

GALWAY COMPANIES

Thursday, July 06, 2017

Adam Sayre, AICP
Director of Planning & Development
City of Verona
111 Lincoln St.
Verona, WI 53593

RE: Proposed Starbucks Coffee Store development in front of Blains Farm and Fleet-600 Hometown Circle, Verona Wisconsin

Dear Adam:

Please find enclosed our concept development site plan and draft building elevations to carve an out lot out of the existing Farm and Fleet parking lot at 600 Hometown Circle for a 2,200sf building with drive thru for a proposed Starbucks Coffee Store. The area we are proposing to place the building is located where currently 100% impervious surface parking exists. Our proposal will reduce impervious surface parking area, increase density, expand landscaped area, and add a new use not already located in the Hometown circle development.

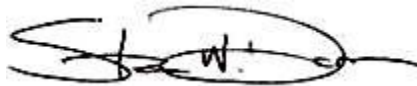
The proposed development is in the Suburban Commercial Zoning District and within the Downtown Design overlay district; the use is permitted as "restaurant" use. The lot we are requesting to develop on is not currently a separate CSM. As such; we are requesting a planned development for the parcel for subdividing via CSM as well as approval of the following exceptions.

1. **Building Setback:** The subject property is located within the downtown overlay district which would require it to be placed up on the road (no more than 25' set back) The overlay district was intended to push buildings along Verona Avenue close to the street to create an urban edge feel. Our parcel does not front Verona Avenue. Our parcel faces Hometown Circle and our proposed development has the parking and drive thru exit facing Hometown Circle; the same as Farm and Fleet, the proposed Festival Food Store, and all of the other 4 retail buildings constructed in front of the existing Farm and Fleet Store.
2. **Green Space Frontage:** Even though we are reducing the amount of impervious area we may need an exception for green space requirement based on current standards and the size of the proposed lot.
3. **Street Frontage Requirement:** Depending on the final lot layout we may need to request an exception on the 50' street frontage requirement.

We look forward to working with the City of Verona on this exciting new development opportunity.

Sincerely,

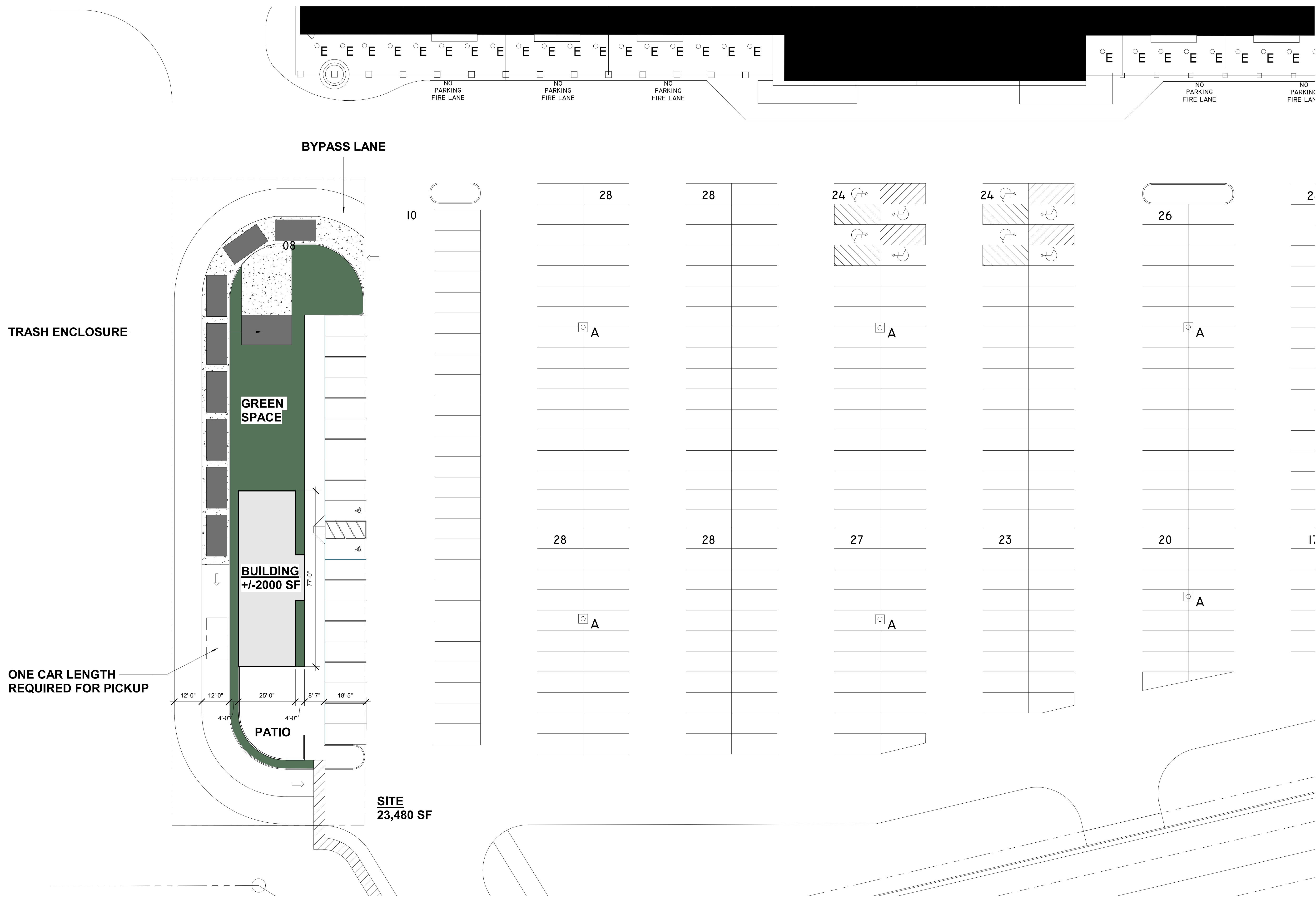
GALWAY COMPANIES, INC.



