

# CITY OF MADISON

## Proposed Demolition and Conditional Use

Location: 4302 East Washington Avenue

Project Name: Starbucks Coffee Madison

Applicant: Starbucks/

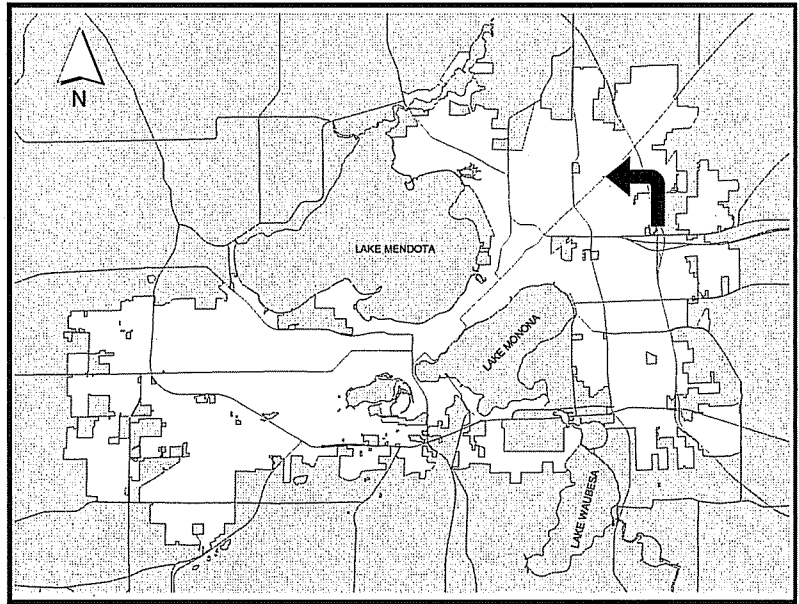
Joel Lome - Sarfatty Associates

Existing Use: Vacant Commercial Building

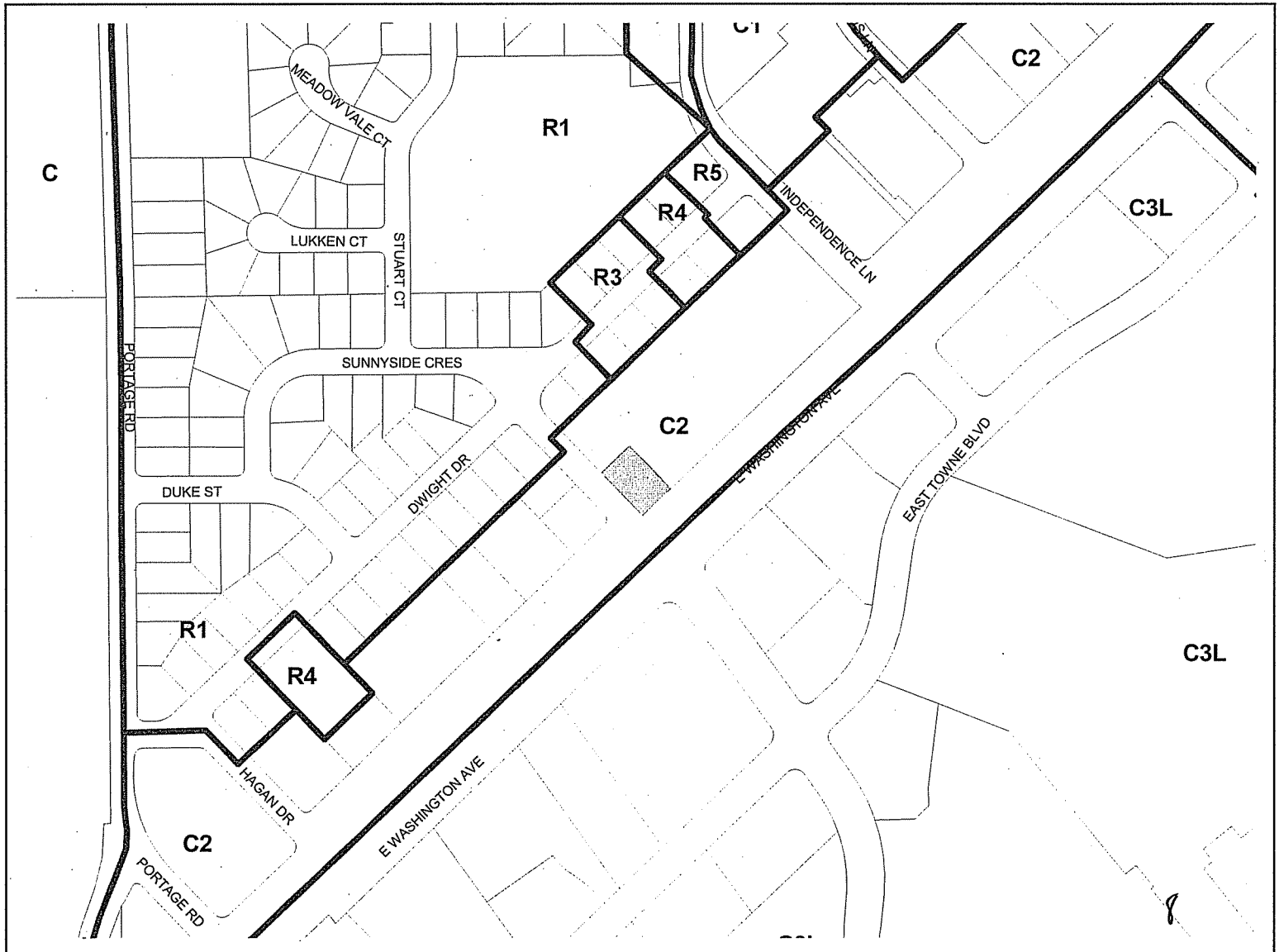
Proposed Use: Demolish Commercial Building  
and Build Restaurant w/Drive-Up Window

Public Hearing Date:

Plan Commission 03 April 2006



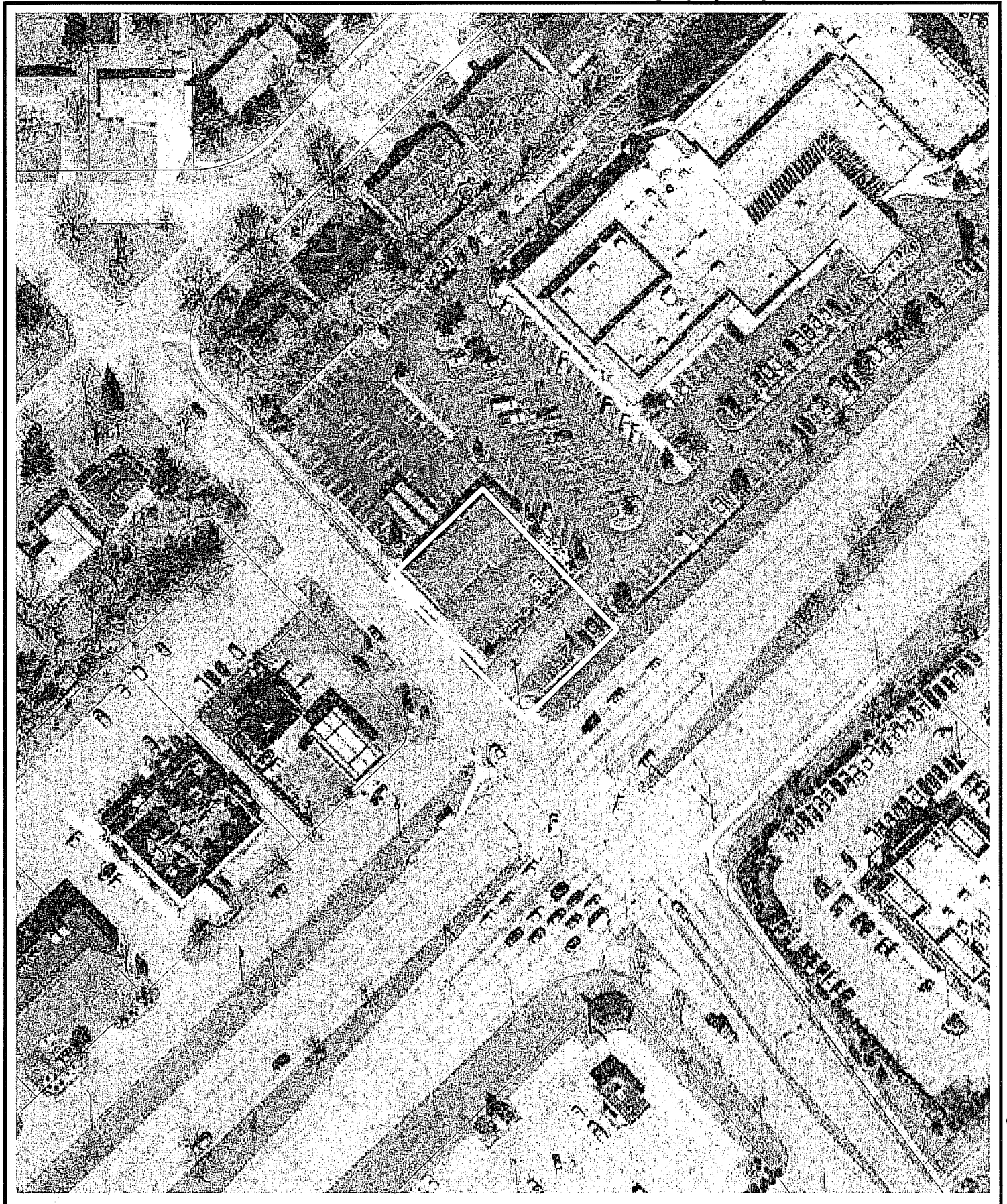
For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



