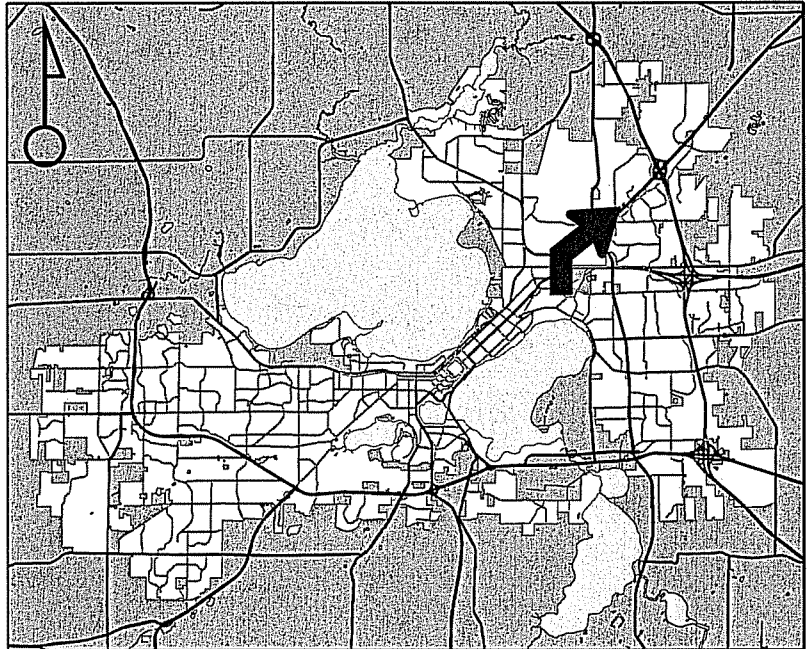
Project Name
Chick-fil-A

Applicant
HFC2 LLC & Henry Chen/
Blair Carmosino - Woolpert

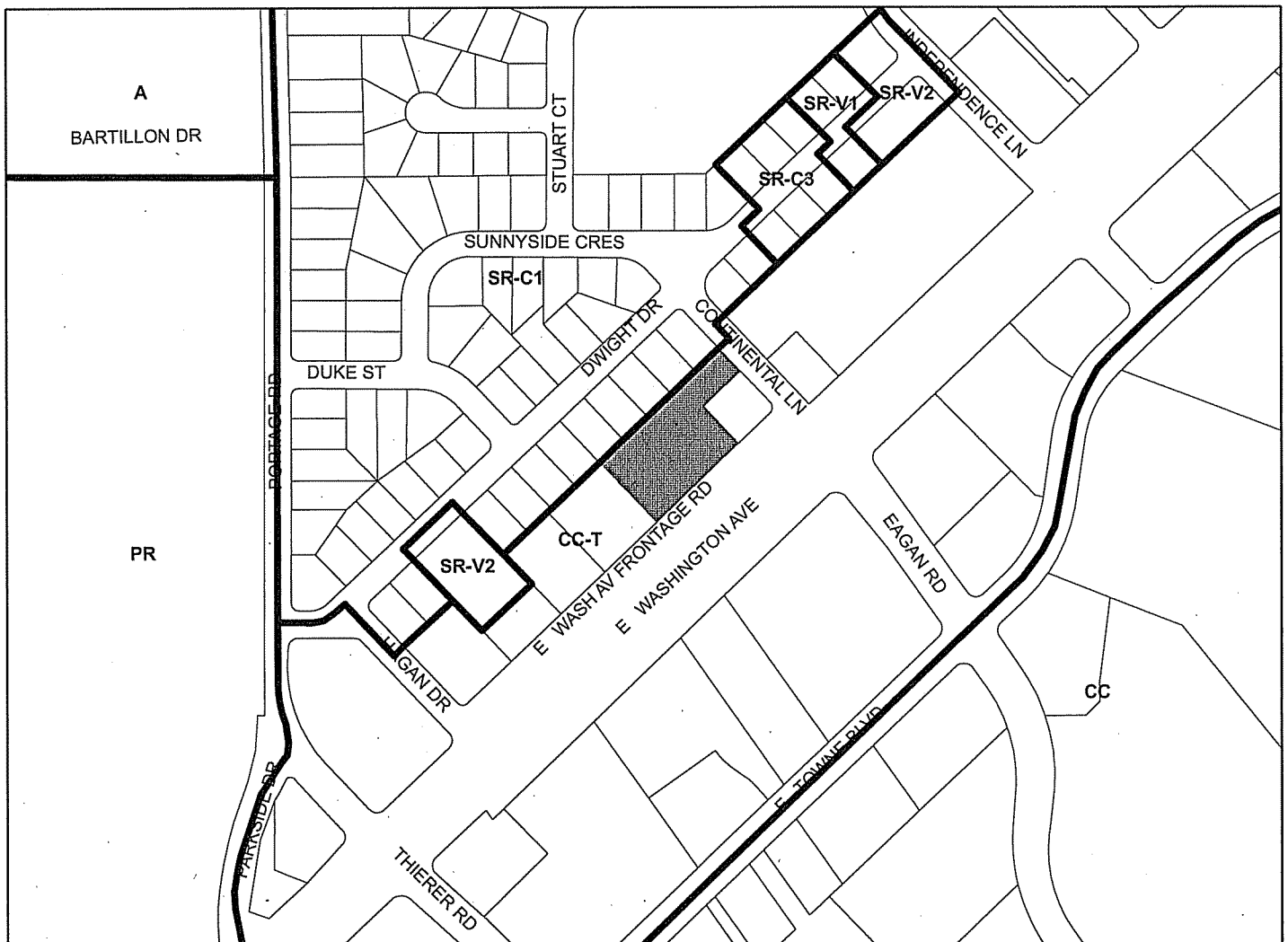
Existing Use
Mixed-use building

Proposed Use
Demolish restaurant and office building
to construct restaurant with vehicle
access sales, service window and outdoor
eating area in Urban Design District 5

