



Location  
4302 East Washington Avenue

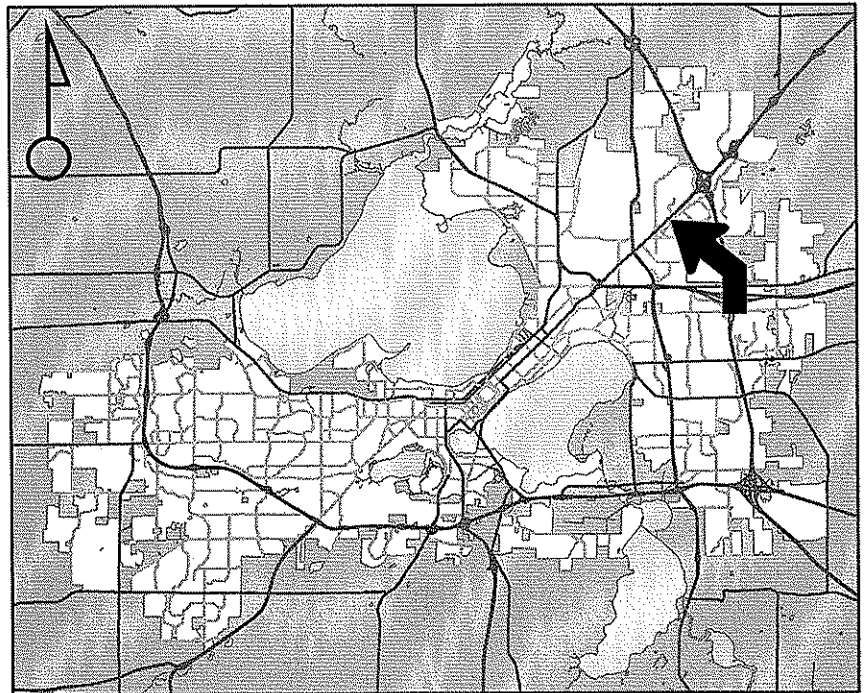
Project Name  
Starbucks Remodel

Applicant  
Tim Nietzel/Jerry Bourquin -  
Dimension IV - Madison

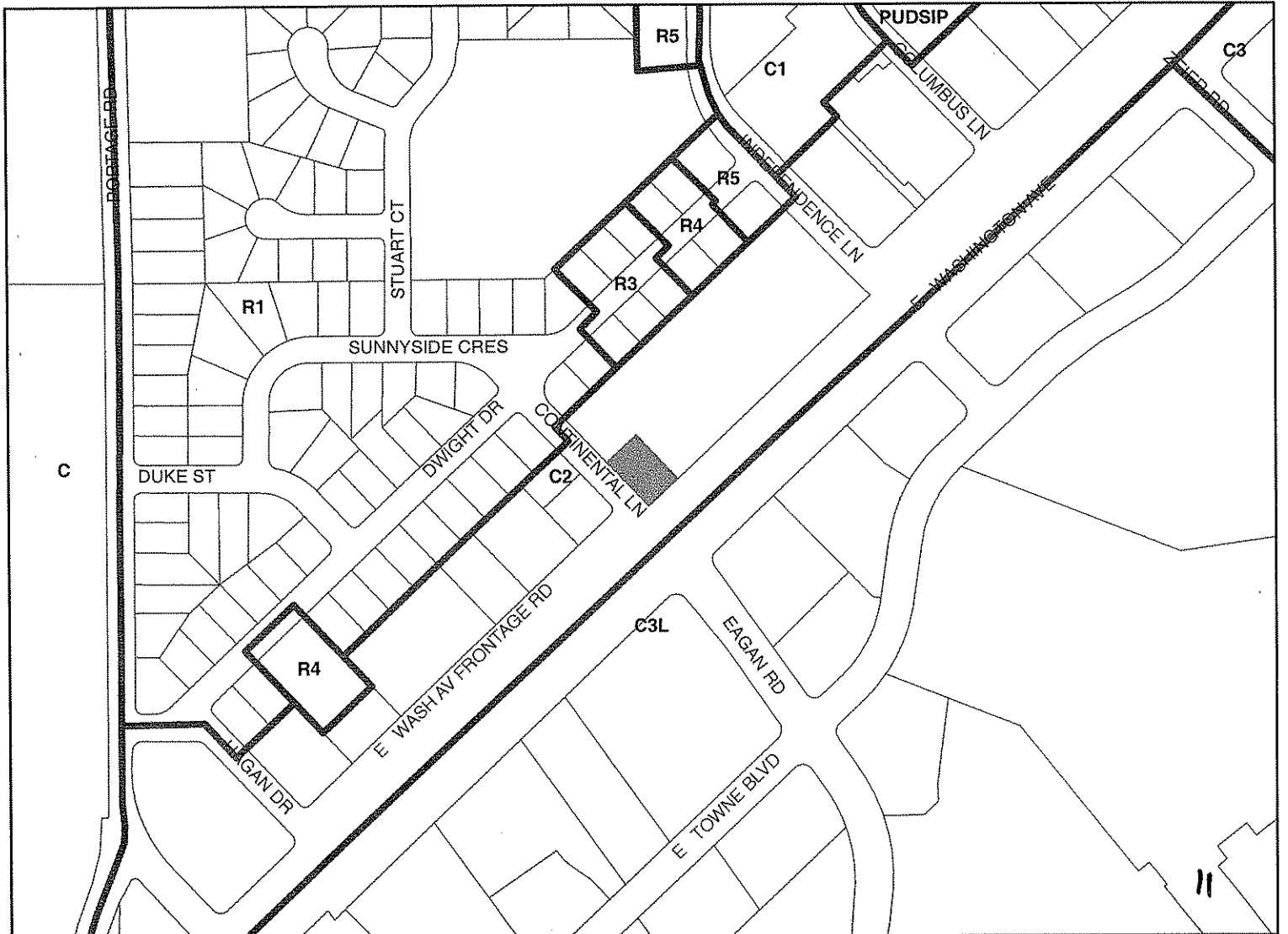
Existing Use  
Commercial Building

Proposed Use  
Convert Retail Building Into Starbucks  
With Drive-Up Window & Outdoor Eating  
Area