# 4302 East Washington Avenue

0 60 Feet

*Date of Aerial Photography - April 2000*



# 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 \_\_\_\_\_ Receipt No. \_\_\_\_\_  
Date Received \_\_\_\_\_  
Received By \_\_\_\_\_  
Parcel No. \_\_\_\_\_  
Aldermanic District \_\_\_\_\_  
GQ \_\_\_\_\_  
Zoning District \_\_\_\_\_  
**For Complete Submittal**  
Application \_\_\_\_\_ Letter of Intent \_\_\_\_\_  
IDUP \_\_\_\_\_ Legal Descript. \_\_\_\_\_  
Plan Sets \_\_\_\_\_ Zoning Text \_\_\_\_\_  
Alder Notification \_\_\_\_\_ Waiver \_\_\_\_\_  
Ngrbrhd. Assn Not. \_\_\_\_\_ Waiver \_\_\_\_\_  
Date Sign Issued \_\_\_\_\_

**1. Project Address:** 4302 E Washington Ave **Project Area in Acres:** 1922.28 S.F.  
**Project Title (if any):** STARBUCKS MADISON

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

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)	
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP
<input checked="" type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit
<input type="checkbox"/> Other Requests (Specify): _____	

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

Applicant's Name: GEORGE SARFATTY Company: SARFATTY ASSOCIATES  
Street Address: 3201 OLD GLENVIEW RD City/State: WILMETTE Zip: 60091  
Telephone: (847) 920 1100 Fax: (847) 920 1101 Email: gsarfatty@sarfatty.com  
Project Contact Person: JOEL LOME Company: SARFATTY ASSOCIATES  
Street Address: 3201 OLD GLENVIEW RD City/State: WILMETTE Zip: 60091  
Telephone: (847) 920 1100 Fax: (847) 920 1101 Email: JLOME@sarfatty.com  
Property Owner (if not applicant): STARBUCKS COFFEE  
Street Address: 550 W. WASHINGTON BLVD City/State: IL Zip: 60661  
SUITE 200

### 4. Project Information:

Provide a general description of the project and all proposed uses of the site: RESTAURANT/COFFEE SHOP

Development Schedule: Commencement \_\_\_\_\_ Completion \_\_\_\_\_

CONTINUE →

**5. Required Submitta**

- 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 1/2 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:** \$ 300 + \$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 C-2 commercial (per zoning) Plan, which recommends:

type of use: Retail sales and services; use classification: M-Merchandise 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:

SANTIAGO ROSAS

*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 Kathy Yoock Date 7/12/05 | Zoning Staff Al Martin / John Leach Date 7/12/05

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

Printed Name GEORGE SARPATY Date 12/28/06

Signature [Signature] Relation to Property Owner REPRESENTATIVE AND ARCHITECT

Authorizing Signature of Property Owner Stuart Stein Date 12-29-05



# Sarfatty Associates, Ltd.

Architects

3201 Old Glenview Road, Suite #301  
Wilmette, Illinois 60091-2999  
847.920.1100 x.41 voice  
847.920.1101 fax  
email: jlome@sarfatty.com

December 28, 2005

RE: Starbucks Coffee  
4302 E. Washington Ave.  
Madison, WI 53704

TO: Plan Commission  
Zoning Department  
City of Madison  
215 Martin Luther King, Jr. Blvd., Room LL100  
Madison, WI 53703

## To Whom It May Concern:

The proposed Starbucks Coffee Company Free-standing building is to be located at the northeast corner of Continental Lane & E. Washington Avenue in the north-east region of the City of Madison. Our property has a 50' access easement serving as 'Frontage Road' which runs parallel to East Washington Ave to establishments along the highway providing access to adjacent properties.

The people involved in this are: Sarfatty Associates, Ltd. (architect), IG Consulting (civil engineer & surveyor) and Michael Achim (project coordinator).

The project in question consists of commercial tenant improvements to an existing building, will be zoned within a C2 Commercial area, used as a retail sales and services building (use M - Mercantile) and will be of wood frame construction with brick masonry veneer. The building has a gross square footage of 1,925 sq.ft. The property being developed is 15,000 sq. ft.

Site amenities include an exterior seasonal seating area, multiple areas for bicycle racks, 13 car parking spaces, one ADA parking space. The trash enclosure is located on the north-west corner - approximately 40' from the building. The trash enclosure uses the same exterior finishes as the building. The doors to the enclosure are finished with corrugated metal panels painted to match the building. Trash pick up occurs during daytime hours (usually in the afternoon) during the slower business hours.

The capacity for this facility, as determined by the Wisconsin State Building code, is based upon the retail, serving and seating areas. An occupancy of 38 includes the employee total of 5 persons per shift (4 employees & 1 manager) and will operate between the hours of 5.30AM to 10.00PM, seven (7) days per week.

As the architect representing Starbucks Coffee Company we plan to develop the said property into a single story wood frame with masonry veneer building. The building will have two means

of entry and a drive-thru window. To achieve this we will demolish the existing structure on the property.

Sincerely,

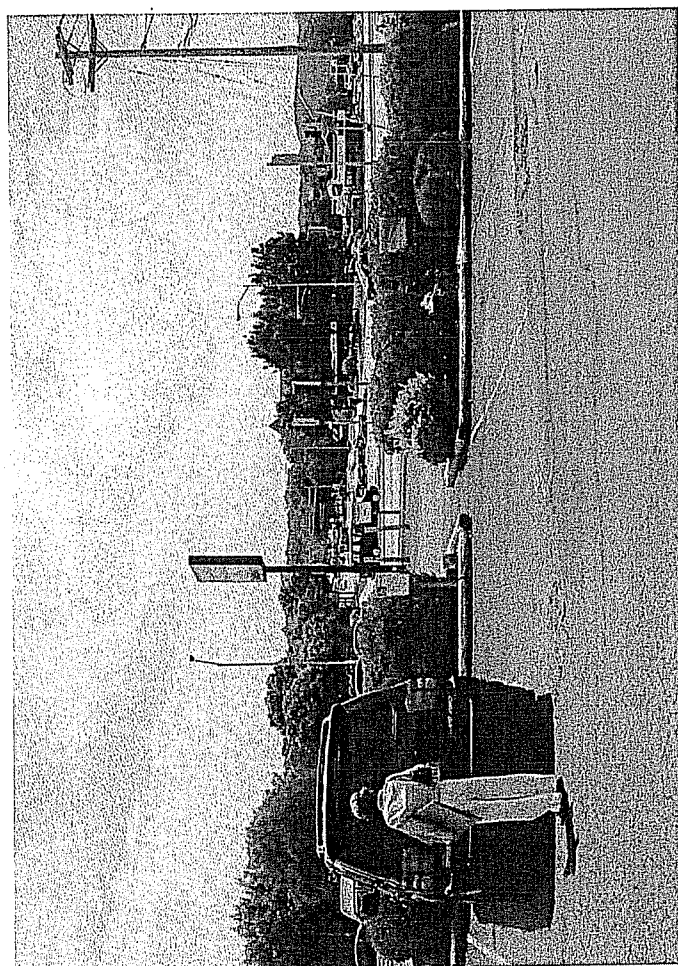
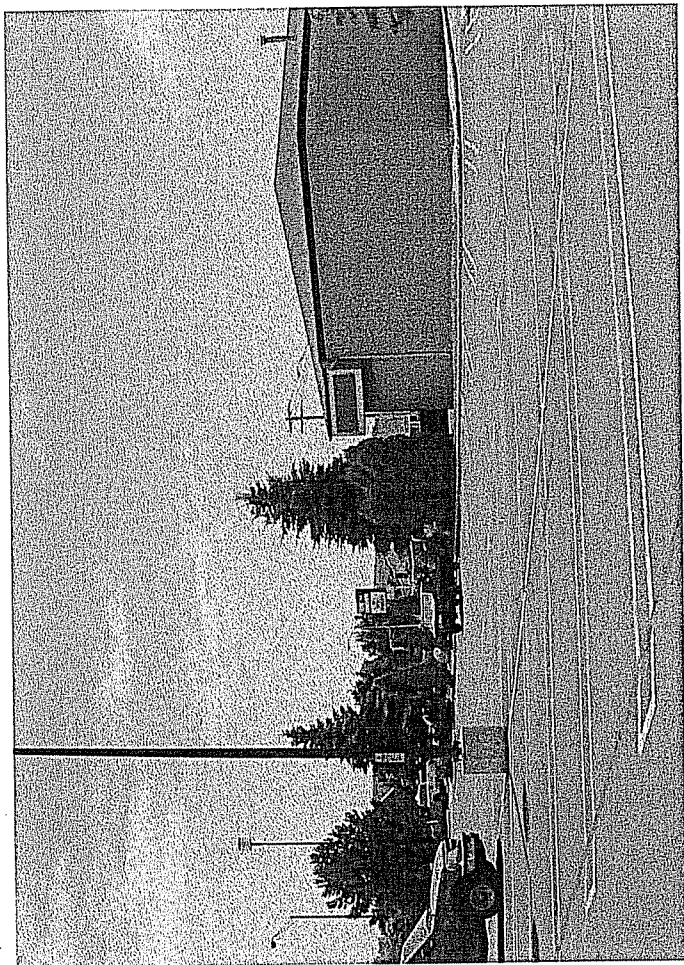
**SARFATTY ASSOCIATES, LTD.**

