



June 12th, 2023

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

Re: 1609 S. Park Street-Application for initial and final approval of a proposed Starbucks Coffee café.

Please find enclosed an application for initial and final approval of a proposed Starbucks Coffee Café as a re-use of the former Arbys restaurant at 1609 S. Park Street. The site is currently improved with an older building consisting primarily of an EIFS façade. Our proposal consists of investing into the building with more sustainable and longer lasting materials that will improve the longevity of the building.

As part of our proposal we have had several meetings with the alder for this district, the Bay creek neighborhood association, friends of Park Street, and South Metropolitan planning council. Throughout this process we have listened to concerns, comments and input from these associations and incorporated as much feedback as possible. As a summary the primary concerns/and or comments we have heard from these associations include the following:

-Starbucks is not part of a workers union. While we can appreciate this concern we are a landlord interested in leasing this building to Starbucks. We are not involved in the operation of the store.

-Concern on access through Beld Street. We have worked with traffic engineering on this proposal (through our development assistance team meeting) and addressed the the traffic. We are not adding any additional curb cuts or access points along Beld Street which currently do not exist. We have proposed turning the entrance along Park street to a right in/right out to help alleviate that traffic concern. Additionally, there are easements through the property which allow traffic to travel the adjacent properties as existing. Some neighbors requested we restrict traffic from entering the drive through at the west end of the property and we have accommodated that request.

-Competition among other coffee shops and request for more local business: We listened to the comments from many in the neighborhood and business association meetings. There were some residents against a national chain who could potentially come in and take business from a local coffee company. We received a copy of the attached email from Linsey Lee (owner of Cargo Coffee) indicating the addition of Starbucks would potentially “help” Cargo Coffee and continue attracting other restaurants and retailers to this neighborhood of Park Street to allow continue revitalization.

Proposal Summary:

The remodel of the existing building to a café will have a proposed +/- 2,938 SF for walkup orders for carryout and drive-thru only. The proposed hours of operation will be from 5am-9pm (may vary on weekends). The café anticipates employing 25-30 persons with 4-6 employees per shift.

The project plans to start constructions as soon as approved. Anticipated start will be end of the summer 2023 or fall with a finish time in the late winter early spring 2024.

800 W Broadway, Suite 400
Madison, WI 53713

www.galwaycompanies.com

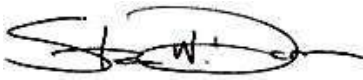
GALWAY

COMPANIES

Architect: Logic Design and Architecture, Inc.
Civil Engineer/Landscape: Professional Engineering, LLC
Structural Engineer: Pierce Engineers, Inc.
Mechanical Engineer: TBD

Thank you in advance for your consideration of our request.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Doran", with a stylized flourish extending to the right.

Steve Doran, Galway Companies, Inc.

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Madison, WI 53713

www.galwaycompanies.com