Public Hearing Date  
Plan Commission  
16 June 2008



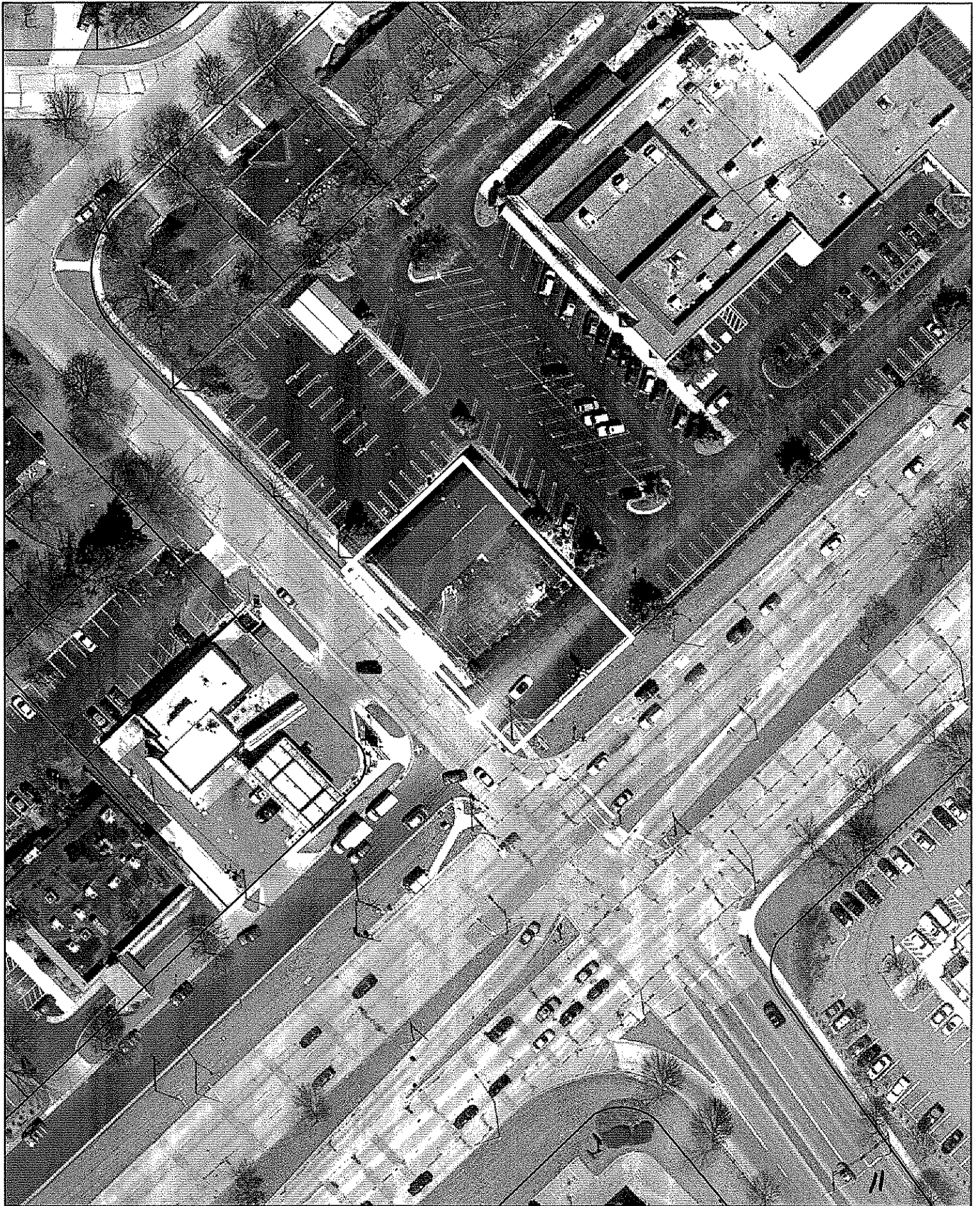
For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635





City of Madison

4302 East Washington Avenue



Date of Aerial Photography : April 2007

# LAND USE APPLICATION

## Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

### FOR OFFICE USE ONLY:

Amt. Paid 550 Receipt No. 90895  
 Date Received 5/7/08  
 Received By [Signature]  
 Parcel No. 0810-284-0111-5  
 Aldermanic District 17 - Clausius  
 GQ UDD #5 ; EXISTING CUP  
 Zoning District C2  
**For Complete Submittal**  
 Application  Letter of Intent   
 IDUP  Legal Descript.   
 Plan Sets  Zoning Text   
 Alder Notification  Waiver   
 Ngrbrd. Assn Not.  Waiver   
 Date Sign Issued 5/7/08

1. **Project Address:** 4302 East Washington Avenue **Project Area in Acres:** .35  
**Project Title (if any):** ---

No  
 ↙

2. **This is an application for:** (check at least one)

**Zoning Map Amendment** (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from \_\_\_\_\_ to \_\_\_\_\_  Rezoning from \_\_\_\_\_ to PUD/PCD-SIP

Rezoning from \_\_\_\_\_ to PUD/PCD-GDP  Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

**Conditional Use** DRIVE THRU  **Demolition Permit**  **Other Requests** (Specify): \_\_\_\_\_

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Tim Neitzel Company: ---  
 Street Address: 5301 Voges Road City/State: Madison, WI Zip: 53718  
 Telephone: (608) 257.2600 Fax: (608) 838.6821 Email: \_\_\_\_\_

Project Contact Person: Jerry Bourquin Company: Dimension IV - Madison, LLC  
 Street Address: 6515 Grand Teton Plaza, Suite 120 City/State: Madison, WI Zip: 53719  
 Telephone: (608) 829.4444 Fax: (608) 829.4445 Email: jbourquin@dimensionivmadison.com

Property Owner (if not applicant): \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: Remodel the existing retail to upgrade the appearance, site layout, and add a drive-up lane.

Development Schedule: Commencement June 2008 Completion November 2008

CONTINUE →

11

**5. Required Submittals:**

**Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper

**Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

**Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.

**Filing Fee:** \$ 500 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**6. Applicant Declarations:**

**Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:

→ The site is located within the limits of District 17 Plan, which recommends:

The site was previously approved for this use for this property.

**Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

Joe Clausius, District 17

*If the alder has granted a waiver to this requirement, please attach any such correspondence 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 Counter and Planning Unit staff; note staff persons and date.

Planner \_\_\_\_\_ Date February | Zoning Staff \_\_\_\_\_ Date February

**The signer attests that this form has been completed accurately and all required materials have been submitted:**

Printed Name Tim Neitzel Date 5/8/08

Signature \_\_\_\_\_ Relation to Property Owner Owner

Authorizing Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_

**LETTER OF INTENT**

4302 East Washington Avenue  
 Retail / Commercial Building

1. Site: 4302 East Washington Avenue
2. Existing Use: Existing Commercial / Retail Building
3. Proposed Use: Use to remain as commercial / retail. Existing building and site to be remodeled to improve appearance, add drive-thru lane, and improve building and site function.
4. Area:
  - Site: 15,000 S.F. (.344 acres)
  - Building:
 

- First	3,333 S.F.
- Basement	1,458
- Mezzanine	<u>161</u>
Total	4,952
5. Parking:
  - Auto: 24 stalls (1 accessible)
  - Bicycle: 4 stalls

6. Project Team:

**Owner:** Tim Neitzel  
 5301 Voges Road  
 Madison, WI 53718  
 Phone: 257.2600

**Architect:** Dimension IV Madison Design Group  
 6515 Grand Teton Plaza, Suite 120  
 Madison, WI 53719  
 Contact: Jerry Bourquin  
 Phone: 608.829.4444  
 E-mail: [jbouquin@dimensionivmadison.com](mailto:jbouquin@dimensionivmadison.com)

**Civil / Site Design:** Calkins Engineering  
 5010 Voges Road  
 Madison, WI 53718  
 Contact: Mike Calkins  
 Phone: 608.838.0444  
 E-mail: [mcalkins@calkinsengineering.com](mailto:mcalkins@calkinsengineering.com)

**Landscape Architect:** Paul Skidmore  
 13 Red Maple Trail  
 Madison, WI 53717  
 Contact: Paul Skidmore  
 Phone: 608.829.3425

6515 Grand Teton Plaza, Suite 120  
 Madison, Wisconsin 53719  
 p 608.829.4444  
 f 608.829.4445

7. Schedule: Construction - June 2008-November 2008

**Jerry Bourquin**

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**From:** Jerry Bourquin  
**Sent:** Thursday, March 06, 2008 3:56 PM  
**To:** district17@cityofmadison.com  
**Cc:** Jerry Bourquin  
**Subject:** FW: Attached Image  
**Attachments:** 4538\_001.pdf

Mr Clausius, attached is a preliminary site plan for the rehabilitation of the existing building at 4302 E Washington next to the Crowne Plaza hotel. We are working with the hotel to improve the corner and connect the traffic access to both sites. This site was approved for a tear down and new Starbucks. We are working now to save the building and add another tenant in addition to the Starbucks. We are scheduled for an informational meeting at Urban Design on Wednesday. Please call if you have any questions or concerns on how it will affect your neighborhood. My name is Jerry Bourquin, Dimension IV architects Madison 829-4444. We are working with Tin Nietzel the owner of the property. Thank You Jerry

---

**From:** DIMENSION IV - MADISON [mailto:copier@dimensionivmadison.com]  
**Sent:** Thursday, March 06, 2008 2:45 PM  
**To:** Jerry Bourquin  
**Subject:** Attached Image

May 6, 2008

Madison Plan Commission  
215 Martin Luther King, Jr. Blvd.  
Room LL-100  
P.O. Box 2985  
Madison, WI 53701

Reference: 4302 East Washington Avenue  
Building Rehabilitation and Drive-Thru  
Conditional Use Submittal  
Dimension IV – Madison Project No. 08005

Dear Sir or Madam:

Enclosed is the application for the conditional use for the drive-thru addition to the rehabilitation of the existing building at 4302 East Washington Avenue.