Public Hearing Date
Plan Commission
13 July 2015

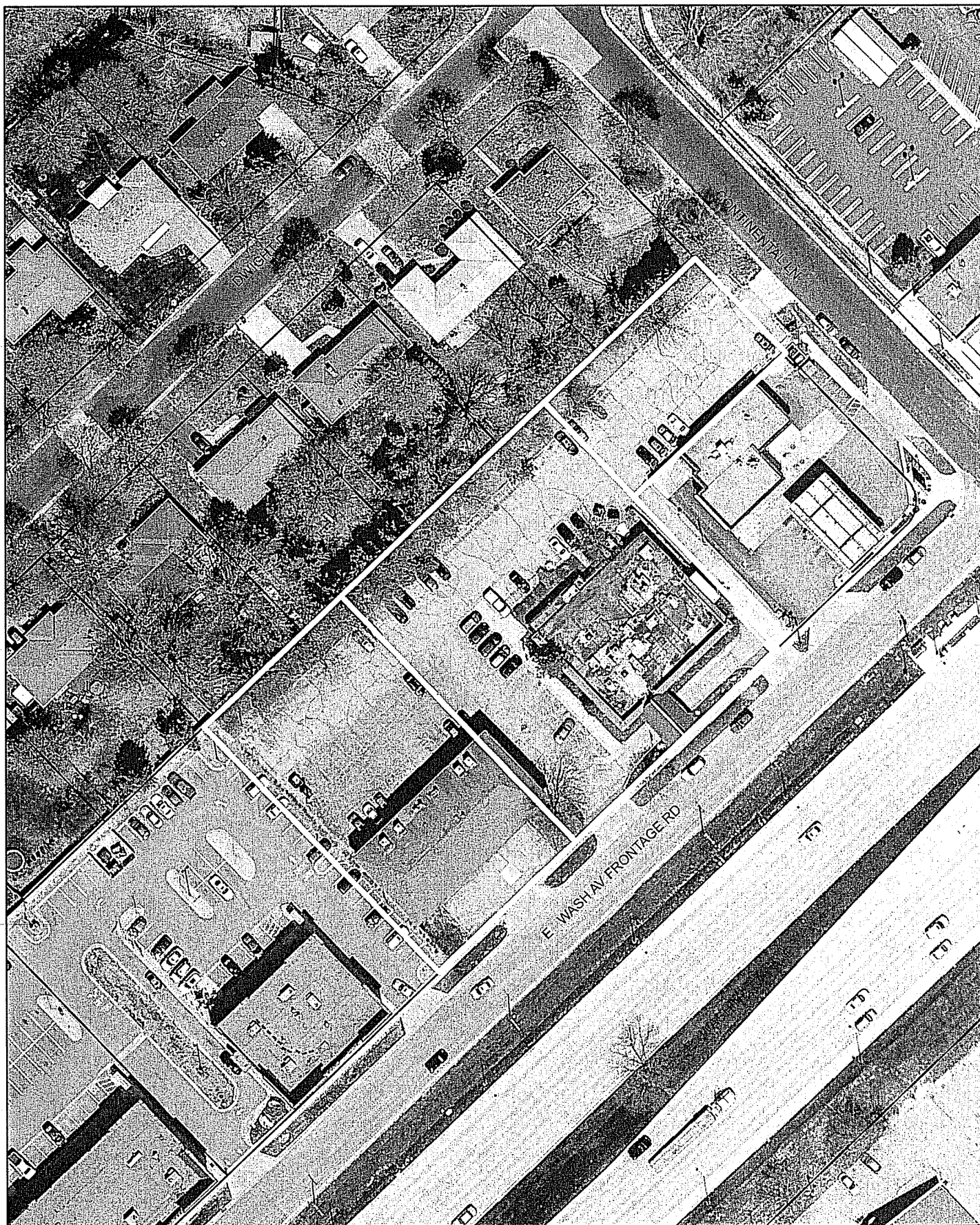


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 09 July 2015





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid	\$ 700 Receipt No. 3908-0003
Date Received	5/13/15
Received By	JLK
Parcel No.	0610-284-0407-8
Aldermanic District	17 Samba Saleh
Zoning District	CC-T
Special Requirements	UDD-05
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 4210 East Washington Avenue E 4214
Project Title (if any): Chick-fil-A

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Blair Carmosino Company: Woolpert
Street Address: 1815 South Meyers Road, Suite 120 City/State: Oakbrook Terrace, IL Zip: 60181-5266
Telephone: (630) 424-9080 Fax: (630) 495-3731 Email: blair.carmosino@woolpert.com

Project Contact Person: Blair Carmosino Company: Woolpert
Street Address: 1815 South Meyers Road, Suite 120 City/State: Oakbrook Terrace, IL Zip: 60181-5266
Telephone: (630) 424.9080 Fax: (630) 495.3731 Email: blair.carmosino@woolpert.com

Property Owner (if not applicant): HFC2 LLC / Henry Chen
Street Address: 3217 KNOLLWOOD WAY City/State: MADISON, WI Zip: 53713-3478

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: New construction of a Chick-fil-A restaurant.

Please refer to included "Letter of Intent" for more description and details.

Development Schedule: Commencement Fall 2015 Completion Winter 2016

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations **in writing** no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Initial meeting on 03/17 with Alder Joe Clausius. No active neighborhood associations per Alder and all notifications waived - see attached.

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Kevin Firchow Date: Feb. 12th Zoning Staff: Jay Wendt Date: Feb. 12th

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Blair Carmosino Relationship to Property: Agent for Tenant (Chick-fil-A)

Authorizing Signature of Property Owner Karen Meyer POA for Henry Chew Date 4-20-2015

