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Architects

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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 northwest 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), New Eden Landscape Architecture (landscape architect) and Michael Achim of Starbucks Coffee Co. (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.

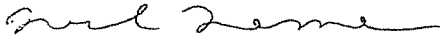
Site amenities include an exterior seasonal seating area, multiple areas for bicycle racks, 14 car parking spaces, one of which will be accessible. The trash enclosure is located on the north-west corner - 18'-7" from the building. The trash enclosure uses the same exterior finishes as the building. 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. The occupancy of (38) persons includes the employee total of five (5) persons per shift (4 employees & 1 manager). Hours of operation will be between 5.30AM and 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

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CC: file