

7/14/2021

City of Madison
Zoning Administrator
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701

Letter of Intent
Proposed Starbucks
517 S Gammon Road
Madison, WI 53719

To whom it may concern,

It is our pleasure to submit this letter of intent for conditional use approval regarding the addition of a drive-thru and drive-thru window along the east façade at the existing multi-tenant building located at 517 South Gammon Road. This submittal is for building shell modifications only, the proposed coffee shop tenant will submit interior buildout drawings, occupancy applications, signage approvals, etc. under separate covers.

Currently zoned commercial center, we are requesting conditional approval for a drive-thru use on the site. The site is bordered by Gammon Road to the west, Platte Drive to the east, and existing businesses to the north and south. DXL is the adjacent tenant to the south.

We believe this location works very well as the drive-thru and queue does not have any impact on the site access/egress, and could support a queue substantially longer than this drive-thru would ever see. This building is unique in that it already has a drive aisle on the south side of the property that can be easily used for a drive-thru entrance, while the existing rear drive aisle also already has sufficient width to allow for drive-thru queue and use of the adjacent employee parking stalls by simply modifying the striping to angled parking.

We look forward to working with the city throughout the approval process to transform this site and believe that the proposed drive-thru modifications conform with the surrounding environment.

Warm regards,



Adam J. Stein
Principal, Architect, NCARB