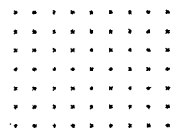


LETTER OF INTENT
Chick-fil-A
4210 East Washington Avenue

CONTENTS

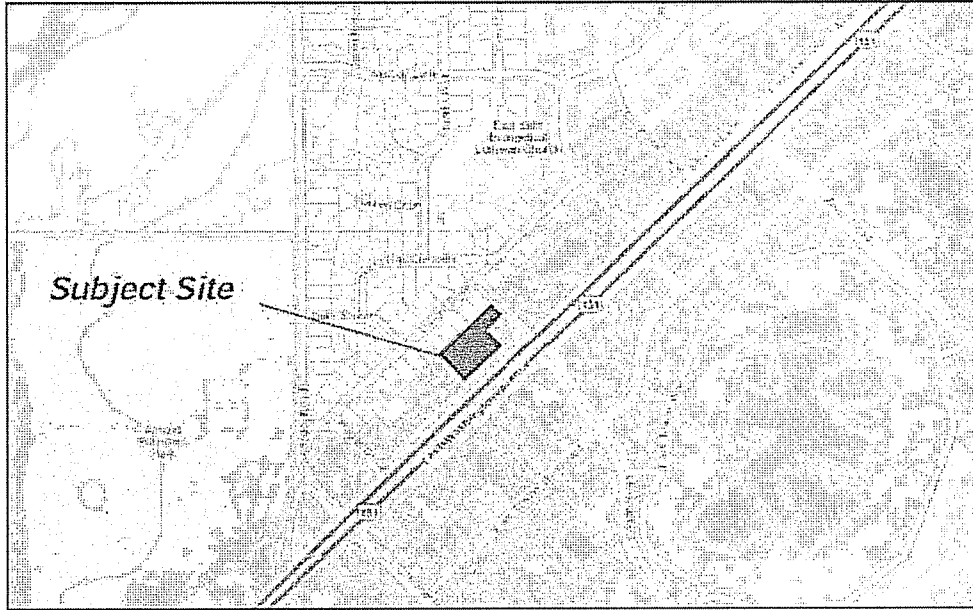
SECTION 1	Location/Vicinity maps
SECTION 2	Project Team
SECTION 3	Existing Conditions – including existing photos, interior and exterior of buildings.
SECTION 4	Project Schedule
SECTION 5	Building information Proposed land use Hours of Operation Building Square footage and other details
SECTION 6	Site information Parking data – Bikes/Autos Lot Coverage and Open space
SECTION 7	Estimated financials Land values Estimated project cost Jobs created

Woolpert, Inc.
1815 South Meyers Road, Suite 120
Oakbrook Terrace, IL 60181-5226
630.424.9080



SECTION 1

LOCATION AND VICINITY MAPS



February 18, 2015

□ Tax Parcels

VICINITY MAP
No Scale, north up

1:6,028
 0 0.075 0.15 0.3 mi
 0 0.1 0.2 0.4 km

Source: USGS, Columbia Southern University, Esri/DeLorme, © Esri, 2004-2014. All rights reserved. All other trademarks are the property of their respective owners.



February 18, 2015

□ Parcel Number

□ Tax Parcels

1:2,257
 0 0.0125 0.025 0.075 mi
 0 0.02 0.04 0.12 km

Source: USGS, Columbia Southern University, Esri/DeLorme, © Esri, 2004-2014. All rights reserved. All other trademarks are the property of their respective owners.

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SECTION 2

Project Team

Developer: Mr. Thomas Sanford
Sanford Enterprises, Inc.
555 D'Onofrio Dr., Suite 275
Madison, WI 53719

User: Chick-fil-A
5200 Buffington Road
Atlanta, GA 30349-8530
Jason Hill – Development Manager

Architect: Chipman Design Architecture, Inc.
Des Plaines, IL
Steve Ajster

**Engineer/Landscape/
Surveyor:** Woolpert, Inc.
Oakbrook Terrace, IL
Blair Carmosino

Contractor: TBD

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SECTION 3

Existing conditions

The existing site is a combination of three separate parcels. Two parcels front the service road that runs parallel to, and adjacent to, East Washington Ave. The third parcel is improved only with parking and is located behind the existing BP gas station at the corner of Continental and East Washington Ave. Parcels are as shown in the enclosed vicinity map, and additional details as noted below:

Parcel 1 – 4210 East Washington Ave. – Parcel ID 08102840470, improved with an approximate 6,500 SFT office facility.

Parcel 2 – 4214 East Washington Ave. – Parcel ID 081028404086, improved with an approximate 7,500 SFT restaurant facility.

