

ARO EBERLE ARCHITECTS

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December 28, 2012

Willy Street Co-op: Conditional Use Application

Matt Tucker
Zoning Administrator
Madison Municipal Building, LL 100
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

Letter of Intent for Conditional Use

Mr. Tucker:

Please consider this letter of intent for a Conditional Use for an outdoor eating/recreation area, located at 1221 Williamson Street.

Project Overview:

The Willy Street Co-op is undergoing a major remodeling and addition to the existing East store. As part of the build-out of the front addition to the store, the owner requests approval of an outdoor seating/recreation area on two portions of the site. One area is located in the front of the building on grade, separated from the parking zone by landscaping and fencing. The second area is on a balcony on the second floor of the structure. Please note that a site plan review for a permitted use addition has been submitted concurrently, and construction is anticipated to begin April 2012. This application is only for approval for outdoor eating/recreation of food products purchased on site at the two areas indicated on the plans.

Presently, the Willy Street Co-op operates with a small inside area for customers to eat food purchased on site. The addition and remodeling project will displace this function, and customer and member feedback has consistently requested better and more flexible accommodations for dining, both interior and exterior.

Existing Condition

- ❖ Store is a permitted use
- ❖ Hours of Operation: 7 days, 7:30 AM-9:30 PM
- ❖ Off-Street Parking: 53
- ❖ Bicycle Parking: 60 stalls

Proposed Condition

The outdoor eating areas have table and chairs. Patrons will be able to access the balcony from the 2nd floor of the store. An accessible route to the balcony will be provided via an elevator on the interior of the building. New and remodeled accessible restrooms will be located on the 2nd and first floors. The

upper balcony has an exterior stair for egress from the balcony area to grade. The balcony will be screened. On the side of the balcony that is adjacent of the existing roof, the openings will be screened but allow visitors to view some of the sustainable features that are found on the roof as an educational component of the project. These include a photovoltaic array, new roofing material, and daylighting features that are anticipated to be incorporated into the project.

- ❖ Outdoor eating area permitted to be open during store hours (7:30am-9:30pm)
- ❖ Occupancy Limit:
 - Upper seating area: per IBC 49 occupants max
 - At-grade seating area: 32 occupants per seating layout

Thank you for your consideration of this conditional use.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Matthew Aro". The signature is fluid and cursive, with a large initial "M" and a long, sweeping tail.

Aro Eberle Architects, Inc.
Matthew Aro, AIA