Joel M. Lome  
Project Manager

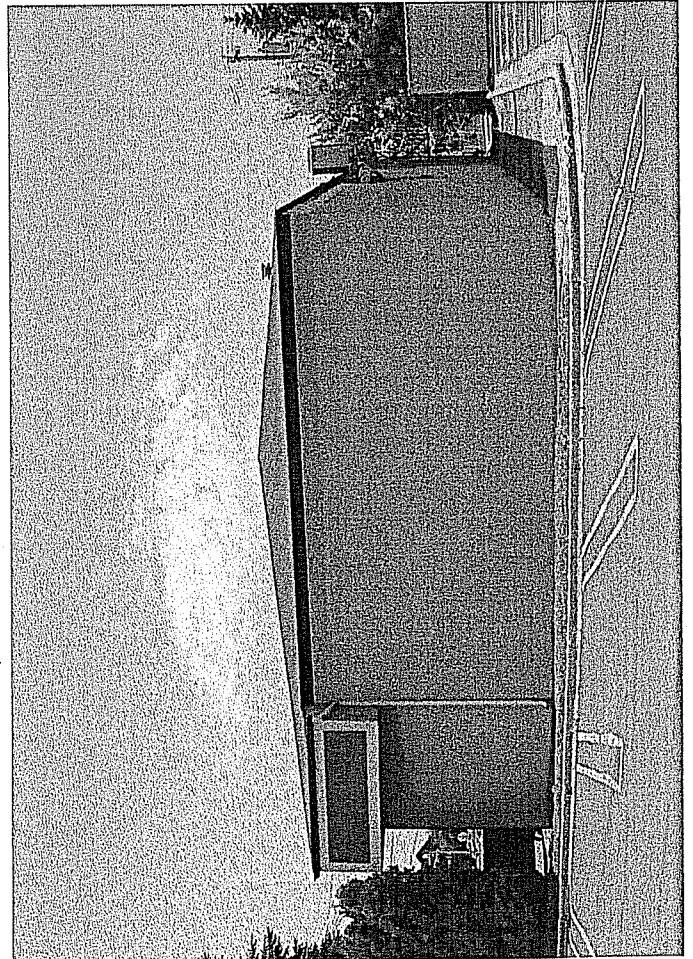
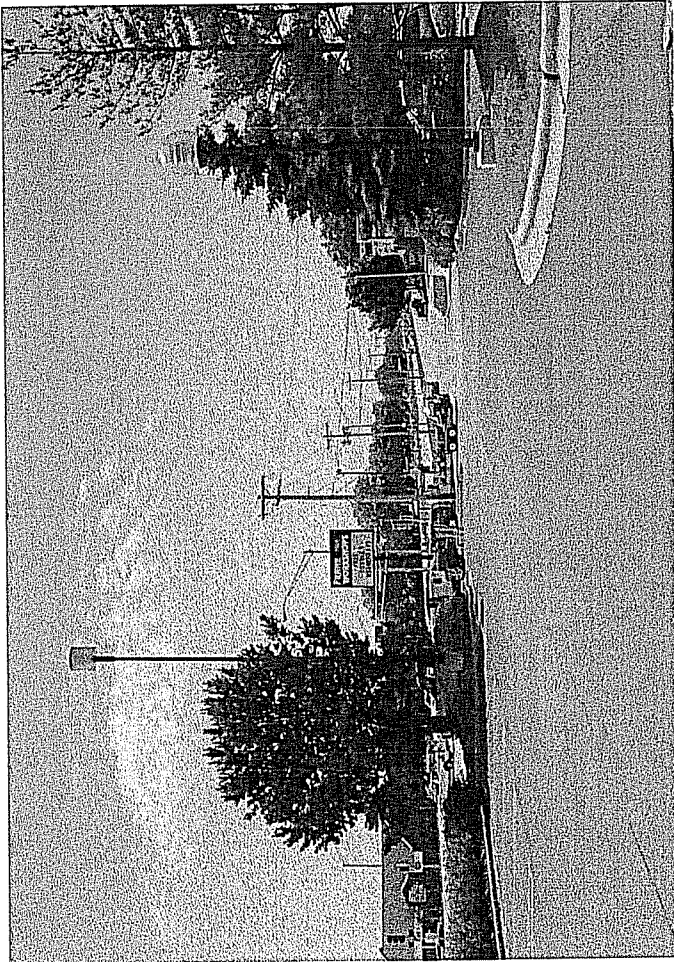
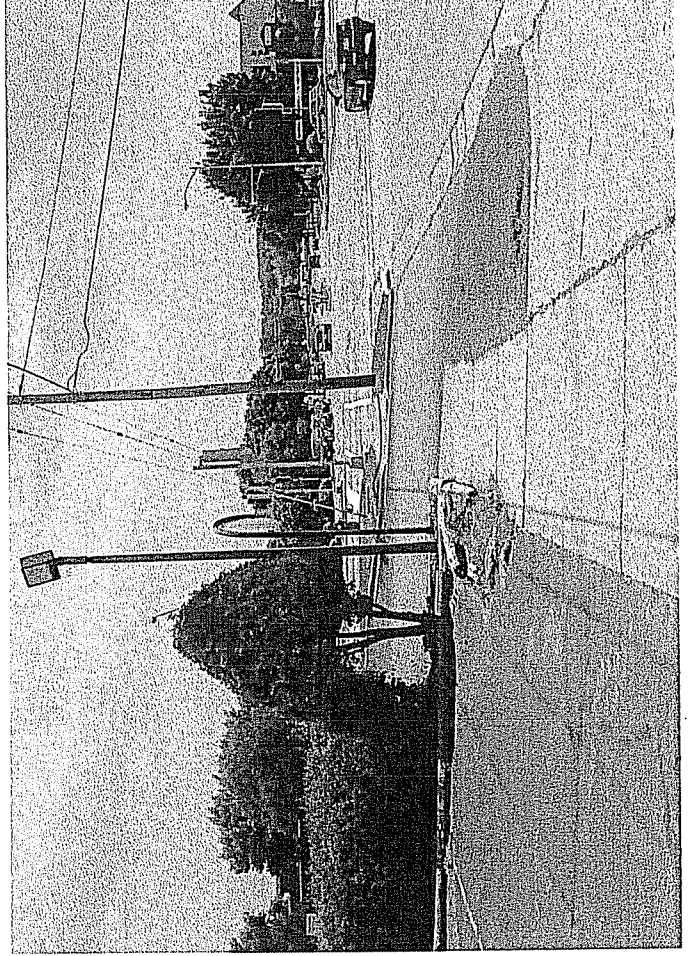
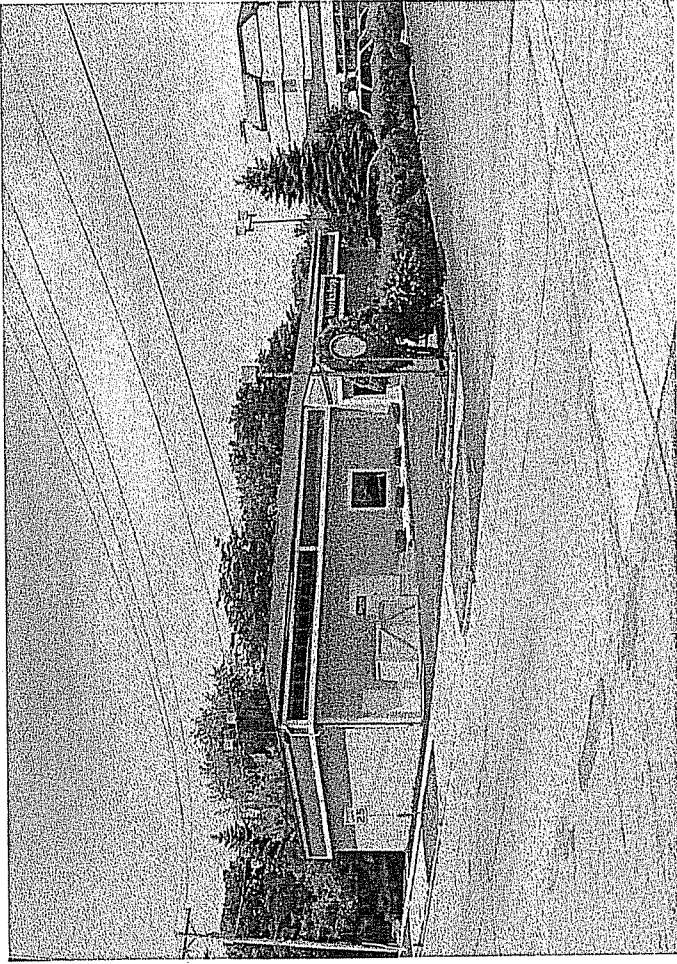
Ph : 847.920.1100 x.41  
Fax : 847.920.1101  
Email: [jlome@sarfatty.com](mailto:jlome@sarfatty.com)