Parcel 3 – 2114 Continental Lane, no structure, improved as parking lot.

The three subject properties noted above are all zoned CC-T, Commercial Corridor – Transition. Property abuts Suburban Residential Zoned property to the rear (N), and fronts public right-of-way for the Service Road, paralleling East Washington Ave. along the frontage. Immediate adjacent properties on either side are similar CC-T zoned.

Existing condition plan or ALTA Land Title Survey is included with the Civil Set Plans.

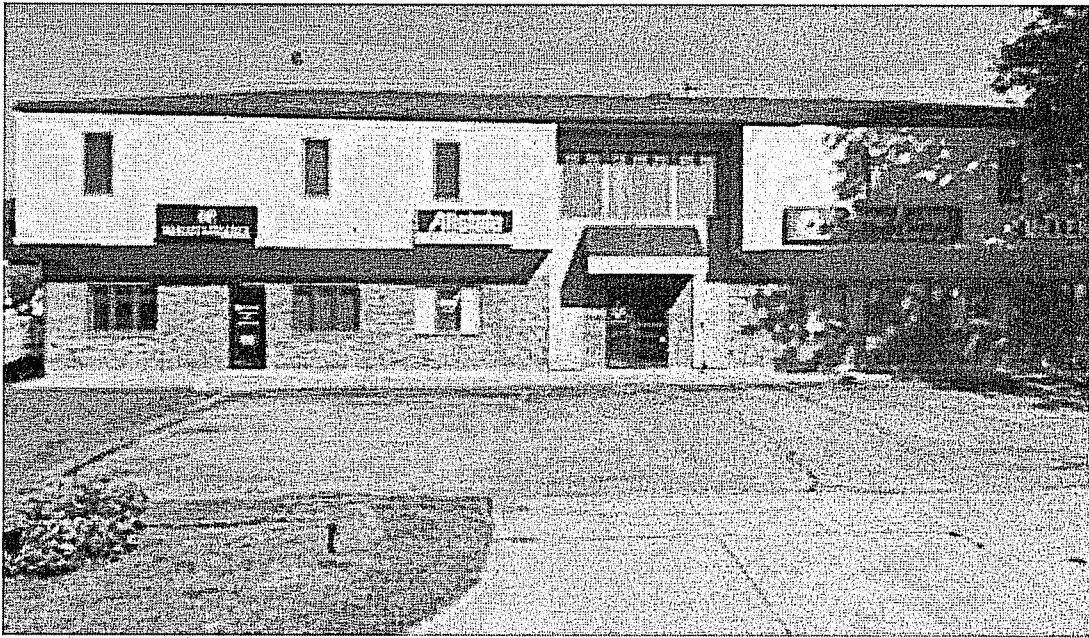
Three conditional uses have been identified to date for this petition and those include:

- Conditional use for Drive through
- Conditional use for outdoor dinning
- Conditional use for number of parking stalls

Photos of existing buildings are on the following pages, with photos of the interiors.

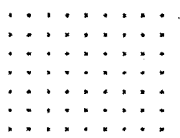


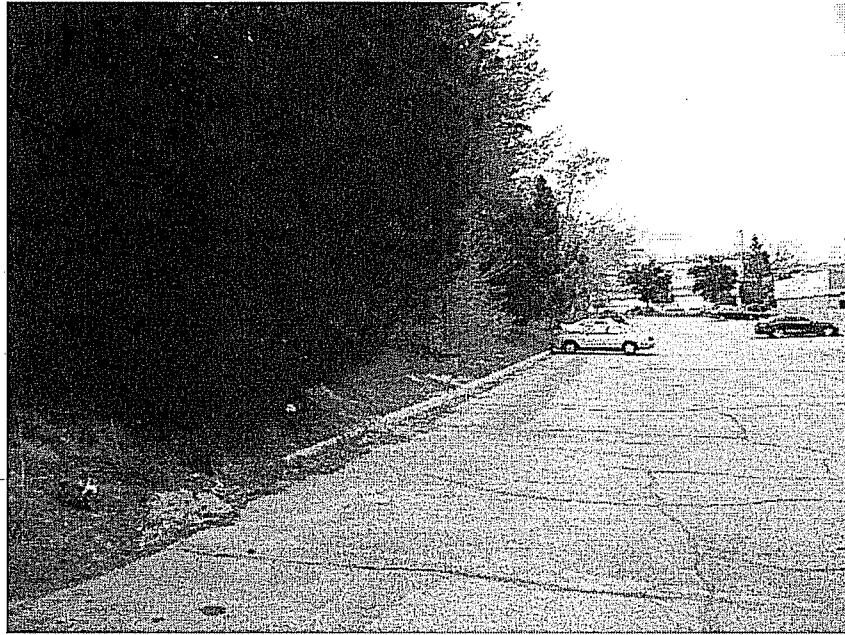
Existing restaurant building on site, as viewed from frontage road.