Steven W. Doran

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Madison, WI 53713
608.327.4015

www.galwaycompanies.com



TRASH ENCLOSURE

BYPASS LANE

GREEN SPACE

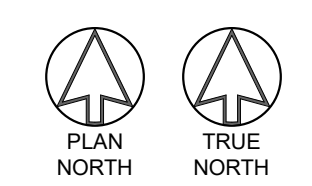
BUILDING
 +/-2000 SF

PATIO

ONE CAR LENGTH
 REQUIRED FOR PICKUP

SITE
 23,480 SF

1 ARCHITECTURAL SITE PLAN
 1" = 20'-0"



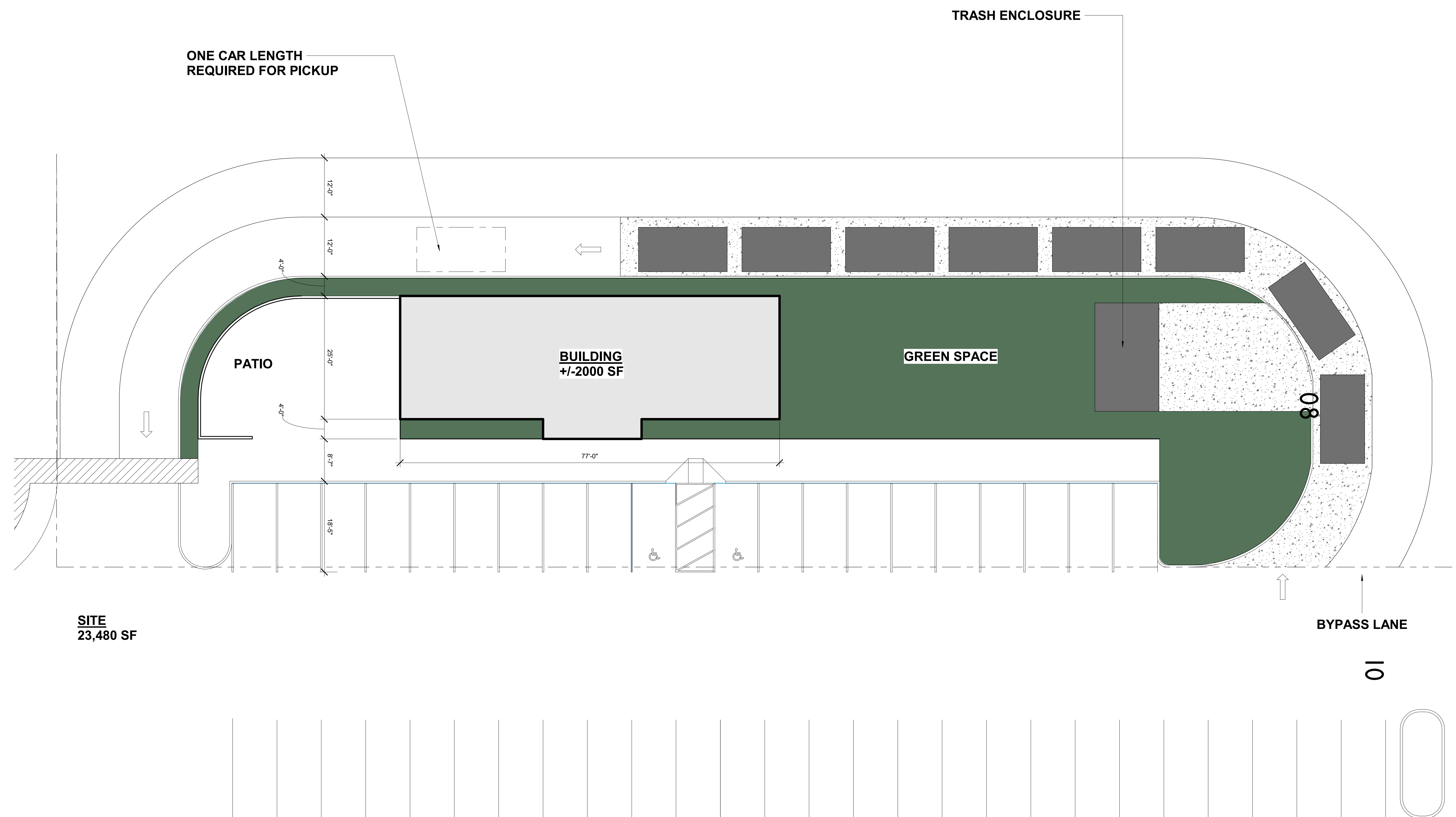
