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Concerning:

Proposed Rooftop Terrace
Redrock Saloon
222 W Gorham St.
Madison, WI 53703

To whom it may concern,

I am writing on behalf of ULI property management and Drew Deuster of Red Rock Saloon regarding the proposed addition of rooftop terrace to their existing bar and nightclub venue. We are intending to file for a conditional use application to accommodate the rooftop patio space at Redrock Saloon, 222 W Gorham Street.

Project specifics consist of adding two overhead doors and two man doors in the existing exterior wall to allow access to the existing unoccupied roof that will support the proposed rooftop terrace. The proposed patio space consists of 1,338 sf and will have maximum occupant load of 90 that will be added to the building total. This new occupant load is calculated by using a ratio of 1/15 nsf for occupancy type A-2 Assembly (Unconcentrated tables and chairs) per Table 1004.1.2 IBC. All exiting width requirements are being met to accommodate the increased occupant load, detailed code information as well as a proposed seating plan can be found on Sheet AG001. Most of the space will house tables and chairs, with shade structure at one end covering lounge style seating.

The Red Rock Saloon is open until “bar time” 2:30 AM on Friday and Saturday. No new patrons are allowed in the building after 2:00 AM. The saloon is open until 2:00 AM Tuesday – Thursday. The management of Red Rock Saloon intends to close the overhead doors that connect the patio to the indoor bar area by 11:00 PM and have all patrons off the patio by 1:30 am nightly. There will be no amplified or live music on the patio.

Notification letters were sent out to the community on 3/16 and 3/18 of our intentions for this project. We had a neighborhood meeting with Alderman Heck on 4/12, there were no attendees from the community.



Our intent is to submit our application on May 16th for UDC review on June 29th and Plan Commission on July 11th.

Any questions regarding our intent can be directed to me.

Thank you,

Michael Booth AIA | EDAC
Project Architect

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