Existing office building on site, as viewed from frontage road

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View along rear line, viewing northeast

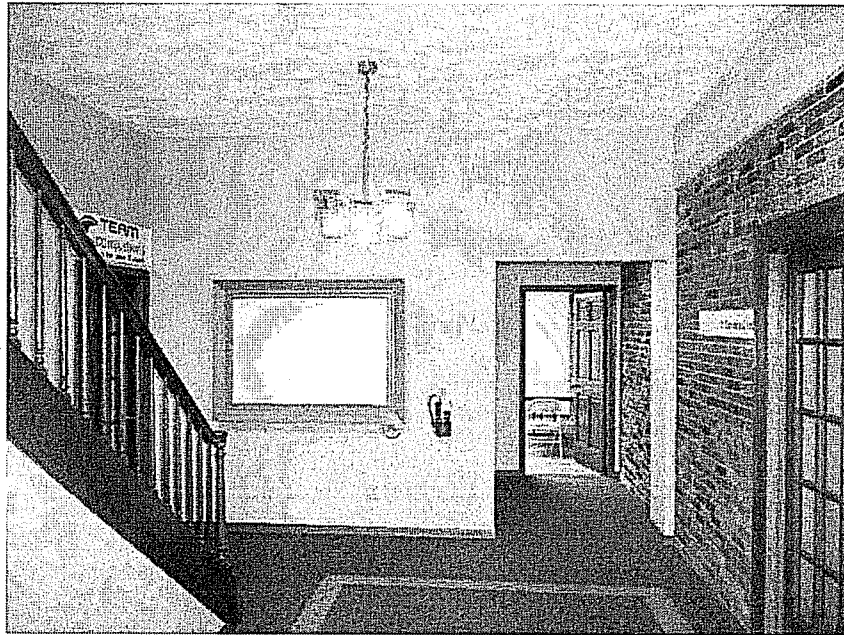


View of rear line, looking southwest

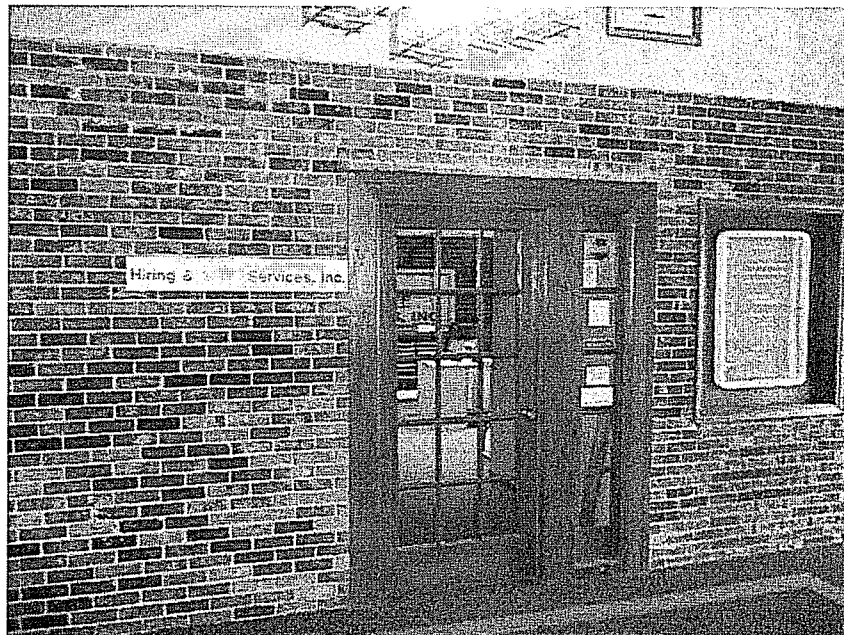
NOTE: Site is being designed to retain existing trees as best possible. Grading will tie into existing elevations at rear line in close proximity to existing edge of pavement.

