

July 18, 2017

**To Whom it May Concern,**

Dept. of Planning and Development  
City of Madison, Wisconsin  
126 S. Hamilton St.  
P.O. Box 2985  
Madison, WI. 53701-2985

**RE: Letter of Intent – Conditional Use**

1823 S. Park St.  
Madison, WI. 53713

The following Letter of Intent and application is submitted together with our plans for the Staff and Plan Commission's consideration for approval.

**Organizational Structure:**

**Owner/Developer**

L & L Communications, LLC  
814 N. Meadowbrook Lane  
Waunakee, WI. 53597  
Phone: 608-770-6600  
Contact: Luis M. Montoto  
[lacapitalproducts@gmail.com](mailto:lacapitalproducts@gmail.com)

**Architect**

Ferch Architecture  
2704 Gregory St.  
Madison, WI. 53711  
phone: 608-238-6900  
contact: David Ferch  
[david@fercharchitecture.com](mailto:david@fercharchitecture.com)

**Project Description**

L & L Communications, LLC is intending to start a Bakery/Tortilla factory at 1823 South Park Street for retail and or distribution. The building or address at 1823 S. Park St. is currently zoned for retail. We are applying for a Conditional Use to allow for Limited Production Processing as well. The total square footage of the building is 8,440 SF this includes the basement, first floor and mezzanine.

Tentative hours of operation are for retail and production 6am to 10pm Monday thru Saturday closed on Sunday. Deliveries will be made during normal working hours of operation as restaurants and grocery stores only receive merchandise during day time working hours of operation. Deliveries will consist of a few Trays, Pallets or boxes per day utilizing the back/rear access driveway and parking area.

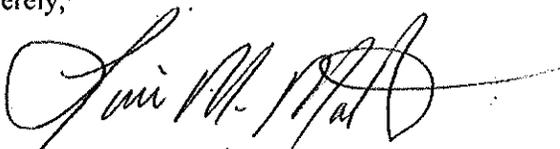
The Bakery/Tortilla production will be done within the retail and assigned mixed use area. The production of tortillas does not generate any outstanding noises, smoke, bad odors or disrupt any neighboring properties. There will be the occasional scent of freshly made flour and or corn tortillas coming from the ventilation system which we do not intend to charge for.

The Bakery/Tortilla factory will employ approximately 10 to 20 Full and Part time and seasonal employees as needed. Currently there are no intended structural changes to the interior or exterior of the building as is.

**Project Schedule:**

We intend to start installation of electrical, plumbing, sinks and exhaust vents for tortilla ovens so we can start Tortilla production ASAP.

Thank you for your time reviewing our proposal.  
Sincerely,



Luis M. Montoto  
Co-Owner/Head Baker