Alderperson Joe Clausius has been previously contacted on the project for the Urban Design Submittal and has indicated support for the project.

Please call if you have any questions. Thank you.

Sincerely,

Dimension IV – Madison, LLC

Jerry Bourquin, AIA

Enclosures: Application form  
Fee  
Letter of Intent  
7 full-size copies  
7 11 x 17 copies  
1 8 1/2 x 11 set

6515 Grand Teton Plaza, Suite 120  
Madison, Wisconsin 53719  
p 608.829.4444  
f 608.829.4445

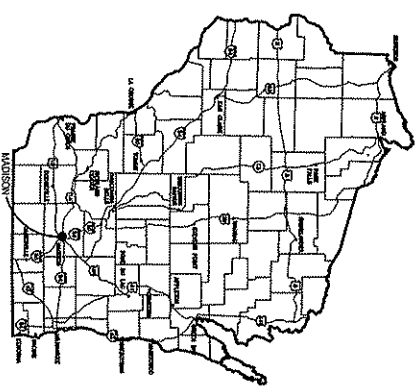
# E. WASHINGTON RETAIL

4302 E. WASHINGTON AVE.  
MADISON, WI

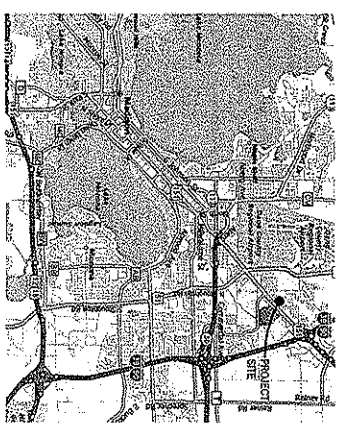
Architecture: Dimension IV - Madison, LLC, Madison, WI  
Civil Engineer: Calkins Engineering, LLC, Madison, WI  
Site Lighting: Schultz Electric Inc., Middleton, WI

## LIST OF DRAWINGS

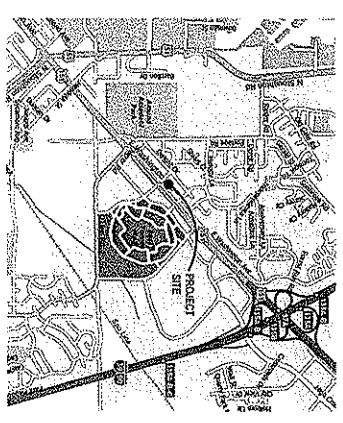
- GENERAL
- G0.1 COVER SHEET
- SITE
- C1.0 SITE PLAN
- C2.0 GRADING PLAN (CALKINS)
- C3.0 UTILITY PLAN (CALKINS)
- C4.0 EROSION CONTROL PLAN (CALKINS)
- C6.0 DETAILS (CALKINS)
- C5.1 DETAILS (CALKINS)
- L1.0 LANDSCAPE PLAN
- E1.0 SITE LIGHTING PLAN (SCHULTZ)
- ARCHITECTURAL
- A1.0 FLOOR PLAN
- A2.0 ELEVATIONS



STATE MAP



CITY MAP

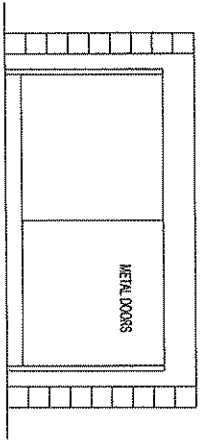


SITE LOCATION MAP

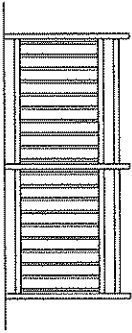
PROJECT # 08005    MAY 7, 2008

# G0.1

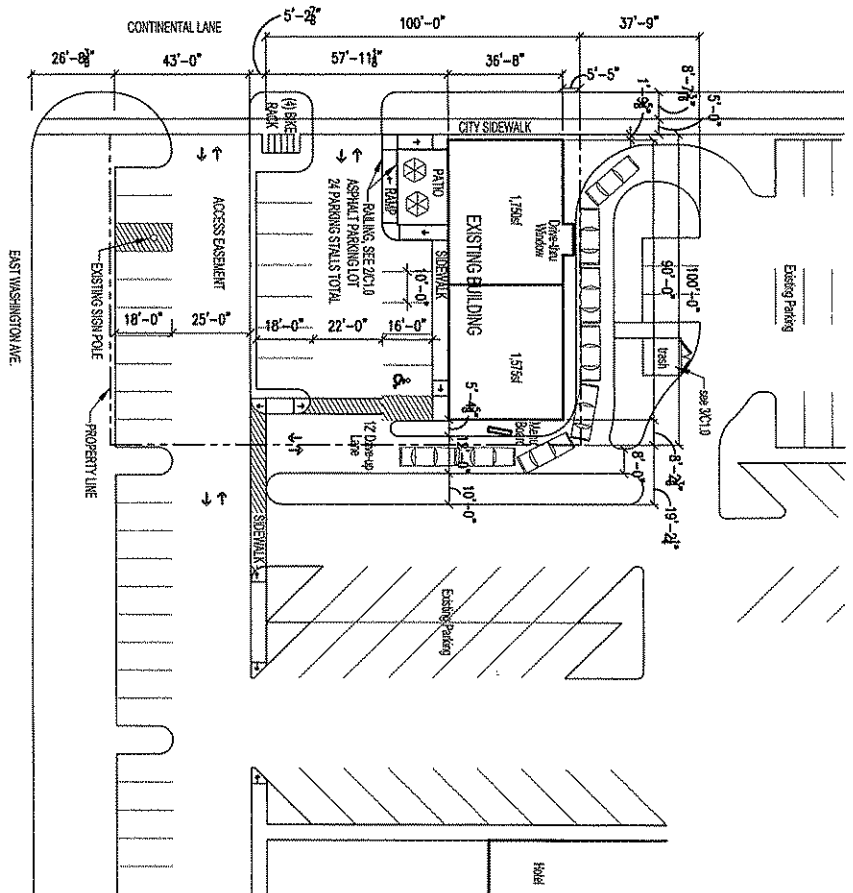




**3** CMU TRASH ENCLOSURE



**2** METAL RAILING DETAIL



**1** SITE PLAN Starbucks West End

NORTH

**DIMENSION**  
 Madison Design Group  
 architecture • engineering • interior design  
 5515 Lead Hill Road, Suite 200  
 Madison, Wisconsin 53719  
 608.222.4444 • 1.888.835.4444  
 madison@dimensionwi.com

