



## **Letter of Intent**

### **Re: Conditional use application for Robin Room, LLC – 821 E. Johnson St.**

#### **Project Team:**

Chad Vogel, Owner & Applicant  
Robin Room, LLC  
815 Prospect Place, Lower A  
Madison, WI 53703

Jacob Morrison, Architect  
Morrison Architecture Studio  
1933 Keyes Ave  
Madison, WI 53711

The applicant is seeking approval for the space as a Bar/Tavern, a conditional use. The existing building will remain unchanged on the exterior, and the interior demising walls are also unchanged.

The existing building is a 3 story mixed-use building with 2 commercial suites on the ground floor, 2 apartment units on the second floor, and 2 more units on the third floor. The building footprint is 2500sf. The extent of the work being proposed is within the existing 1020sf space on the west side of the ground floor of 821 E. Johnson. Of that area 300sf of the space will be used for prep areas or serving area (behind the bar), the bathrooms occupy 100sf. The remaining 620sf is public area for seating and circulation. Once construction begins we anticipate it will take approx. 4 months to complete and have a construction budget of \$50,000.

Construction would involve subcontractors from all the usual trades (mechanical, electrical and plumbing) as well as some carpenters during that 4 month period. After construction the business would employ 3 to 5 people full time.

The proposed hours of operation would be from 4pm to 2am, seven days a week.

Currently there are two, two-sided, bike parking poles located directly in front of the property on the sidewalk. There are 8 parking stalls in the rear yard, accessed through an easement and driveway between 821 E. Johnson and 825 E. Johnson. Four of those stalls are designated for the four apartments above, 2 are for the suite "A" tenant, and 2 are for the suite "B" tenant. We are also seeking a reduction in the number of required off-street parking stalls.

The lot is 5,492sf, 2500 of which is covered by the building. About 470sf in the rear is permeable gravel or dirt with planting in it. The remaining area (2460sf) is paved and used for parking.

The property has an assessed value of \$591,700.