

April 11, 2016

City of Madison Planning & Zoning Department

215 Martin Luther King, Jr. Blvd., Room LL-100

Madison, WI 53701-2985

RE: Land Use Application - Conditional Use

Gallery 1444, LLC

1444 E Washington Ave

Madison, WI 53703

To Whom it may concern,

This project has the following team members; Jack Chandler, Obasi Torti, Alice Torti (owners) and Edward Kuharski (architect).

- Existing condition of space subject to Conditional Use is an Art Gallery.
- Project schedule: July 2016 opening.
- Proposed usage and square footage of each: 1,000 sq ft, bar and 3,000 sq ft, nightclub.
- Hours of operation; Thursday 6-10, Friday and Saturday 6-11, Sunday 5-9PM.
- Building square footage; 11,500 sq ft. Number of dwelling units, NA. Auto and bike parking; 18 Auto, 12 Bike. 1 accessible parking stall to be provided per site plan.
- Lot coverage/usable open space calculation: Lot Area= 9451 sf; Bldg. Area= 6016 sf; Lot Coverage = 64% Usable Open Space +/- 125 sf.
- Value of land, \$92,300, estimated cost of project, \$10,000. Number of construction and FTE created – 0. Public subsidy requested, NA.

This project has been approved by the ALRC and the Common Council in March of 2016. The ALRC specified a capacity of 60 and a closing time of 10PM on weekdays and 11PM on weekends, and no outdoor amplification. There is on-street parking in front of the building, a city bus stop is on the same block, bike path is directly behind the building and we have kayak parking too! We have the only 100% safe crossing of E. Washington Ave from the square to the pedestrian bridge at Hwy 30. The building areas to be used for the proposed activities are fully ADA accessible.

Attached also find the approval letter from Tenney-Lapham Neighborhood Association as well as a copy of an email from Jack Chandler to the President of the Association and the City's Alderperson.

Jack Chandler, Project Contact

Gallery 1444, LLC