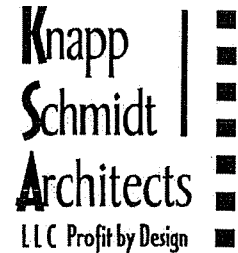


May 9, 2006

S0402

Land Use Application
Madison Plan Commission
215 Martin Luther King Jr. Blvd
Madison, WI 53701-2985



Letter of Intent

For renovations to 305 East Johnson Street, Madison, WI. To create;
**Old Market Bistro and Bakery
And Residential Apartments**

Existing Conditions

The existing two-story building at 305 East Johnson Street, constructed in 1899, has most recently been used for residential apartments. Last occupancy was a four-bedroom apartment on the first floor and a three-bedroom apartment on the second floor. The building is wood frame with a brick veneer.

The site is 33'x 100' = 3,300sf. The basement, first floor, and second floor are all 1,329 sf. With the existing third floor of 396 sf, the total existing floor area is 4,383 sf.

There are no parking spaces on this property. The existing building has a two story mixed use commercial and residential building to the southwest and a two story residential apartment building to the northeast. The rear of the lot is adjacent to parking areas of other residential buildings.

Proposed Use

Commercial Use: The proposed renovation of the building is to convert the basement area and the first floor into a restaurant/tavern. The existing basement floor is one-half of a story below the existing sidewalk. New handicap-accessible sidewalk ramps will connect the street sidewalk to the lower level floor. A new vestibule will be constructed to provide an entrance to both the new commercial space and the apartments. A ground floor addition will be constructed behind the existing building to provide new toilet rooms, mechanical, and utility space.

A wheel-chair-accessible sidewalk will also be constructed along the northeast side of the building to reach the first floor commercial space.

The restaurant is planning to serve food and drinks from 6:00 am to 11:00 pm. Discussion with the Old Marketplace Neighborhood Committee indicated their desire that the serving of

alcohol will stop at 10:00 pm. The maximum capacity of the restaurant will be approximately 100 patrons and 6 employees. The dining area of the restaurant area is 1,431 sf. or 95 patrons.

Residential Use; The second and third floors will be renovated to retain two (2) bedroom units. An existing third floor dormer is planned for expansion to provide better stair headroom and mechanical space.

The resulting usable areas are;

Ground Floor Commercial Space	1,689 sf
First Floor Commercial Space	1,487 sf
Second Floor Residential Space	1,329 sf
Third Floor Residential Space	<u>773 sf</u>
Total Building Floor Area	5, 266 sf

Other Considerations

The existing building is located less than five feet from the side property boundaries. A change in use on the first two floors requires meeting the one hour fire rating, so existing windows on the two lowest level will be filled in with brick to match the existing surface. . The two upper residential use floors do not change use. The windows will be replaced in the existing openings.

No parking is possible on the existing site.

Development Schedule

A Conditional Use was granted for this project in June of 2005. The intent and discussion of the proposed project was to provide a dining facility in which alcohol could be served to patrons. City of Madison Planning staff have determined that alcohol could not be served in a business in the R-6 zoning district. Therefore a PUD zoning change is being sought as the only option available to achieve the business concept at 305E. Johnson Street.

It is anticipated that pending early 2006 City approval of the PUD zoning, construction would begin in 2006 and be completed in early 2007.

Development Team

305 E. Johnson Street is owned by Old Market Bistro LLC, Navin Jarugumilli, 2354 18 Shepard Terrace, Madison, WI 53705, telephone number 608-213-7170.

Architect; Mark Schmidt Architect, PO box 762, Wautoma, WI 54982. 800-236-0140

The General Contractor has not been selected.

The restaurant will be; Old Marketplace Bistro and Bakery LLC
Navin Jarugumilli and manager Jeff Holm