CC: file

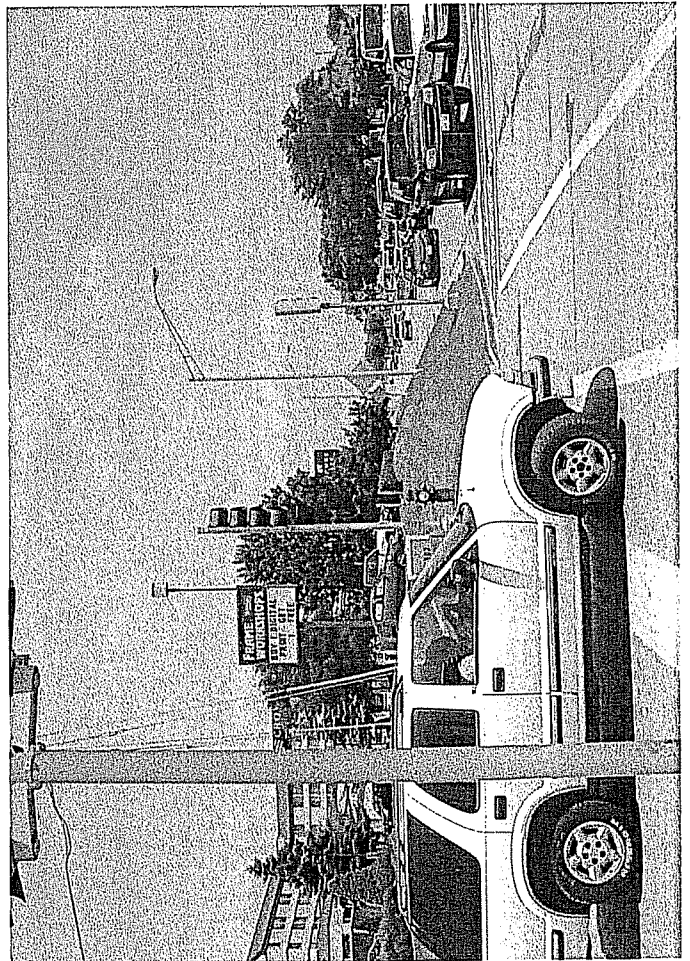
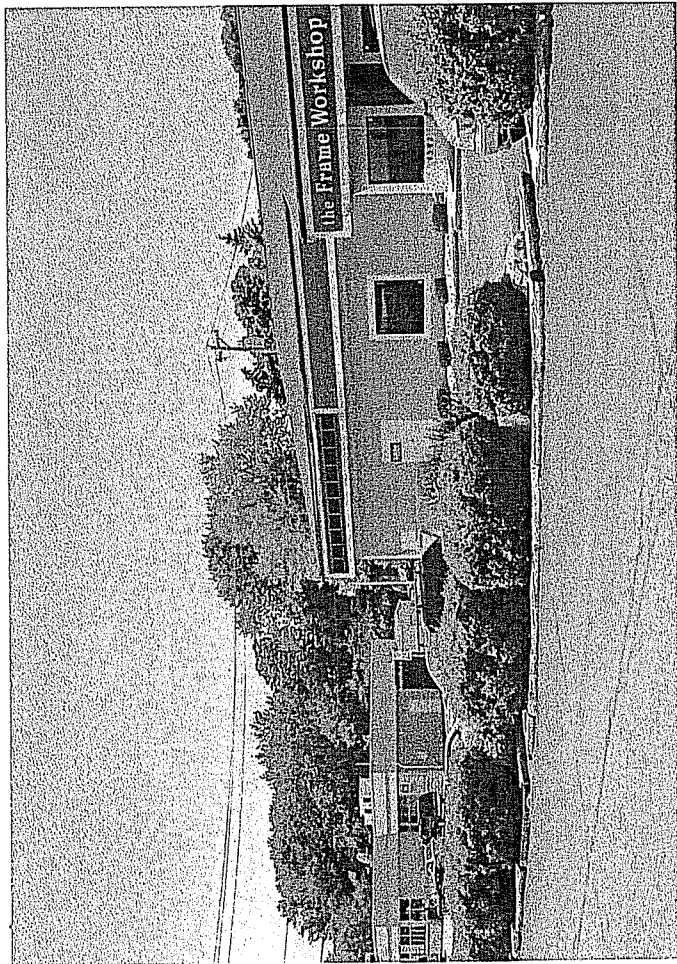
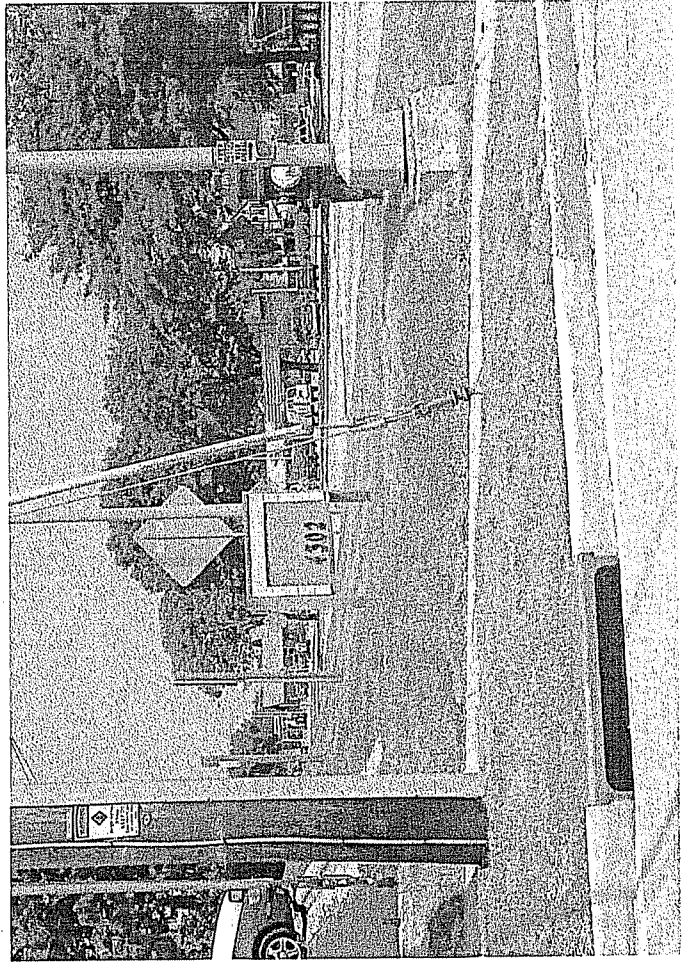
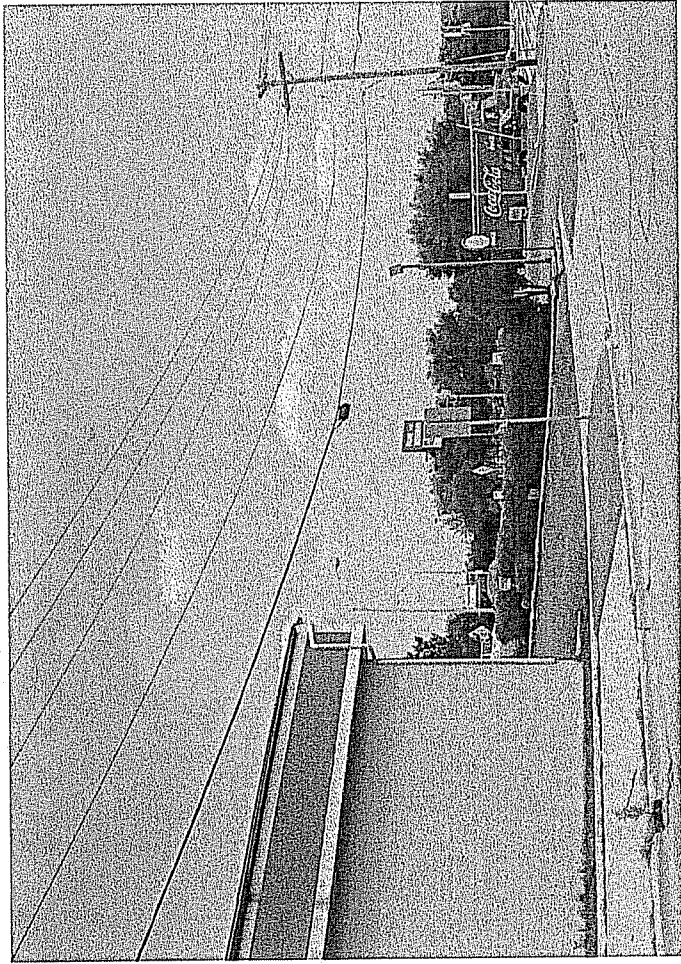


