

Letter of Intent

From: McFadden & Company
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To: City of Madison DPCED
126 S. Hamilton
Madison, Wisconsin 53701

Date: May 22, 2018

Project: Zippy Lube Coffee @ 2013 Sherman Avenue

Proposed is a new coffee shop in a former Zippy Lube oil change facility that was originally constructed as a gas station. There will be no significant changes to the building and to the extent possible the existing look will be retained and restored.

The new service counter will occupy the old office, the restrooms will be replaced with new accessible ones and customer seating will be provided in the two repair bays that will be spruced up but otherwise left intact.

The two-glazed overhead doors will be replaced with new more energy efficient ones. Weather permitting these doors will be opened and as many as 16 to 20 seats will be moved outdoors onto the apron.

There will be a small roasting operation for coffee to be sold on site.

There are currently three curb cuts. One will be retained, one eliminated and the third reduced in width. The current landscaped area along both streets will be expanded. New walks to the building will be installed from both Sherman and Winchester. The applicant also owns the adjacent property, Busse's tavern, 2005 Sherman. A new-shared trash enclosure serving both establishments will be constructed on the 2005 parcel

Area:

Site	
Building	1,370 SF
Walks/Apron	2,900
Paving	5,500
Green	3,675

Hours:

Daily 7:00 a.m – 7:00 p.m. everyday

Construction Schedule:

Summer 2018

Owner:

Ben Altschul
2013 North Sherman LLC
PO Box 43
Madison, WI 53701

Architect:

James McFadden
McFadden & Company
380 West Washington
Madison, Wisconsin 53703

Contractor:

Chad Carlson
Carlson Construction
332 North Street
Madison, Wisconsin 53704