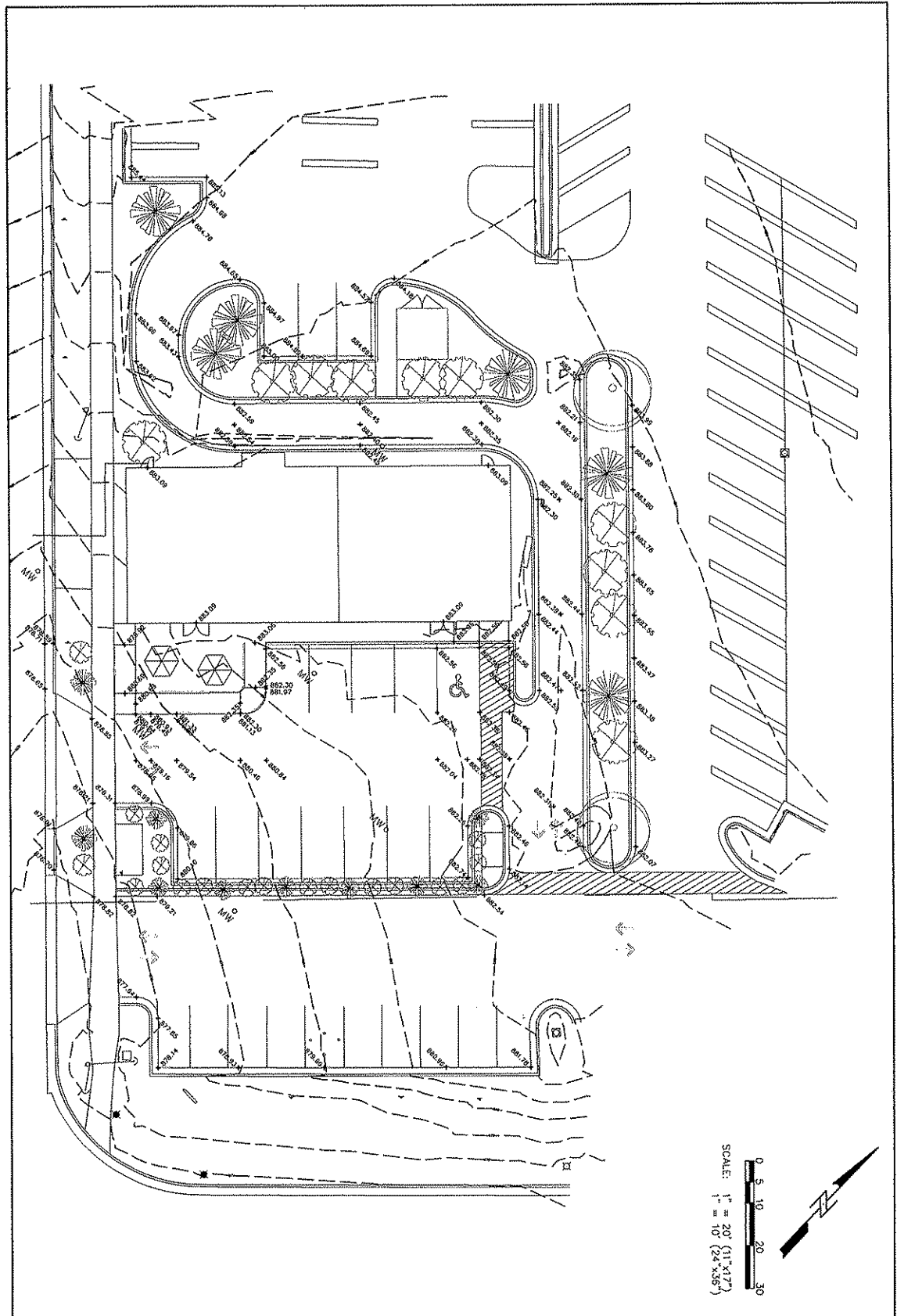
**E. WASHINGTON  
 RETAIL**

4302 E. WASHINGTON AVE.  
 MADISON, WI

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

DATE OF ISSUE: 06/07/05  
 PROJECT #: 03002  
 SITE PLAN

**C1.0**



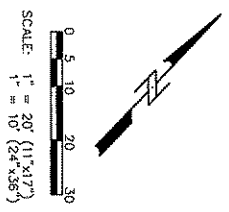
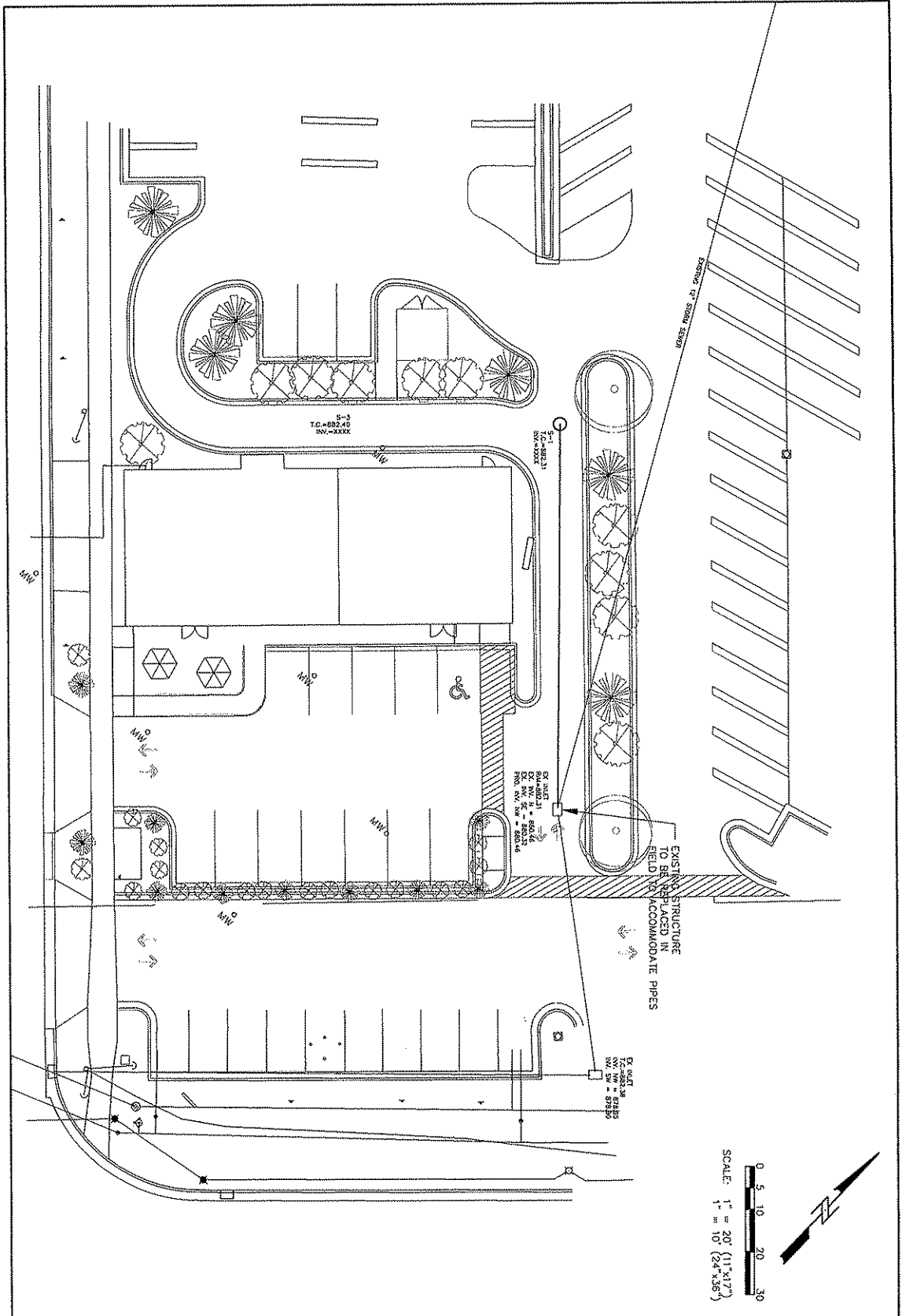
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**Calkins Engineering, LLC**  
Civil Engineers & Land Surveyors

