



June 16, 2011

Mr. Matt Tucker
City of Madison
215 Martin Luther King Jr. Blvd
Madison, WI 53701

Re: Brocach Irish Pub – 1843 Monroe Street “Conditional Use”

Dear Matt:

On behalf of Brocach Irish Pub we are submitting the following information in accordance with the City of Madison “Land Use Application” – Madison Plan Commission. We are asking that this information be reviewed as soon as possible in order for plan commission and or other City of Madison authorities to provide final approval on this matter.

The existing space is a furniture and antique store called “Spirals”. Use of operations is conducted during typical retail hours between 10am and 8pm daily. Weekend hours are reduced to closing at 4pm. Parking is available on street along with City parking lots with meters located in a 200 yard radius of the subject property. Street meter parking availability on the 1600, 1700, 1800, and 1900 blocks number 43 total spaces. Parking lot spaces located at both the Public Library and Trader Joes sites equal 54 total spaces. Deliveries and drop offs can be completed with the use of 2 stalls in the rear of the building. The rear of the building is adjacent to a public alley that services both the retail business base and residential community along Madison Street.

Brocach Irish Pub would like to occupy the existing space by July 1, 2011 in order to remodel and open for full occupancy by September 1, 2011. Typical business use is lunch and dinner services with normal hours of operation from 11am to 12am. These are similar hours to Brocach Irish Pubs other restaurant located on Main Street in downtown Madison. Total square footage is approximately 2,000 sf. The business will be open seven days a week and employ 25 people with a full time manager. Principal owners Cliff McDonald and Don Gautreau will be involved with the business on a daily basis.

Landgraf Construction, Inc is in charge of both design and construction for the new space. Rob Wheat, AIA with Senekteks Architects will be the professional Architect of record.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark J. Landgraf".

Mark J. Landgraf
President
Landgraf Construction, Inc