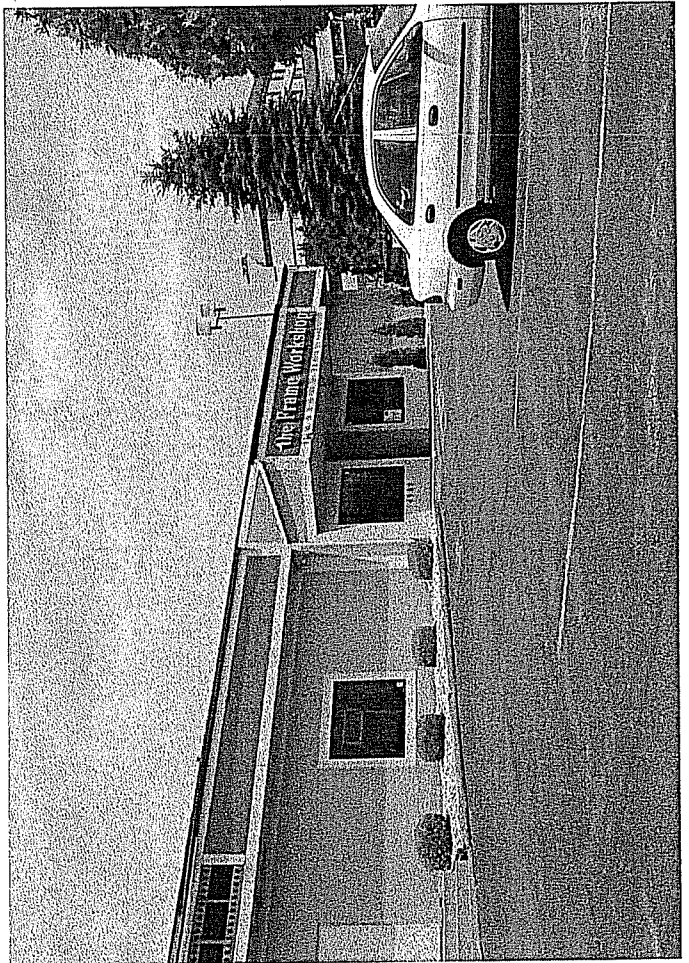


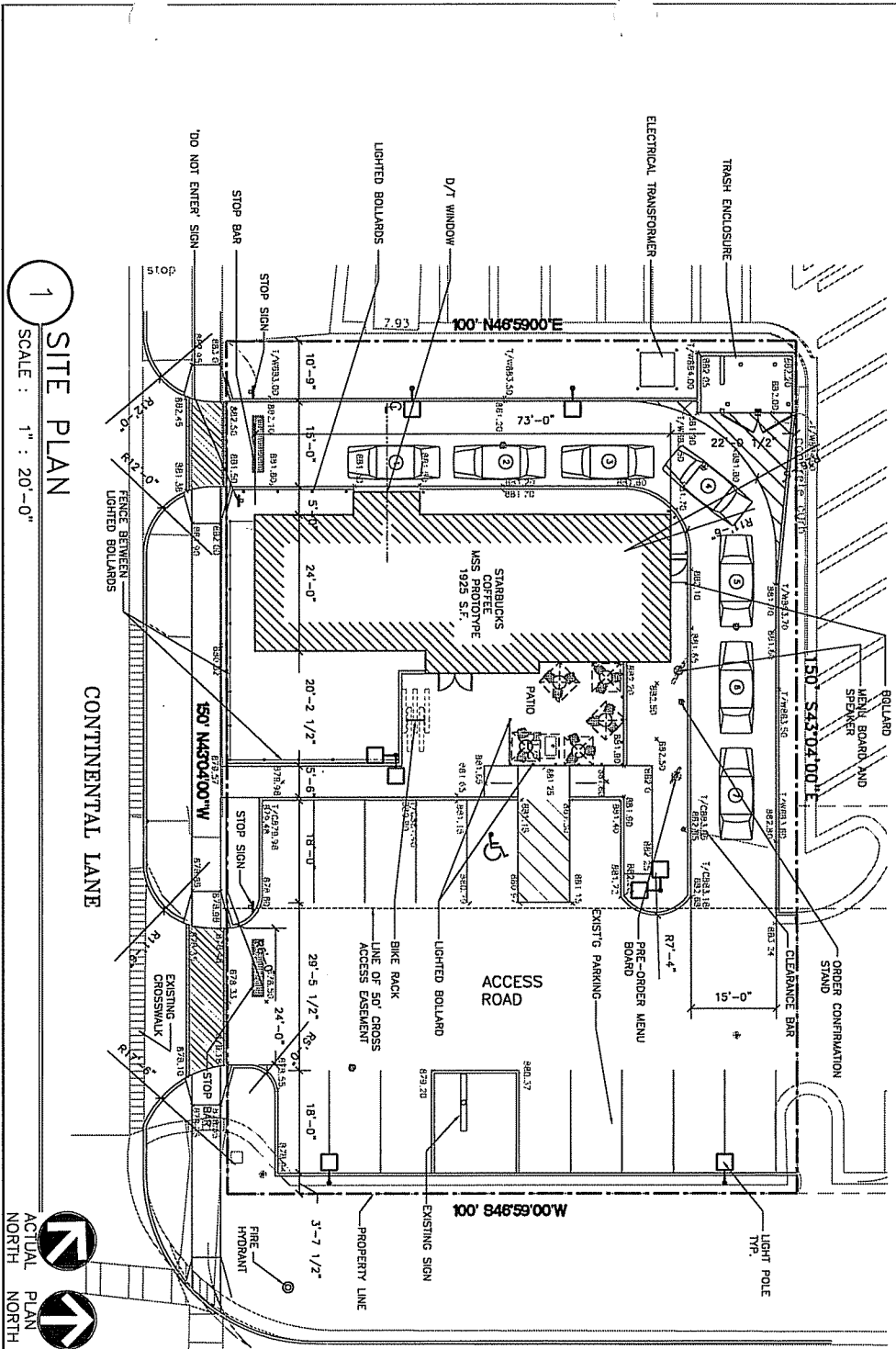












**1 SITE PLAN**  
SCALE: 1" = 20'-0"

**SITE INFORMATION / OCCUPANCY:**

<b>PROJECT DESCRIPTION:</b>	COMMERCIAL TENANT IMPROVEMENTS TO EXISTING BUILDING
<b>ZONING:</b>	C2 COMMERCIAL
<b>TYPE OF USE:</b>	RETAIL SALES AND SERVICES
<b>OCCUPANCY/USE CLASSIFICATION:</b>	M - MERCHANTILE
<b>TYPE OF OCCUPANCY:</b>	A-2
<b>TYPE OF CONSTRUCTION:</b>	MASONRY
<b>TOTAL SQUARE FEET:</b>	1922.28 S.F.
<b>EXTERIOR SEASONAL SEATING:</b>	8 TABLES + (1) ADA
<b>CODES:</b>	<ul style="list-style-type: none"> <li>BUILDING CODE: WISCONSIN ADMINISTRATIVE CODE AND THE INTERNATIONAL BUILDING CODE 2000</li> <li>MECHANICAL CODE: WISCONSIN ADMINISTRATIVE CODE AND 2000 THE INTERNATIONAL MECHANICAL CODE 2000</li> <li>PLUMBING CODE: WISCONSIN ADMINISTRATIVE CODE AND 2000 THE INTERNATIONAL PLUMBING CODE 2000</li> <li>ACCESSIBILITY: WISCONSIN ADMINISTRATIVE CODE AND THE FEDERAL ADA REGULATIONS</li> <li>ELECTRIC CODE: WISCONSIN ADMINISTRATIVE CODE AND THE NATIONAL ELECTRIC CODE</li> <li>HEALTH CODE: WISCONSIN ADMINISTRATIVE CODE</li> </ul>

**Sarfatty Associates, Ltd.** Architects  
 3301 Old Glenview Road, Suite 301  
 Wilmette, Illinois 60091-2999  
 Tel. (847) 926-1100  
 Fax (847) 926-1101  
 e-mail: general@sarfatty.com  
 ISSUED FEBRUARY 15, 2006

**PROPOSED STARBUCKS COFFEE**  
 4302 E WASHINGTON AVE  
 MADISON, WI 53704

**STARBUCKS COFFEE COMPANY**  
 550 W WASHINGTON BLVD, SUITE 200  
 CHICAGO, IL 60661



Sarfatty Associates, Ltd.  
 3201 Old Glenview Road, Suite 301  
 Wilmette, Illinois 60091-2999  
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 e-mail: general@sarfatty.com