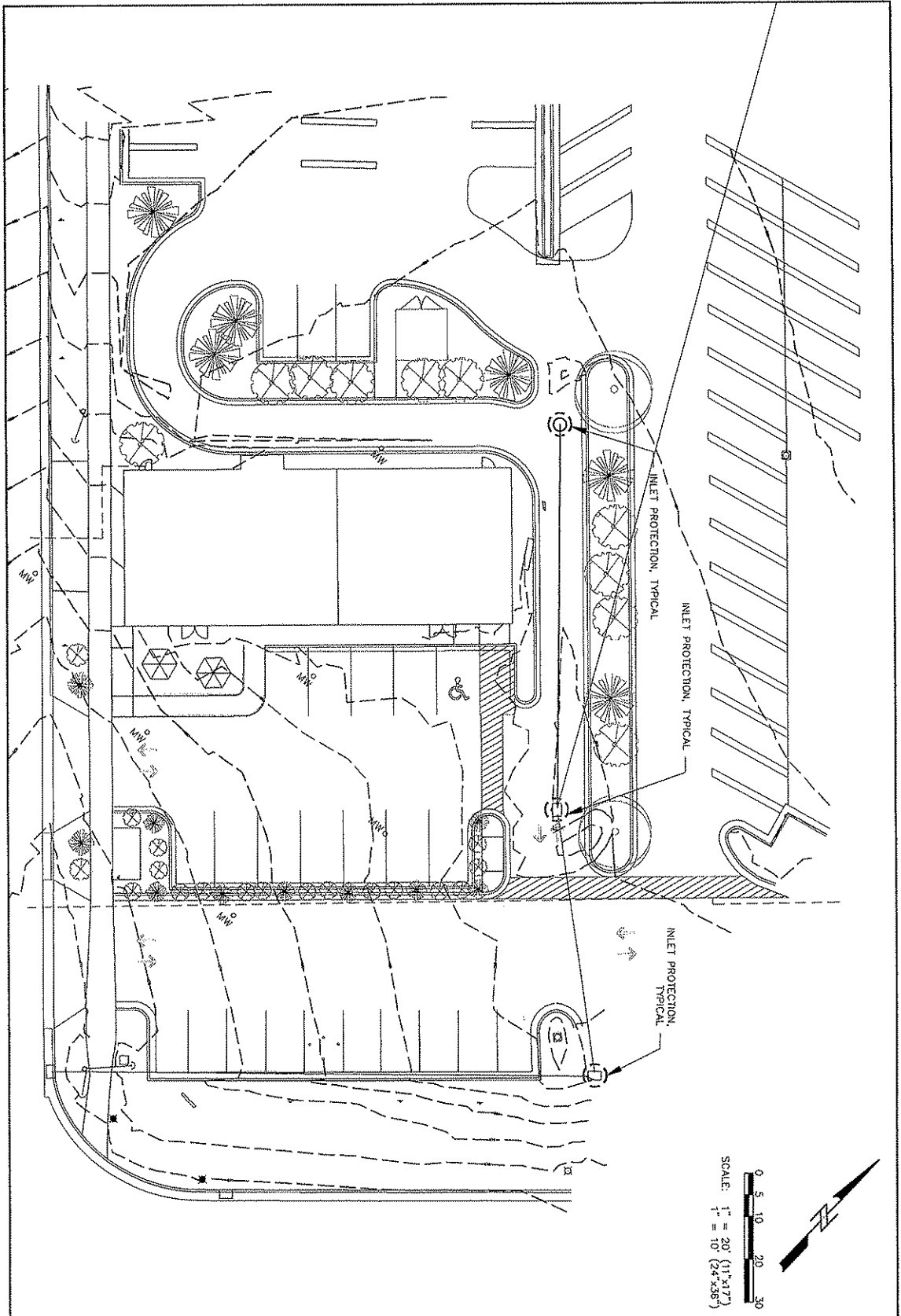
**E. WASHINGTON RETAIL  
GRADING PLAN**


DATE: 03-06-08	Calkins Engineering, LLC 5010 Vegas Road Madison, WI 53718 (608) 838-0444
REVISIONS:	

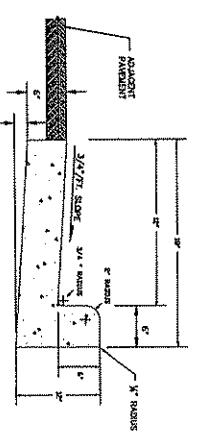
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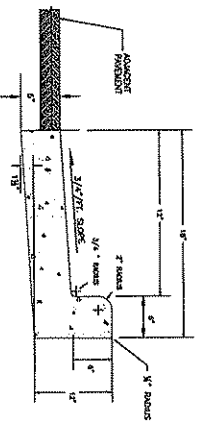
SHEET 3.0	 <b>Calkins Engineering, LLC</b> Civil Engineers & Land Surveyors	<b>E. WASHINGTON RETAIL UTILITY PLAN</b>	DATE: 08-09-08 DRAWN BY:	Calkins Engineering, LLC 5070 Vegas Road Madison, TN 37118 (603) 858-0444
		<small>PLT: HCS</small>	<small>DRAWING NAME: E:\RETAIL\PLAN\UTILITY\UTILITY-080908.DWG</small>	



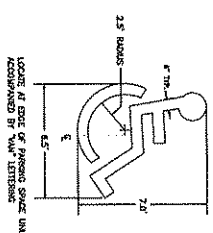
SHEET 4.0	 <b>Calkins Engineering, LLC</b> Civil Engineers & Land Surveyors	<b>E. WASHINGTON RETAIL EROSION CONTROL PLAN</b>	DATE: 08-08-08 DRAWN BY: [Name] CHECKED BY: [Name]	Calkins Engineering, LLC 2012 Vogel Road Madison, WI 53718 (608) 833-0444
		PROJECT NAME: [Name]		



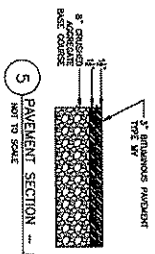
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NOT TO SCALE



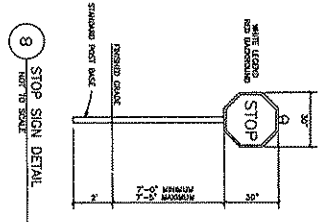
2 18" REJECT CONCRETE CURB AND GUTTER  
NOT TO SCALE



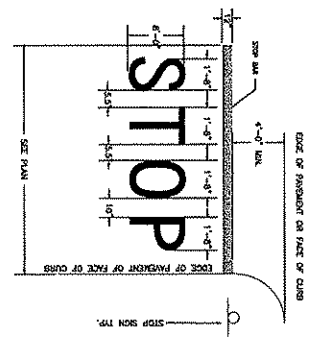
4 ACCESSIBLE PARKING SYMBOL  
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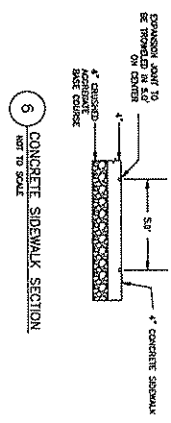
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NOT TO SCALE



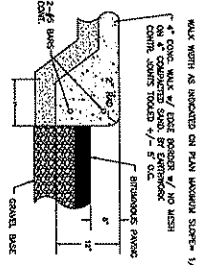
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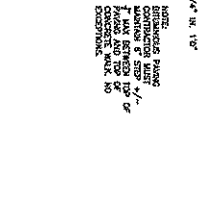
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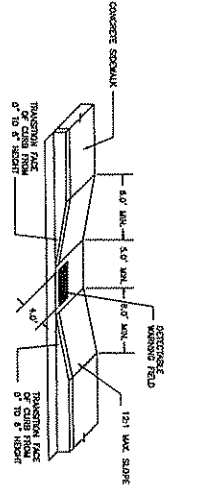
6 CONCRETE SIDEWALK SECTION  
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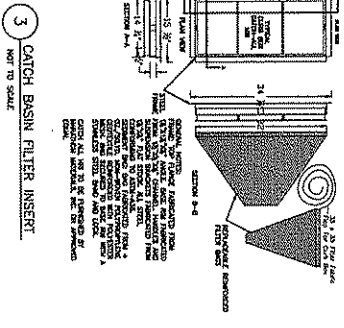
7 THICKENED EDGE @ SIDEWALK  
NOT TO SCALE



