



March 22, 2016

Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison WI 53701

RE: **Letter of Intent – Alteration to an Existing Conditional Use**
1313 Regent Street
Madison, WI

To Whom It May Concern:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

Organizational structure:

Owner: FCS Plan B, LLC
W 11579 Cty Rd V, Apt 1
Lodi, WI 53555
Contact: Rod Ripley

Architect: TJK Design Build Inc
612 West Main Street, Ste. 201
Madison WI 53703
608-257-1090
608-257-1092 fax
Contact: John J Bieno
jjbien@tjkdesignbuild.com

Engineer: D'Onofrio, Kottke & Assocs, Inc.
7530 Westward Way
Madison, WI 53717
608-833-7530
Contact: Ron Klaas

Landscape Design: Richard Slayton, ASLA

Introduction:

The site is located mid block on the south side of the 1300 block of Regent Street. The current lot is approximately 35,461 square feet in size. With this submittal, the lot size will increase to approximately 39,467 square feet. This is due to the addition of a neighboring lot that is intended to be used for additional parking. There currently is an existing structure that has seen many purposes over its 70+ year lifespan. Most recently as a car repair center. The property extends all the way through the block to Bowen Court. Regent Street is an active area in the city for all modes of transportation. Bowen Court is a one way street that primarily serves as a link to the converted housing along this street. To the east and west of the property there is a mix of commercial properties and more converted housing.

Deconstruction:

This proposal requests the deconstruction of an existing, un-structured, surface parking area and the transformation of a proposed green space into (2) volleyball courts.

Description:

The original proposal, currently under construction, was to transform the project into a brew-pub and banquet facility. This additional request, simplistically, is two parts. First, it is to incorporate the new lot into a structured parking area. Complete with lighting, landscaping and structured parking and drive areas. Second, is for the reworking of a proposed green space into (2) volleyball courts with lighting. In addition, a Cedar fence will be built along most of the perimeter of the property.

The volleyball courts will sand structures and built into the site. Landscape fabric will be introduced to minimize weed growth and loss of sand. A net will surround the entire court area. No extra speakers or sound producing devices are going to be added to the volleyball courts. Games will be held beginning the first week of May and ending the first week of October. The latest the court would be used is 10:30pm.

The additional parking area accommodates 8 new parking stalls. These additional stalls will help with the additional capacity created by the volleyball courts and its users.

Hours of Operation:

Brew Pub	Sunday – Thursday 11:00 AM – 2:00 AM Friday - Saturday 11:00 AM – 2:30 AM
Outdoor Dining	7 days a week (weather permitting) 11:00 AM – 10:00 PM
Banquet Facility	(by reservation) same as Brew Pub
Volleyball Courts	5:30pm-10:30pm Weeknights Noon-10:30pm Weekends May through October Last game ending at 10pm

Occupancy Load:

Brew Pub	2,863 SF = 200 Persons
Commercial Kitchen	1,044 SF = 5 Persons
Banquet Facility	2,432 SF = 450 Persons (owner set amount)
Brewery	1,393 SF = 3 Persons
Outdoor Dining	1,269 SF = 82 Persons (owner set amount)
Volleyball Courts	24 persons (Seasonal - Factored into outdoor dining area)

Parking:

Brew Pub	Vehicle	27 Provided	41 required for Brew Pub and Patio 68 required for Banquet
	Bicycle	5% of Capacity	37 required

Lot Coverage/Useable Open Space:

Lot Area	39,467 SF
Building	10,156 SF
Green Space	11,641 SF

Schedule:

Plan Submitted	March 23, 2016
Plan Commission	May 9, 2016
Common Council	May 17, 2016
Plan Approval	June 3, 2016
Final Zoning Approval	June 3, 2016
Start Construction	June 6, 2016
Final Completion	August 1, 2016

CU Requested:

- Reduction in parking
- Outdoor eating area

Social and Economic Impact:

This development will have a positive social and economic impact. The development will potentially increase the city's tax base with minimal if any increased cost to the city. The redevelopment will provide new work opportunities and housing options. It also promotes pedestrian, bicycle and mass transit circulation.

Thank you for your time in reviewing our proposal.

Sincerely,

John J Bieno, AIA
TJK Design Build Inc