

Barnett Architecture

March 2, 2011

Mr. Nancy E. Fey, Chair
Plan Commission
Department of Planning and Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701-2984

Re: Letter of Intent - 961 and 967 South Park Street Barriques Coffee Shop Conditional Use Application

Dear Ms. Fey and Members of the Plan Commission:

Attached please find the following documents for Plan Commission Consideration as part of this Letter of Intent:

1. 12 copies of Land Use Application
2. 12 copies of Letter of Intent
3. 7 copies of Site Documents Full Size/Collated:
 - a. Legal Site Plan (Williamson Surveying and Associates, LLC); 11x17
 - b. Proposed Site Plan (Quam Engineering); 11 x 17
 - c. Proposed Landscape Plan (Richard Slayton, RLA); 11 x 17
4. 7 Copies Full Plan set at 11" x 17" (site and architectural plans)
5. 1 Copy Plan set at 8.5" x 11" (site and architectural plans)
6. Application Fee Check
7. Disc with Full Documents

Retail Location Introduction

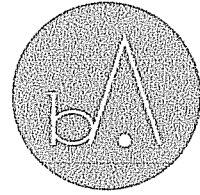
Barriques plans on opening a cafe location at the above noted parcels. The project will include utilizing 961 S. Park Street for parking and building operations and 967 S. Park Street for outdoor seating and parking. Similar to the other five Barriques locations in and around Madison, the Park Street location would feature a menu offering coffee and tea beverages, pastry and bakery items, sandwiches, soups and salads and a small amount of wine and beer for in-house consumption. The location will also feature the Barriques Wall of 100 wines which offers customers an opportunity to purchase wine for off-site enjoyment.

The building at 961 Park Street is approximately 2700 square feet. The space will be used for the café, the Barriques training program and possibly for bakery production. The interior space will be designed in a similar fashion to the other Barriques locations, featuring significant amounts of recycled material and taking advantage of the existing interior architecture of the space which will give it a well-worn, comfortable, industrial-ish feel. The Park Street location is positioned both adjacent to a well established neighborhood as well as on a major commuting route which should provide a good mix of customers at all three day parts.

Project Location Introduction

The properties, within Urban Design District 7, are located at the southwest corner of the intersection of South Park and Parr Streets. An existing building exists at the 961 South Park Street Parcel while the 967 South Street Parcel is vacant. The existing building, the former Atomic Furniture retail space, is proposed to be re-purposed as the new retail location with the 967 parcel to provide space for a outdoor seating, parking and vehicular circulation. Both parcels are zoned C2.

Commercial properties are located directly to the north, west and south with residential to the east.



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A few significant features are proposed, including:

1. Connect the two parcels as one entity. A cross-easement relationship was made possible by working with the Zoning Department and two property owners (Dave Vogel and St. Mary's Hospital).
2. Site ingress to remain off Parr Street with egress on Park Street. Traffic will be one-way. The parking plan has been reviewed, at the time of this submittal, with John Leach.
3. The current street-facing door will remain the primary entry while a second entry point is proposed along the east face.
4. An open terrace for outdoor eating is proposed at the 967 parcel complete with landscape.
5. The project is working with the Façade Grant team.

Project Name

Barriques Park Street Location

Existing Conditions

The proposed project site is comprised of 961 and 967 S. Park Street. The 961 parcel features an existing concrete block one-story structure and a gravel paved site. The 967 parcel is undeveloped.

Project Communication

Barriques has formally met with City Staff (10-19-10 and 2-28-2011), District 2 Alderperson Julia Kerr (10-14-2010) and the Bay Creek and Monona Bay Neighborhood Associations (10-18-2010).

Proposed Construction Schedule

Date	Milestone
April 2011	Commencement
July 2011	Final Completion

Building Area

The existing size of the building at the 961 Parcel will remain at 2696 square feet.

Parking Spaces

9 Surface stalls, including (1) accessible stall and (1) compact stall, are provided. Six (6) Bicycle stalls are provided along the Park Street side. A parking lot reduction application has been reviewed with zoning staff and an application is being submitted.

Site Area

961 S. Park Street: 4941 SF/.1134 acres

967 S. Park Street: 4958 SF/.1138 acres

Project Team

Owner

Barriques

1831 Monroe Street

Madison, WI 53711

P 608.284.9463

Contact: Finn Berge and Matt Weygandt

Finn@barriquesmarket.com

Matt@barriquesmarket.com

Architect

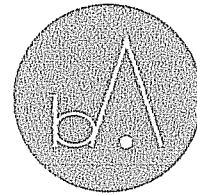
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Contact: Todd Barnett, AIA
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Surveyor

Williamson Surveying and Associates, LLC
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Waunakee, WI 53597
Contact: Mr. Noa Prieve
P 608.255.5705
willsurv@tds.net

Civil Engineer

Quam Engineering, LLC
4604 Sigglekow Road, Suite A
McFarland, WI 53558
P 608.838.7750
Contact: Mr. Ryan Quam, PE
rquam@quamengineering.com

Landscape Architect

Richard Slayton, RLA
rlslayton@hotmail.com

Contractor

Self-Contracted by Barriques

Thank you for your assistance and please contact me if I can provide any additional materials.

Sincerely,

Todd Barnett, AIA ALA
Architect/Managing Partner

cc Finn Berge; Matt Weygandt; Quam Engineering; Richard Slayton