10 SIDEWALK HANDICAP RAMP  
NOT TO SCALE



11 DEPRESSED SIDEWALK RAMP  
NOT TO SCALE



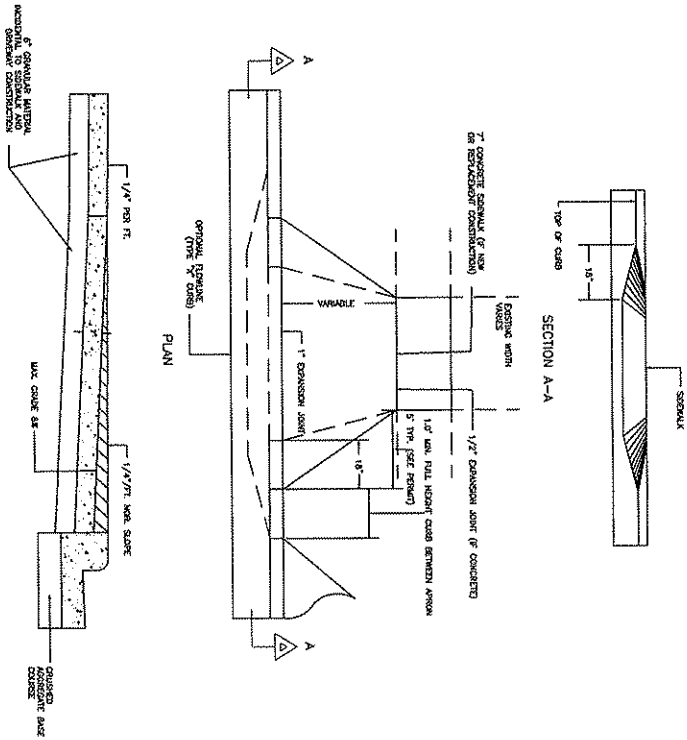
3 CATCH BASIN FILTER INSERT  
NOT TO SCALE

SHEET  
5.0


**Calkins Engineering, LLC**  
Civil Engineers & Land Surveyors

E. WASHINGTON RETAIL  
DETAILS

DATE	09-08-09
REVISION	
Calkins Engineering, LLC 5010 Vopas Road Mishawaka, IN 46545 (606) 836-0444	



24 COMMERCIAL DRIVEWAY DETAIL  
NOT TO SCALE

SHEET S.1	 <b>Calkins Engineering, LLC</b> Civil Engineers & Land Surveyors	<b>E. WASHINGTON RETAIL DETAILS</b>	DATE: 08-09-08 REVISIONS: _____ _____ _____	Calkins Engineering, LLC 5010 Vogel Road Madison, WI 53718 (608) 838-0444
		FILE: 0828	DRAWING NAME: H:\2008\PROJECTS\0828-0428.DWG	

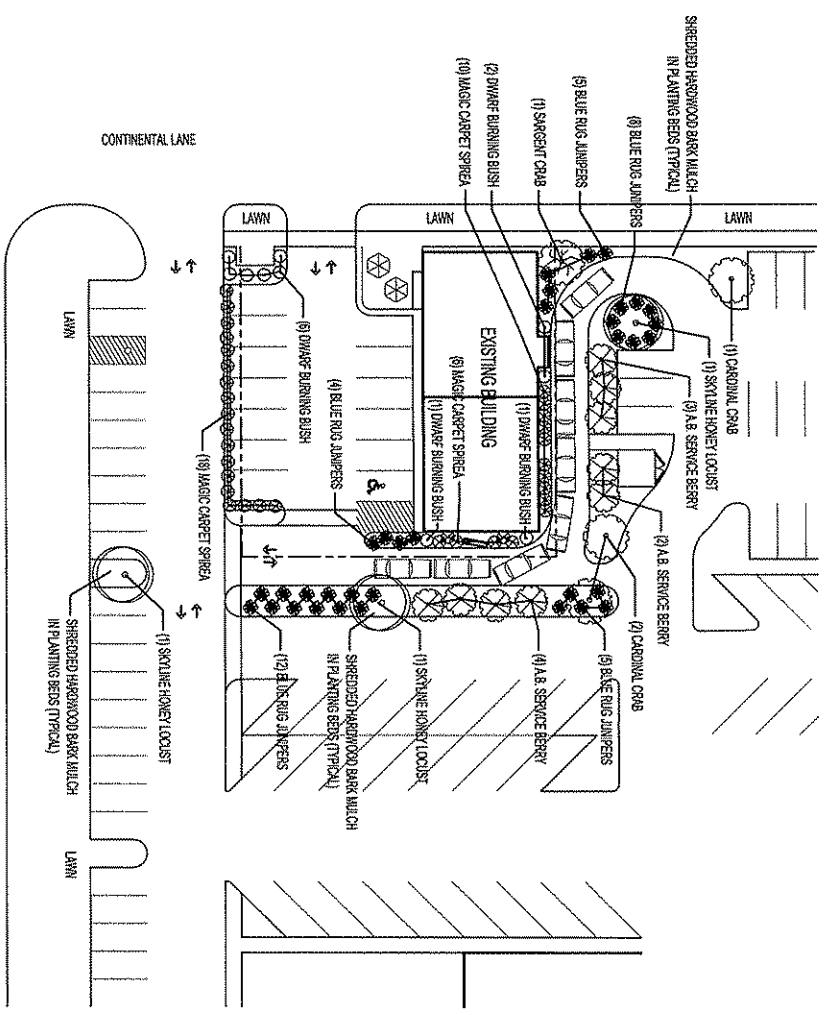
**E. WASHINGTON  
RETAIL**

4302 E. WASHINGTON AVE.  
MADISON, WI

PLANT LIST

QUANTITY	SIZE	TYPE	ROOT
3	2 1/2"	SKITINE HONEY LOCUST	BB
1	1 1/2"	CARDINAL CRAB	BB
9	5"	SARGENT CRAB	BB
10	24"	A.B. SERVICE BERRY	BB
34	15"	DWARF BURNING BUSH	CONT.
34	22"	MAGIC CARPET SPREA	CONT.
34	22"	BLUE RUS JUMPER	CONT.

- NOTES
1. RESTORE ALL DISTURBED TOE AREAS WITH TOPSOIL, SEED, FERTILIZER, AND MULCH.
  2. FURNISH AND INSTALL 3" OF SHREDED HARDWOOD BARK MULCH IN ALL PLANTING BEDS.
  3. PROVIDE WATERSING OF ALL PLANT MATERIAL UNTIL COMPLETION OF LANDSCAPE INSTALLATION.

