

## Letter of Intent

From: McFadden & Company  
380 West Washington Avenue  
Madison, Wisconsin 53703  
608 251 1350



To: City of Madison Plan Commission  
215 Martin Luther King Blvd  
Madison, Wisconsin 53701

Date: May 7, 2013

Project: Blair Street Brew & BBQ Patio, 605 East Washington Avenue

### Existing Conditions:

The restaurant is in masonry commercial building that shares an irregular shaped zoning lot created in 1984 to allow the Blair / East Washington turn lane with an older two family wood frame structure. The owner subsequently purchased the adjacent three family at 19 East Blair and extended the parking lot to the rear.

### Proposed Improvements:

Two parallel Land Use Applications will be submitted. This application is for improvements to an area of 1,115 SF at the Blair Street / East Washington intersection that will include a 35 seat 500 SF fenced dining patio and racks for 10 bikes. The second application will be for improvements necessary to bring the remainder of the two zoning lots into conformance.

### Areas:

#### Property

605 E Washington	14,542 SF
15 S Blair	4,158
19 S Blair	4,884

#### Building

605 E Washington	7,319
15 S Blair	1,217
19 S Blair	1,293

Parking	10,110
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### Coverage:

20,939 SF building & paved / 23,584 SF lot area = 89%

Capacity:

90 Inside and 35 on the patio

Hours of Operation:

Food service from 11 AM to 10 PM – will remain open till bar time

Music:

Background recorded music & possible live acoustic entertainment

Construction Schedule:

Start & Complete: July 2013

Restaurant Owner / Operator

Nick Sierzant

Blair Street Brew & BBQ

605 East Washington Avenue

(608) 257-9000

Owner:

Cliff Fisher

107 North Hancock

Madison, Wisconsin 53703

Architect:

McFadden & Company

380 West Washington Avenue

Madison, Wisconsin 53703

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