Architects

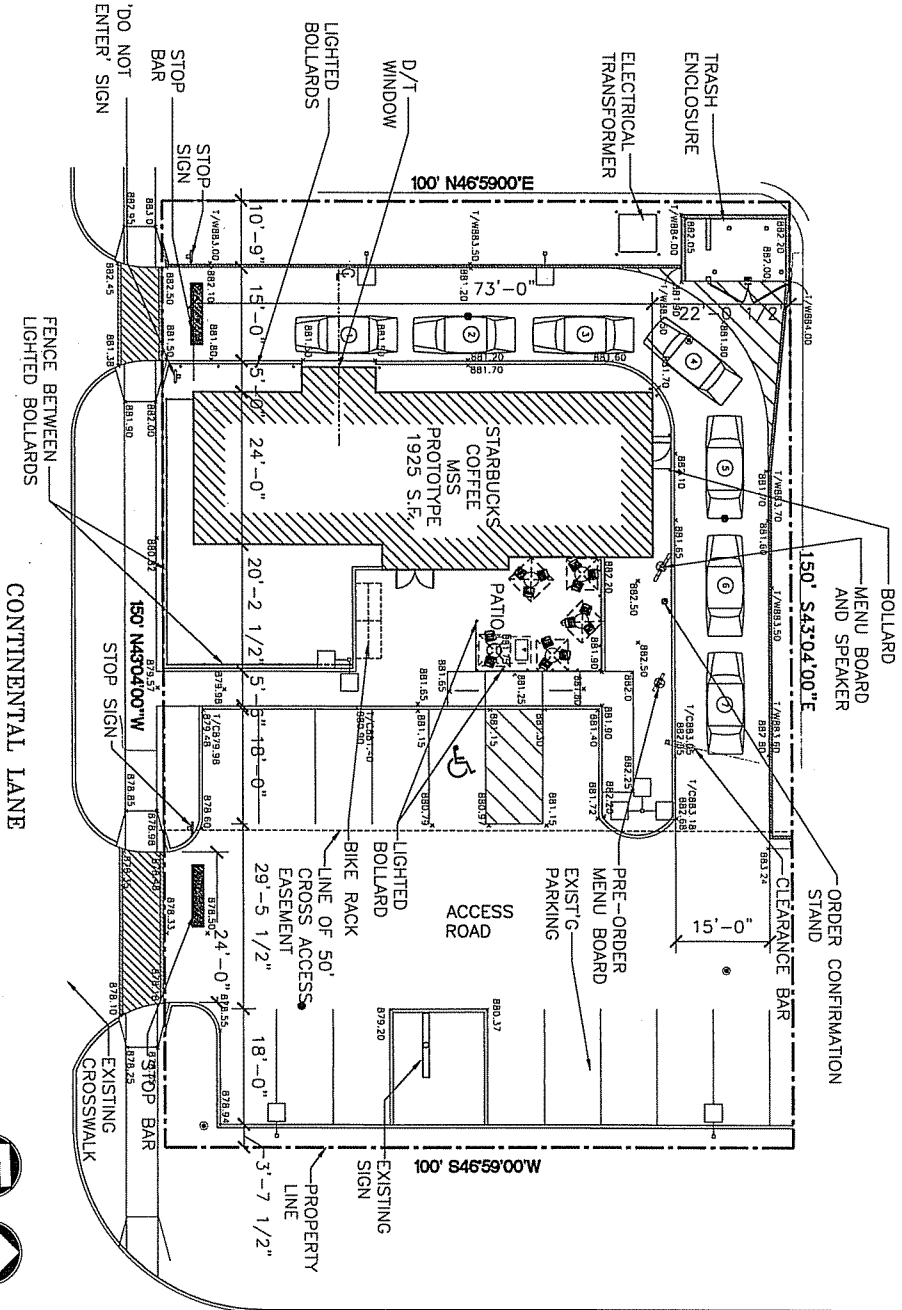
ISSUED FEBRUARY 15, 2006

PROPOSED  
**STARBUCKS COFFEE**  
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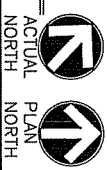


STARBUCKS COFFEE COMPANY  
 550 W WASHINGTON BLVD, SUITE 200  
 CHICAGO, IL 60661

**1 SITE PLAN**  
 SCALE: 1" = 20'-0"

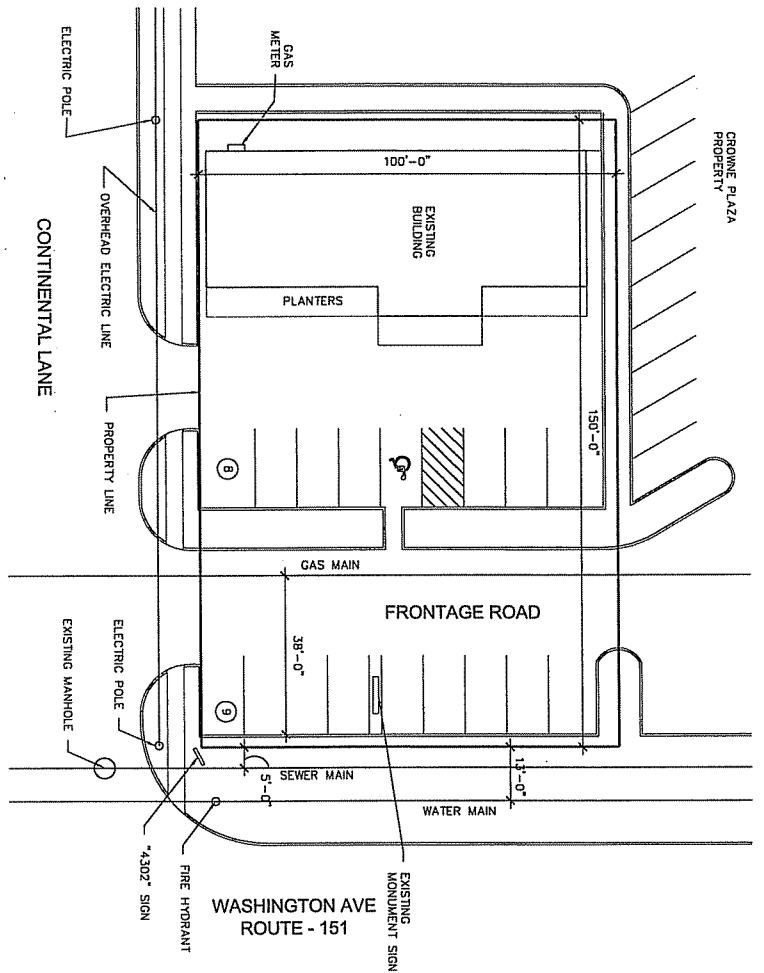


E WASHINGTON AVE

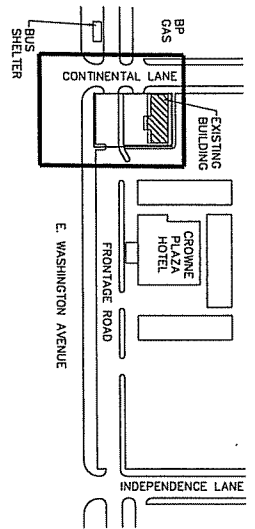




CROWNE PLAZA  
PROPERTY



WASHINGTON AVE  
ROUTE - 151



2 KEY PLAN  
SCALE : NTS



LEGAL DESCRIPTION:  
TBN R10E, SEC 28, PART E 1/2, BEG AT  
INTERSEC OF NELLY LINE SUNNYSIDE,  
PRESIDENT & NMLY, ALONG S 1/4 LINE,  
4 DEG 59 MIN E, 100 FT, TH S 43 DEG  
59 MIN E, 100 FT, TH S 43 DEG 04 MIN E,  
150 FT TO NMLY LINE, U S HWY 151, TH S  
46 DEG 59 MIN W ALONG SD NMLY LINE  
100 FT TO PUB

1 EXISTING SITE PLAN  
SCALE : 1" = 30'-0"



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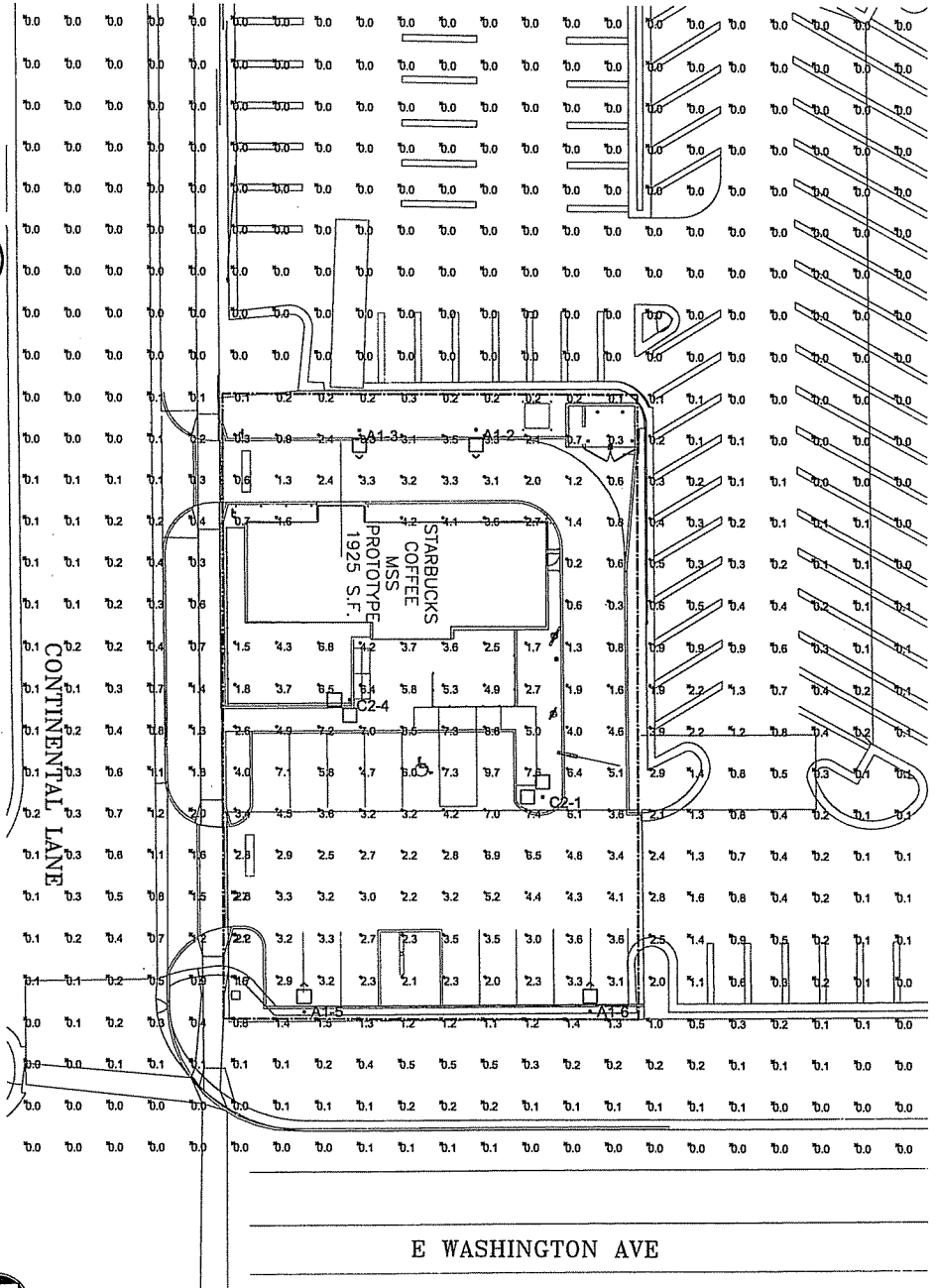
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 3201 Old Glenview Road, Suite 301  
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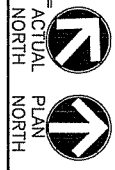
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**1 PHOTOMETRIC PLAN**  
 SCALE: 1" = 30'-0"