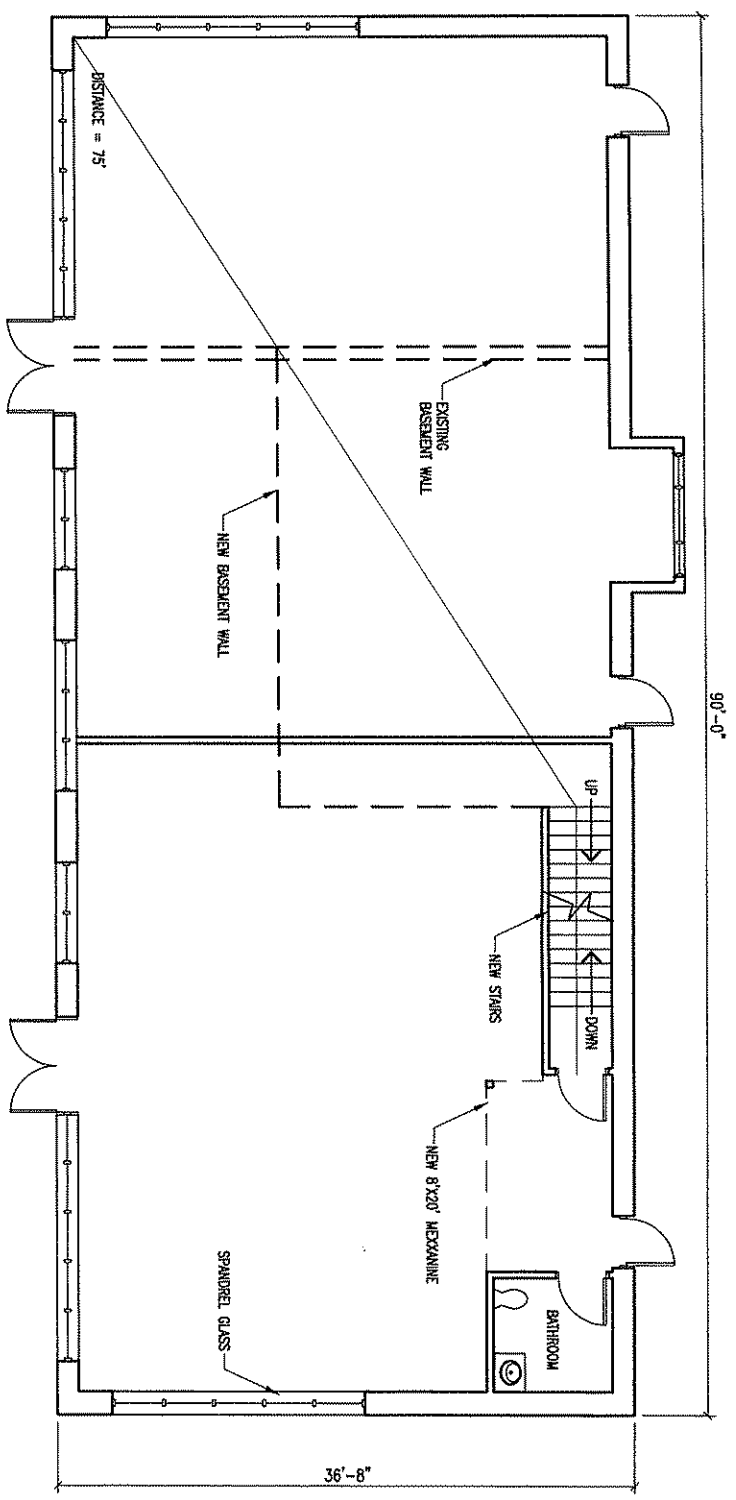


DATE OF ISSUE: 05/07/16  
PROJECT #: 02005  
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**  
LANDSCAPE PLAN

**L1.0**

**E. WASHINGTON  
 RETAIL**

4322 E. WASHINGTON AVE.  
 MADISON, WI

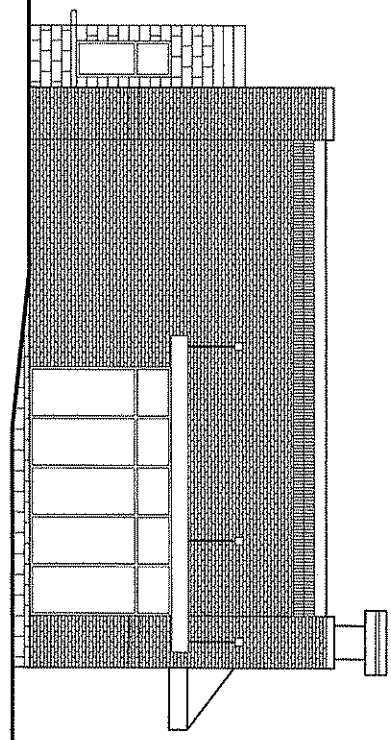


DATE OF ISSUE:	05/2015
<b>PRELIMINARY NOT FOR CONSTRUCTION</b>	
PROJECT #:	02922
FIRST FLOOR PLAN	

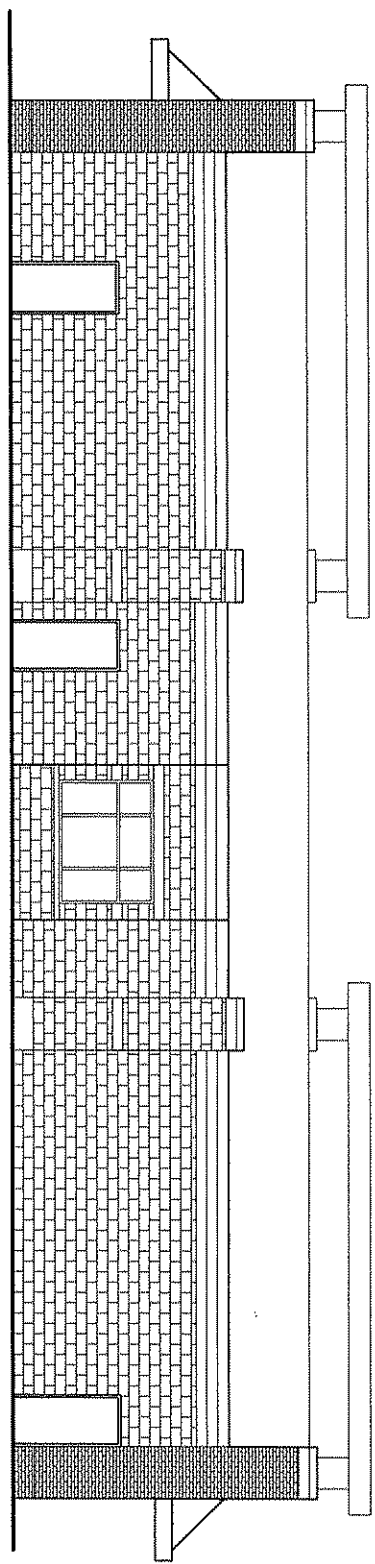
**A1.0**



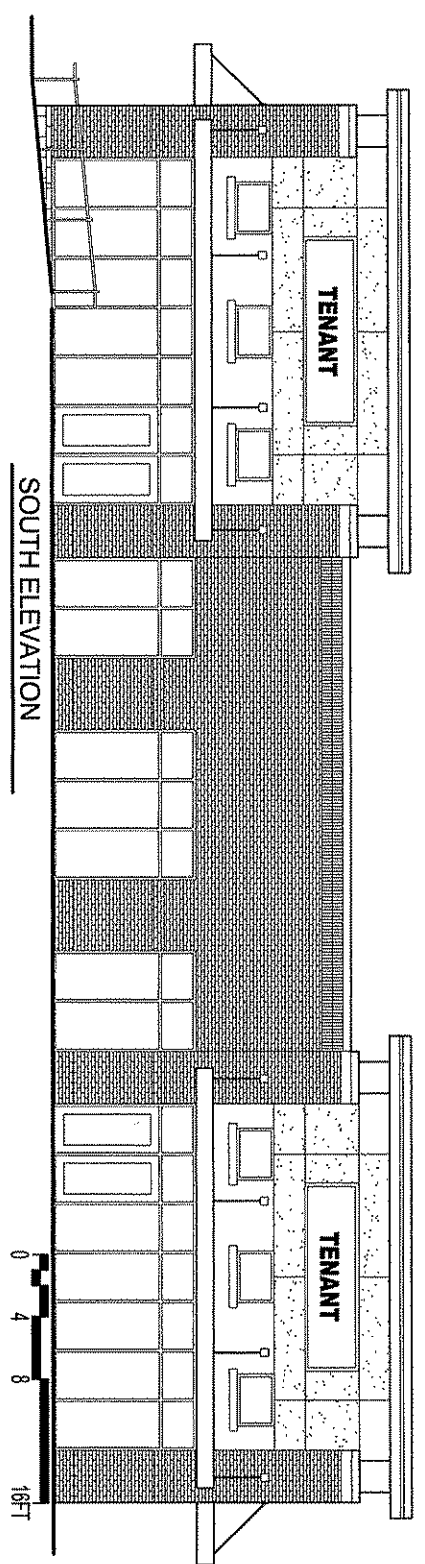
WEST & EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



