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November 28, 2022

City of Madison Plan Commission
215 Martin Luther King Jr. Blvd.
Madison WI 53703

Re: 4522 E. Washington Avenue-Application for FINAL APPROVAL of a proposed Café Zupas restaurant with drive thru and Chapter Aesthetic studio and clinic.

Please find enclosed an application for informational review of a proposed Café Zupas restaurant with drive thru and a Chapter Aesthetic studio and clinic. The site is currently improved with an older and functionally obsolete retail building that was constructed in the 1970's. The building is past its useful life and in disrepair. The existing landscape retaining walls along the E. Washington Avenue frontage road are in the vision triangle and in need of rebuilding.

Tenant Summary:

Café Zupas:

Café Zupas is a Sandy, UT (Salt Lake City area) based company, which currently owns and operates 62 restaurants in Utah, Arizona, Nevada, Idaho, Illinois, Wisconsin and Minnesota. By yearend 2022 we will have 64 company owned restaurants with 3 currently operating in the Milwaukee/Madison markets.

Café Zupas has been in business since 2004 when we opened the Provo, UT restaurant. We are well known for our house made, fresh soups, salads and sandwiches. All of Cafe Zupas delicious soups, salads, sandwiches, & desserts, and made in our kitchen every single day. Each menu item is created using chef-crafted recipes and quality-sourced ingredients in each location, every single day. It's more than just fresh - it's House-Made, and it's what makes us different.

Every single location is equipped with a state-of-the-art kitchen - no commissaries here! We wouldn't ever dream of warming a soup from a bag, and we'd never settle for bottled dressings or sandwich spreads. We make them in each restaurant every day. No strange ingredients, and no preservatives. It's an extra mile, but we're happy to take it to bring you a fresh House-Made meal that simply delicious.

Our typical stores operate Monday-Saturday during the hours of 11am and 8pm, typically a little longer on Friday and Saturday, and we are closed on Sundays. We are not open for breakfast, and we do not sell alcohol. Our current layout expects to have 80 seats and will have a max number of 12 employees at our peak period.

Chapter Aesthetic Studio:

Chapter is a leading aesthetic studio providing non-surgical and cosmetic face, body and skin treatments. Our team of skilled specialists are visionaries, artists and caring confidantes. Chapter is a leading aesthetic studio offering a range of evidenced-based, non-surgical and cosmetic procedures, including injectables such as BOTOX® Cosmetic and JUVEDERM®, laser skin treatments, and body treatments including CoolSculpting® and CoolTone®. Typical Hours of Operation: 9:00am – 5:00pm M-F; Saturday & Sunday by appointment. There are typically 8-14 employees / location

Chapter currently has 10 clinics across the country with the closest opened location to Madison, WI in

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West Des Moines, IA.

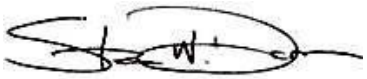
Proposal Summary:

Our proposal consists of two free-standing retail buildings both with four-sided architecture.

- The Café Zupas building is currently proposed as 3,136sf with a drive thru, outdoor seating and parking sufficient to accommodate all guests, customers, and employees. The exterior elevations consist of an architecturally pleasing palette of materials including Brick, painted stucco at the upper signage band areas and composite wood.
- The Chapter Aesthetic Studio building is currently proposed at 3,510sf with four-sided architecture and parking sufficient to accommodate all guests, customers and employees. The exterior elevations consist of an architecturally pleasing pallete of materials including nichicha fiber cement panel, brick and a glazed subway tile.

Thank you in advance for your consideration of our request.

Sincerely,



Steve Doran, Galway Companies, Inc.

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