E WASHINGTON AVE



**LUMINAIRE SCHEDULE**

Symbol	Level	Qty	Manufacturer	Dimensions	Mounting	Height	Beam Angle	Footcandle @ 2000'	Footcandle @ 2000'	Footcandle @ 2000'
□	A1	4	HERZOG & NEUBAU	ASIA LIGHTING TYPE	RECESSED	100	120	0.2	0.2	0.2
□	A2	2	HERZOG & NEUBAU	ASIA LIGHTING TYPE	RECESSED	100	120	0.2	0.2	0.2

**LUMINAIRE LOCATIONS**

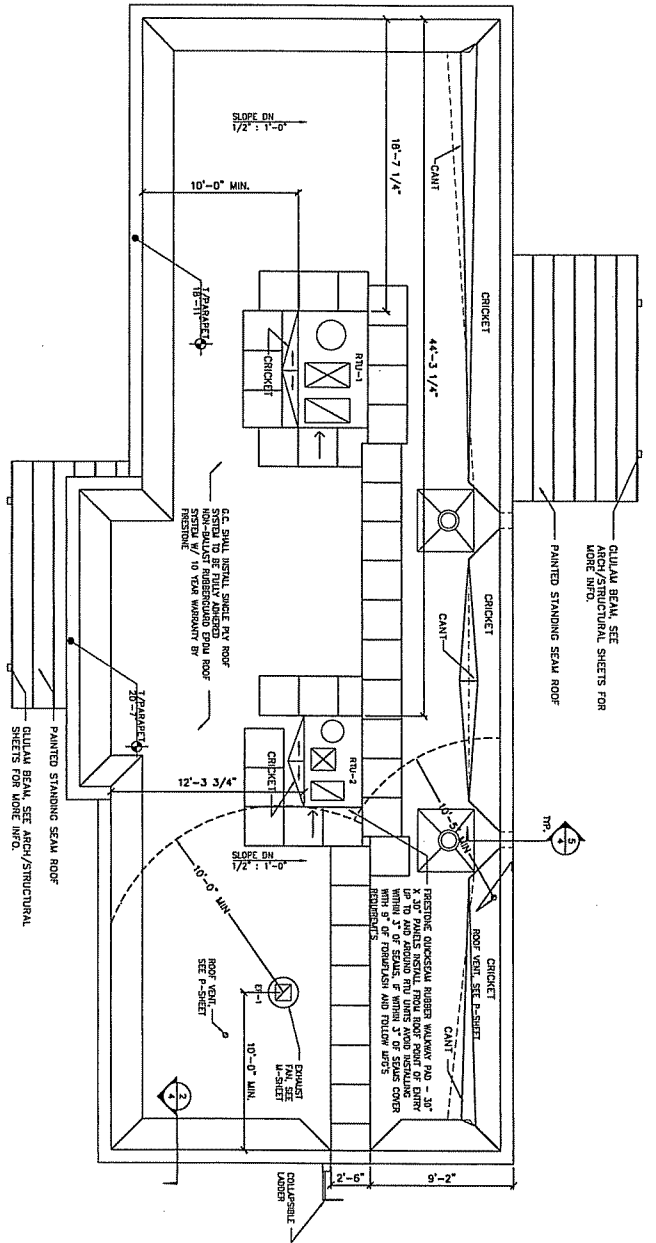
No.	Level	X	Y	Z	Height	Theta	Phi	Angle	Z
1	A1	1022	202	250	250	0.0	0.0	0.0	0.0
2	A1	1011	202	250	250	0.0	0.0	0.0	0.0
3	A1	1030	202	250	250	0.0	0.0	0.0	0.0
4	A1	1049	202	250	250	0.0	0.0	0.0	0.0
5	A1	1028	113	250	250	0.0	0.0	0.0	0.0
6	A1	1047	113	250	250	0.0	0.0	0.0	0.0

**STATISTICS**

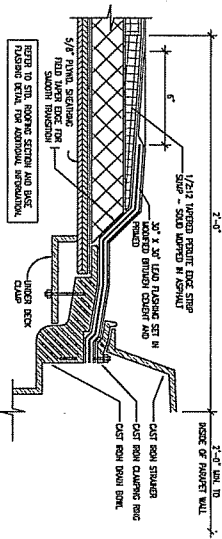
Parameter	Symbol	Avg	Max	Min	Max	Angle
Footcandle	+	3.1%	6.7%	0.1%	67.2%	31.1°
Footcandle	X	0.2%	2.7%	0.0%	N/A	N/A

NOTES  
 1. Footcandle read at 2' above the ground.

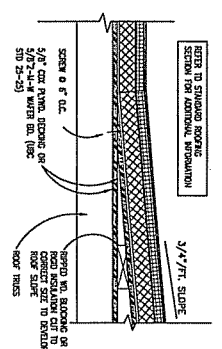




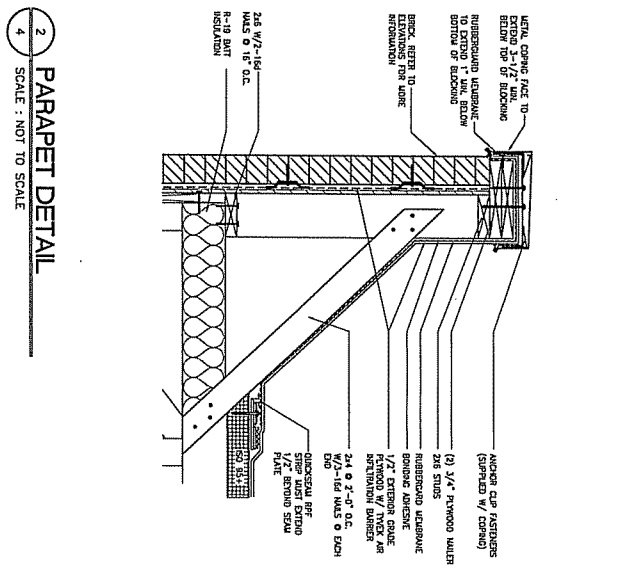
1 ROOF PLAN  
SCALE: 1/8" = 1'-0"



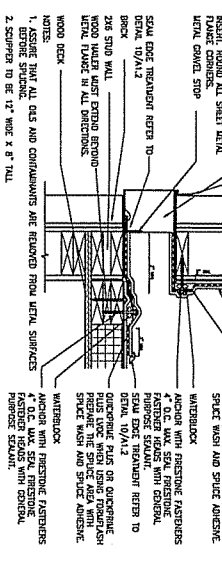
3 ROOF DRAIN DETAIL  
SCALE: NOT TO SCALE



4 TYP. CRICKET DETAIL  
SCALE: NOT TO SCALE



2 PARAPET DETAIL  
SCALE: NOT TO SCALE



5 SCUPPER DETAIL  
SCALE: NOT TO SCALE

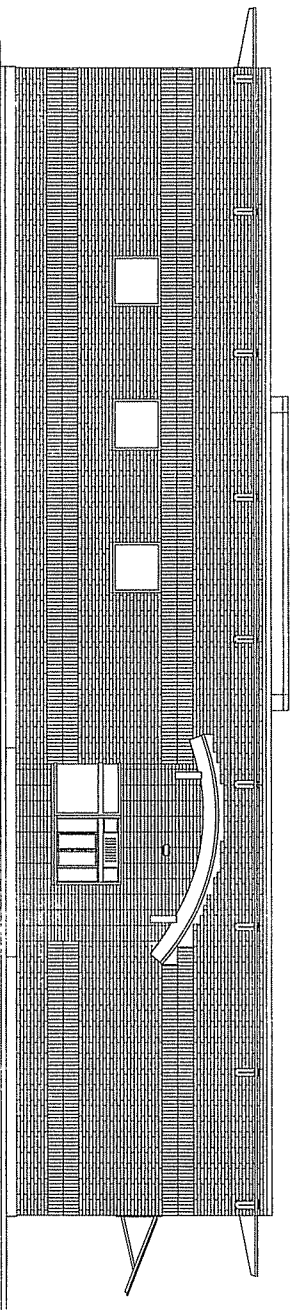
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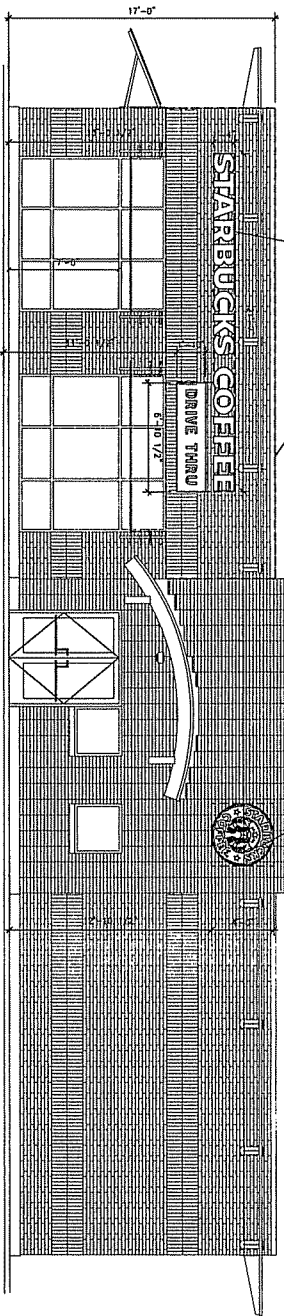