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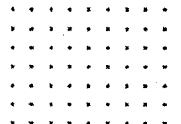
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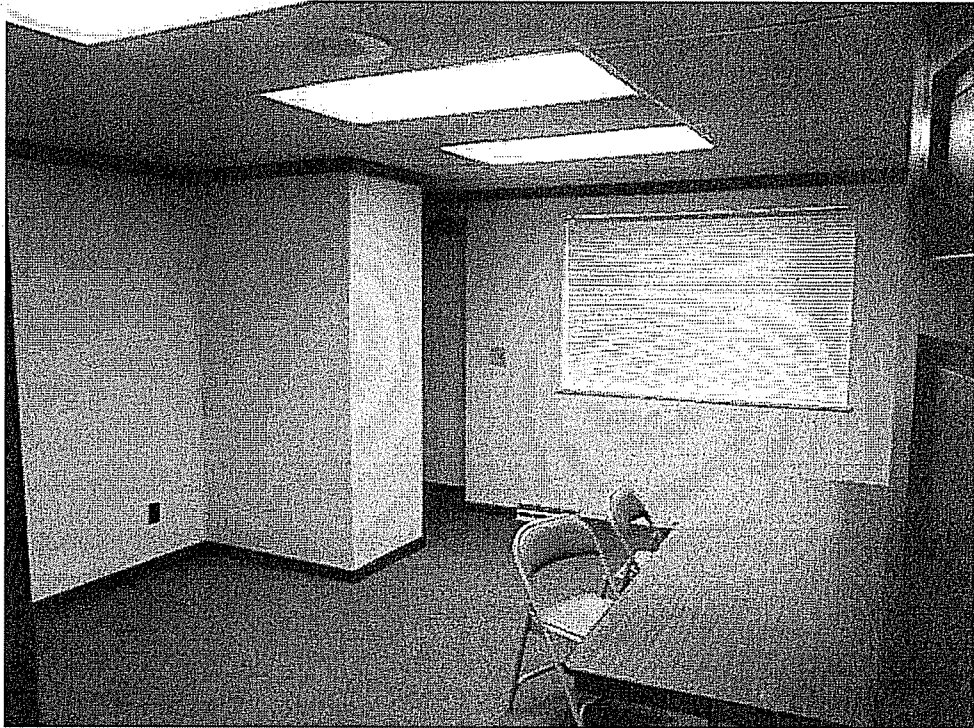