PRELIMINARY

FARM & FLEET OUTLOT
 VERONA, WI

ARCHITECTURAL SITE PLAN

06.06.2017
 CONCEPT SITE PLAN

AS1.1



SITE
 23,480 SF

ENLARGED SITE PLAN
 1" = 10'-0"

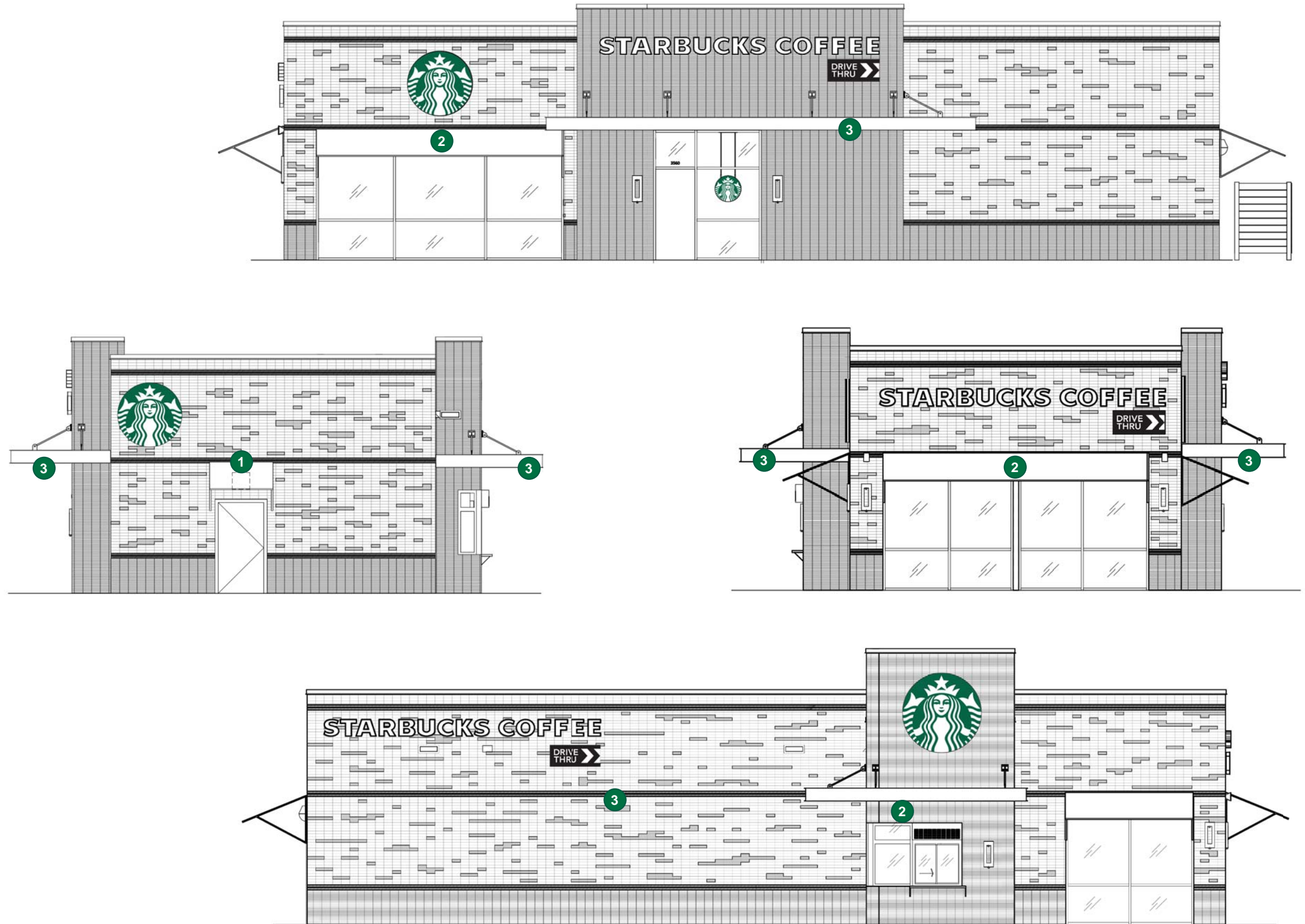
PRELIMINARY

FARM & FLEET OUTLOT
 VERONA, WI

ARCHITECTURAL SITE PLAN - ENLARGED

06.06.2017
 CONCEPT SITE PLAN

AS1.2



EXAMPLE OF POSSIBLE SIGNAGE LOCATIONS





EXAMPLE STORES