**WEST ELEVATION**

SCALE : 1/8"=1'-0"

SIGN A: 4482 S.F.  
SIGNABLE AREA: 210 S.F.  
40% X 210 S.F. = 84 S.F.

SIGN B: 16 S.F.

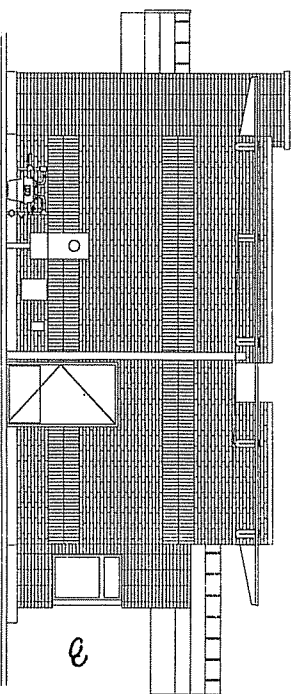


**EAST ELEVATION**

SCALE : 1/8"=1'-0"

**SIGNAGE CALCULATION**  
BASED ON CITY OF MADISON SIGN ORDINANCE

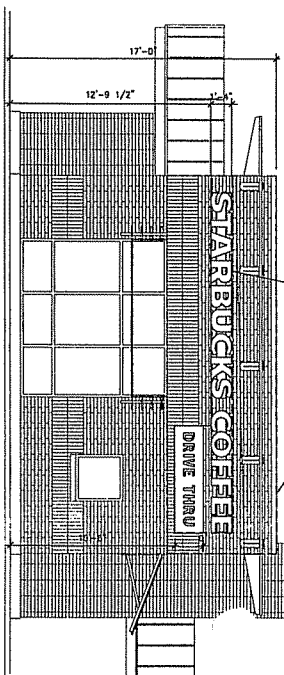
	PROPOSED	ALLOWABLE BY CODE
NORTH ELEVATION	SIGN A: 4482 S.F. SIGN B: 16 S.F. TOTAL SIGN: 6082 S.F.	SIGNABLE AREA: 210 S.F. MAX ALLOWED AREA: 40% X 210 S.F. = 84 S.F.
EAST ELEVATION	SIGN C: 4482 S.F.	SIGNABLE AREA: 168 S.F. MAX ALLOWED AREA: 40% X 210 S.F. = 87.2 S.F.
POLE SIGN	SIGN D: 18'-0" HIGH 63 S.F.	6 LANE TRAFFIC, 40 MPH 18'-0" HIGH 72 S.F.



**NORTH ELEVATION**

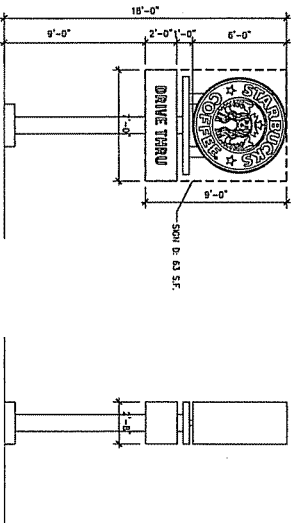
SCALE : 1/8"=1'-0"

SIGN C: 4482 S.F.  
SIGNABLE AREA: 168 S.F.  
40% X 168 S.F. = 67.2 S.F.



**SOUTH ELEVATION**

SCALE : 1/8"=1'-0"



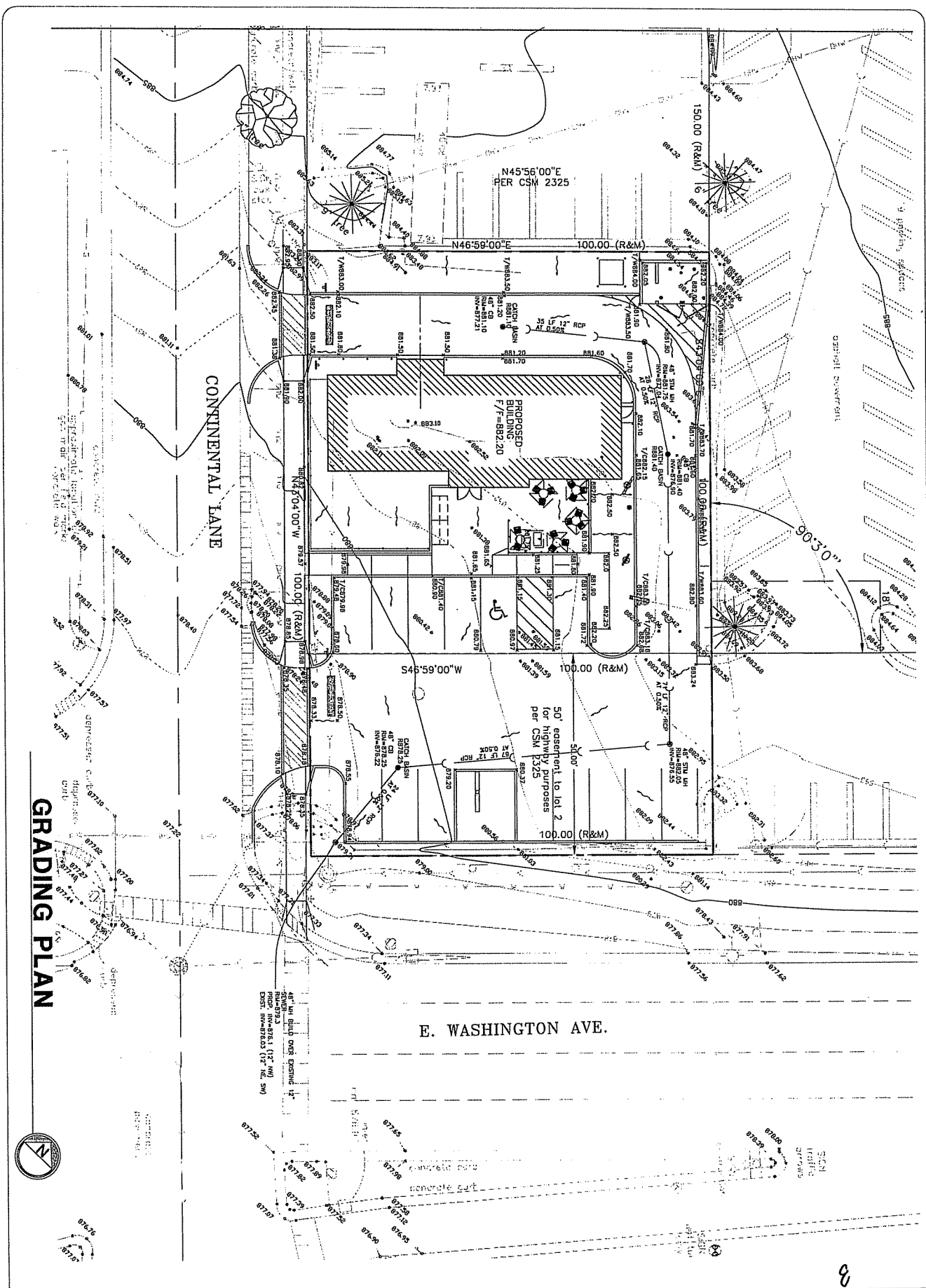
**POLE SIGN ELEVATIONS**

SCALE : 1/8"=1'-0"

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**STARBUCKS COFFEE**  
4302 E WASHINGTON AVE  
MADISON, WI 53704

**STARBUCKS COFFEE COMPANY**  
550 W WASHINGTON BLVD, SUITE 200  
CHICAGO, IL 60661



**GRADING PLAN**



PROJECT NO.  
5080  
3 of 7

**PROPOSED STARBUCKS**  
CONTINENTAL LN. & E. WASHINGTON AVE.  
MADISON, WISCONSIN

**IC CONSULTING, INC.**  
**INFRACON & GEOCON**  
 CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS  
 300 WARDWICK DRIVE WHEELING, ILLINOIS 60090 PH (847) 215-1133 FAX (847) 215-1177  
 DESIGN: P.L. DRAFTING: R.P.  
 SCALE: 1"=10' DATE: 02/15/05

REVISIONS		
DATE	DESCRIPTION	DRN BT