



October 15, 2008

Land Use Application – Letter of Intent

City of Madison Plan Commission
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

Re: Rezoning of 2425 Atwood Avenue- Madison WI 53704 from R4 to C2

Rachid Ouabel & Teresa Pullara-Ouabel
1621 Mayfield Lane,
Madison, WI 53704

We are Purchasing the former Atwood/Goodman Community Center property for our existing business, Bunky's Café, that is currently located at 2827 Atwood Avenue.

The primary business located at 2425 will be Bunky's Café; we are currently located at 2827 Atwood Avenue, Madison WI 53704. We are approaching our fifth year of business at this location. We currently employ 23 full & part-time employees. We currently hold a class B beer & class C wine License. This will remain the same at the new location. Our occupancy is currently at 80 – not including our party room. We will keep the same occupancy of 80 at our new location. We hope to use the basement as a private party room.



The second floor of 2425 Atwood Avenue will be our primary residence. We will build a single dwelling unit. We will rent this from Bunky's for Aprox - \$1200.00 month.

Building Square footage of 2425 Atwood Avenue: 8650 SF

We are requesting a curb-cut for a parking lot. The parking lot will provide seven parking stalls including:

- (4) customer stalls
- (1) disabled parking stall
- (1) catering van stall
- (1) tenant stall

Based on the proposed use, the required parking is 24 stalls. We are requesting a variance of 17 stalls and looking for shared parking with adjacent property owners.

Our Hours of business will remain the same

Sunday - 4-9 (open from November - May)

Monday Closed

Tuesday 11-2 5-9

Wednesday 11-2 5-9

Thursday 11-2 5-9

Friday 11-2 5-9

Saturday 11-10

2827 Atwood Ave. ■ Madison, WI 53704 ■ 608-204-7004 ■ fax 608-204-7005

www.bunkyscafe.net



Building and Site Design

We are hoping to work with city of Madison "Façade Improvement Grant" to help make the building more energy efficient. We are working with our Architects to make the renovations of this property as "green" as possible including rain gardens, new windows, etc. In researching the property, there are no Historical issues.

We will include only building mounted signs and continue to use our neon signs inside. We will include the proper code – building lighting to insure safety.

We will include a small area in the back for garbage pick-up, the truck will pick-up only during the morning hours when awe are closed.

Because we belong to "Dane Buy Local", we currently buy our products from small vendors. Our deliveries are made before we open, or in the afternoon between 2-5 when we are closed. The current vehicles are no larger then a small moving truck.

Schedule

As per the acceptance for the rezoning and parking lot due at the meeting on January 6th, 2009. We will close on the building by the 9th of January, 2009. After acquiring all needed building permits, we hope to start remodeling by the middle of January 2009.



Designers and Contractors

Landscape Architect - Schreiber/Anderson Associates

Architect - Epstein Uhen Architects

Rain Gardens - Susan Preibe

Kitchen Remodeling - Kavanaughs

HVAC - ASC

Parking lot construction - Wolf - Four Lakes

Sprinkler system - Monona fire & safety

Electrician - Hill Electric

General contractor - Bachmann

Sincerely,

A handwritten signature in black ink, appearing to read "Teresa Pullara-Ouabel".

Teresa Pullara-Ouabel

Owner