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May 23, 2006

Plan Commission  
City of Madison

To Whom It May Concern:

This is a letter of intent for a proposed patio to be located at the rear of our coffee shop, Indie Coffee, 1225 Regent Street.

**Brief Introduction** Indie Coffee is approaching its second year in business, and we have had several requests from the neighborhood to provide an outside space for enjoying coffee. We believe that the lot behind our building would be perfect: there is one large tree that could provide plenty of shade on hot days, and the space already has tall privacy fences on both sides. If we added one short fence to simply connect the two, we'd have a very nice private space for sipping coffee.

**Name of Project:** Indie Coffee Patio

**Construction Schedule:** Since the only real construction that is needed is a short 20-foot fence, we would complete construction within one week of city approval.

**Description of Existing Conditions:** The lot behind the building is approximately 21' by 29'. About half is paved with cement, and the other half is asphalt. Two tall wooden privacy fences separate the property from the two neighbors (Jensen's Auto and Campus Chiropractic) at the property lines. Right now, the rear is open, with an unsightly view of the graveled alley and student housing.

**Uses of all areas of the building:** The main floor is a coffee house; the basement is mainly storage, and the top floor contains two small apartments managed by Tallard Apartments.

**Total square footage of building:** Each floor contains about 1,000 square feet of useable space; so total square footage is approximately 3,000 square feet.

**Gross square footage of each use:** The coffee shop is about 1,000 square feet; the basement (storage) is also about 1,000 square feet; the upstairs apartments account for the final 1,000.

**Number of employees...:** We currently employ six employees, two of which are full-time. Their duties are all food- and drink-related.

**Capacity:** Capacity is 25.

**Parking spaces:** We rent two parking stalls from Roger Charley (of Budget Bicycle) for customer use. These spaces are widely used during the winter months, but not very much in the summer when parking is ample (which is when the patio would be in use).

**Hours of operation:** Every day from 7 a.m. until 10 p.m.

**Acreage of the site:** The property is .04 acres.

**Number of dwelling units...:** This project does not involve adding dwellings (however, there are two small apartments upstairs).

**Number of bedrooms, etc...:** One of the apartments is an efficiency, and the other is a one-bedroom.

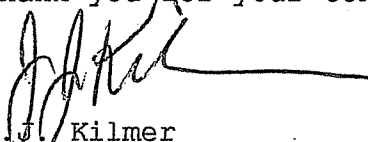
**School children generated...:** None.

**Trash removal for project:** This is a simple fence installation, and any trash generated will be removed from the site the same day.

**Conclusion:**

We believe this is a relatively straight-forward project, and the building owners (Madison Historical Properties) agreed to it readily since it will serve to improve the value of their property. There are no other public places in the area with outdoor space, and we believe that this patio will improve the whole neighborhood. We believe we have already proven ourselves as a great meeting place for friends and neighbors of all ages. Right now, even with the students gone, we are relatively busy, which illustrates the fact that we've become an important place for those who live and work in the neighborhood year-round. We're in this for the long-haul: we believe in the Regent neighborhood, and want to continue to invest in its improvement. The patio would add to the pleasant changes happening slowly in and around the neighborhood.

Thank you for your consideration.

  
J.J. Kilmer  
Owner

Barrett Kilmer  
Owner