Interior photo of office building

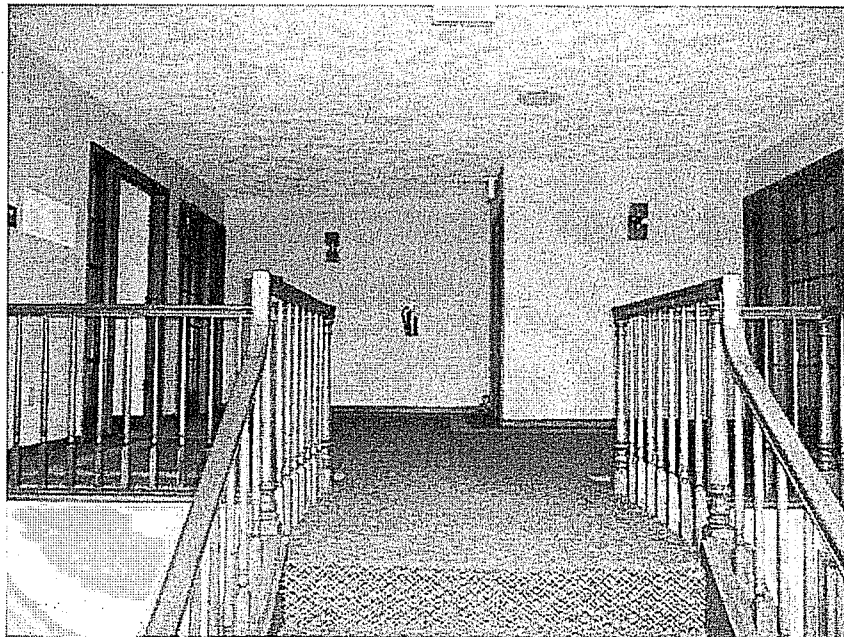


Interior photo of office building





Interior photo of office building

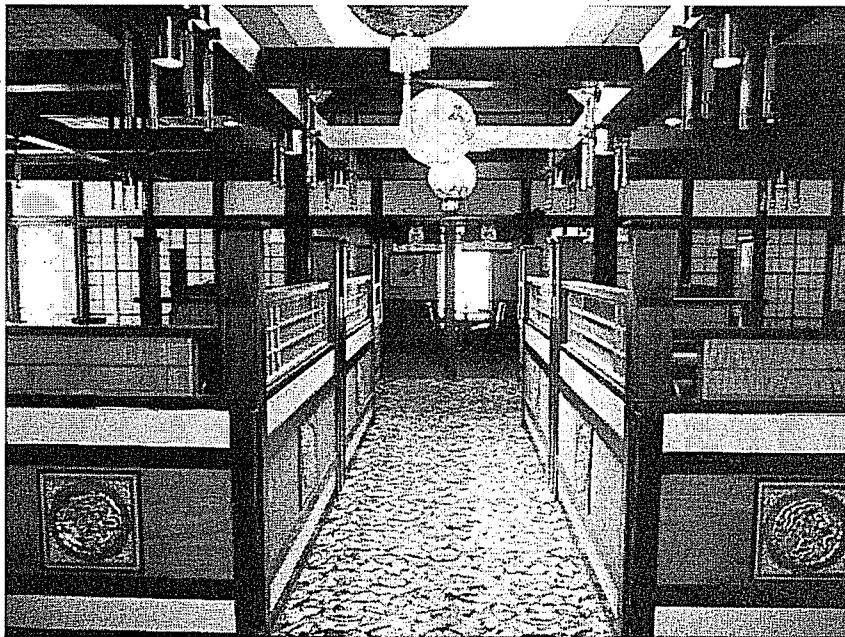


Interior of office building - 2nd floor

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Interior northern most building



Interior restaurant

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Interior restaurant



Interior restaurant

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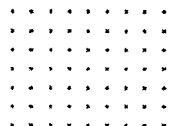


Adjacent BP – viewing west towards subject site



Adjacent Lake City Plaza – viewing east towards subject site.

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SECTION 4

Project Schedule

Current project schedule is a noted below:

Anticipated Construction Start:	Fall 2015 (tentatively October)
Anticipated Completion:	Winter 2016
Anticipating Opening:	March 2016

SECTION 5

Building information

Proposed Use: Restaurant, with drive through service, patio and indoor play land.

Hours of Operation: Monday through Saturday – 6:30 a.m. – 10:00 p.m.

Building Square footage: 5,035 Square Feet
 144 indoor seating
 22 patio seating
 20 employees per shift
 Capacity 186

SECTION 6

Site information

Parking Data for site: 72 total spaces / 10 Bikes

Lot Coverage calculations:	Existing	Proposed
Building coverage:	17.9%	7.5%
Paved area:	62.9%	57.5%
Landscape area:	19.2%	35.0%

SECTION 7

Estimated Financials

Land Values: Assessed values of record (Total) \$539500
\$197,000 – 4210 East Washington Ave.
\$293,500 – 4214
\$ 49,000 – 2114 Continental

Estimated Project Costs: Building shell construction cost ~ \$950,000.00

Estimated Construction Jobs: 75-85 Construction tradesman

Estimated Jobs: 60-75 team members – full and part time combined.