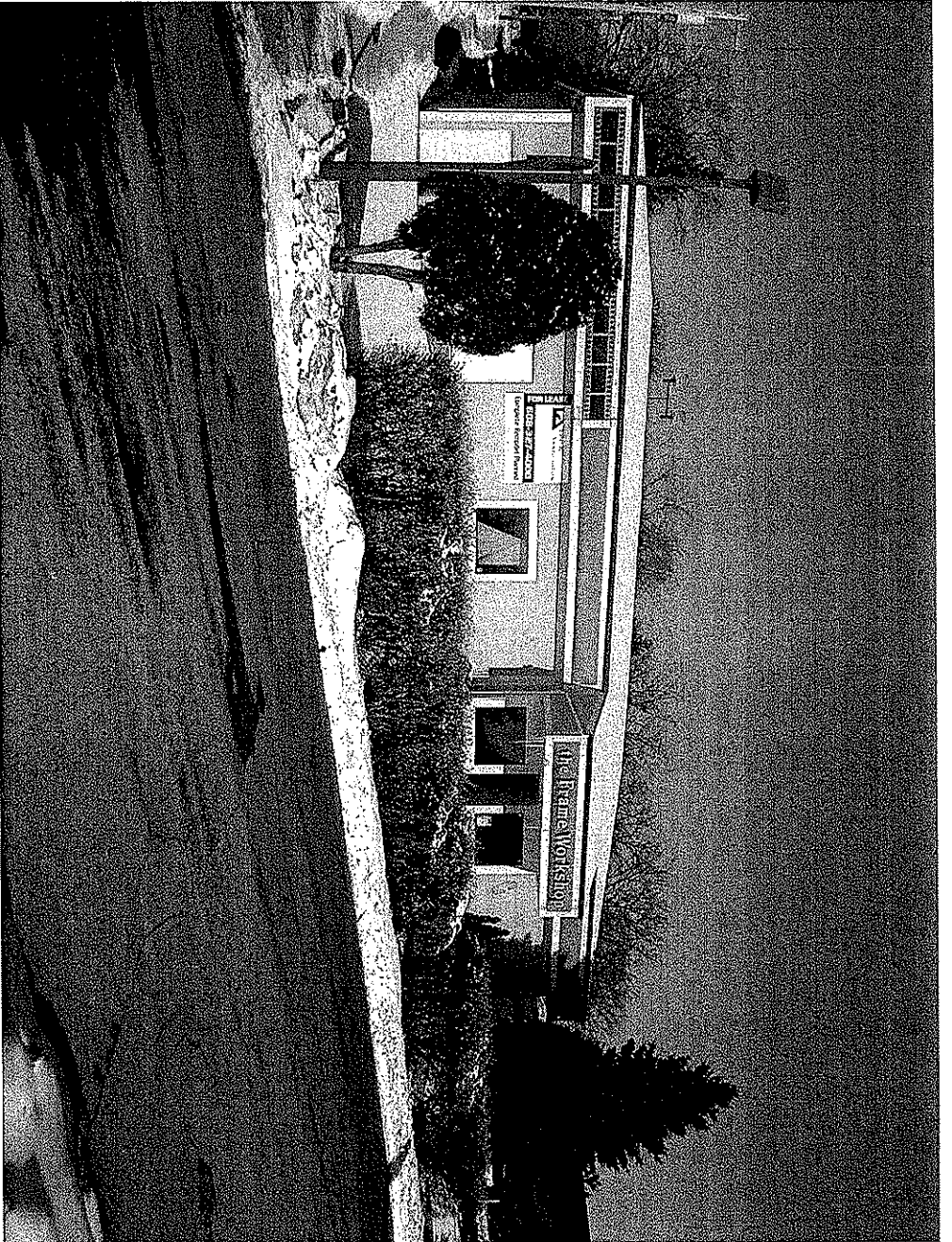
E. WASHINGTON  
 RETAIL

4302 E. WASHINGTON AVE.  
 MADISON, WI

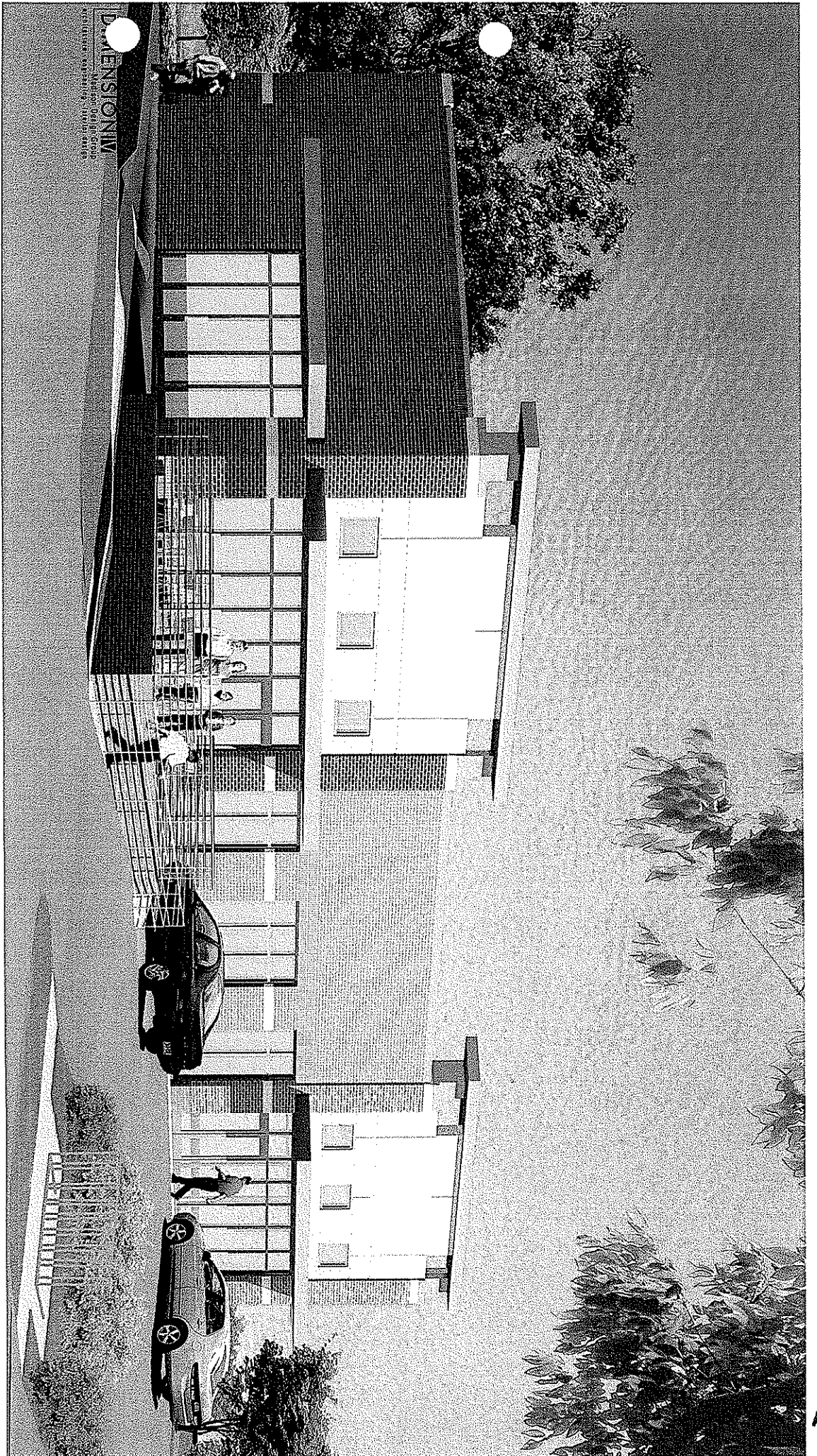
DATE OF ISSUE: 2/20/06  
**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

PROJECT #: 06032  
 ELEVATIONS

**A2.0**



**EXISTING FRONT (E. WASHINGTON AVE.) ELEVATION**



PALENSONIA  
NABUCCO, OMBRI, GEMELLI  
CANTIERI, PAVAN, JACOBI

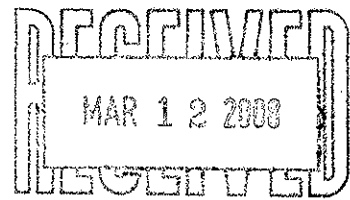
**RITZ & CAFLISCH, S.C.**

Suite 400

15 North Butler Street

Madison, Wisconsin 53703

www.ritzcaflisch.com



Phone (608) 257-8280

Facsimile (608) 255-6010

rjcaflisch@charter.net

Robert J. Caflisch  
Peter B. Ritz

March 11, 2008

Jerry Bourquin  
Dimension IV-Madison  
6515 Grand Teton Plaza, #120  
Madison, WI 53719

**Re: 4302 East Washington Avenue**

Dear Jerry:

Enclosed please find a copy of the ALTA/ACSM Land Title Survey for the above-referenced property.

Please call if you have any comments or questions.

Sincerely yours,

**RITZ & CAFLISCH, S.C.**

A handwritten signature in cursive script that reads "Bob".

**Robert J. Caflisch**

RJC/sjb  
Enclosure  
rjc:cor:20080311eastedge2: