

Winnebago Arts Cafe  
2262 Winnebago St  
Madison, WI 53704  
608-216-6806

Thank you so much for taking the time to consider our proposal! After a successful renovation and opening of our concept hosted at 2262 Winnebago Street, we are looking to gain approval to raise our capacity and open our exterior smoking/egress deck. More specifically we are looking to modify our parking minimum due to our central proximity to bus transit and bicycle access. More information is found in the attached document labeled "Parking Reduction". We were already approved for our smoking/egress deck construction, we are seeking approval to allow our patrons to have a drink on the structure but **not** seeking to provide service on the deck.

Our vision is for a multi-use community gathering space, centered around live music, health focused food, and local everything. We serve a simple and affordable menu, offering grab and go options and sit down service with a limited bar. In addition to delicious food and beverages we host various events - including live music, theater, comedy, film, and civil dialog. With operating hours between 8am and midnight, we plan to employ 18-25 full and part time employees.

We have seen the project in two main phases:

Phase 1 (COMPLETED): renovating the space to accommodate a cafe/music venue and rectifying all of the building's major health problems - including but not limited to: a new roof, foundation repairs, electrical updates, HVAC updates, and plumbing updates. We also intend to seal and stripe the parking lot, creating 8 standard stalls, 1 handicap stall, and adding 10 bicyclestalls.

Phase 2(PROPOSED): Updating AC units, adding more walk-in refrigeration and installing a fire suppression system.

We intend to install the fire suppression system summer 2019.

Our project team includes:

Jacob DeHaven - Owner/Building Manager

John DeHaven - Owner/Events Manager

Ashlee Miller - General Manager

Will Byrd - Executive Chef

Corey Lockett - Bar Manager

Sylvia Johnson - Café Manager

Thank you for your consideration!

John and Jacob DeHaven

# Parking Reduction

The Winnebago Arts Café

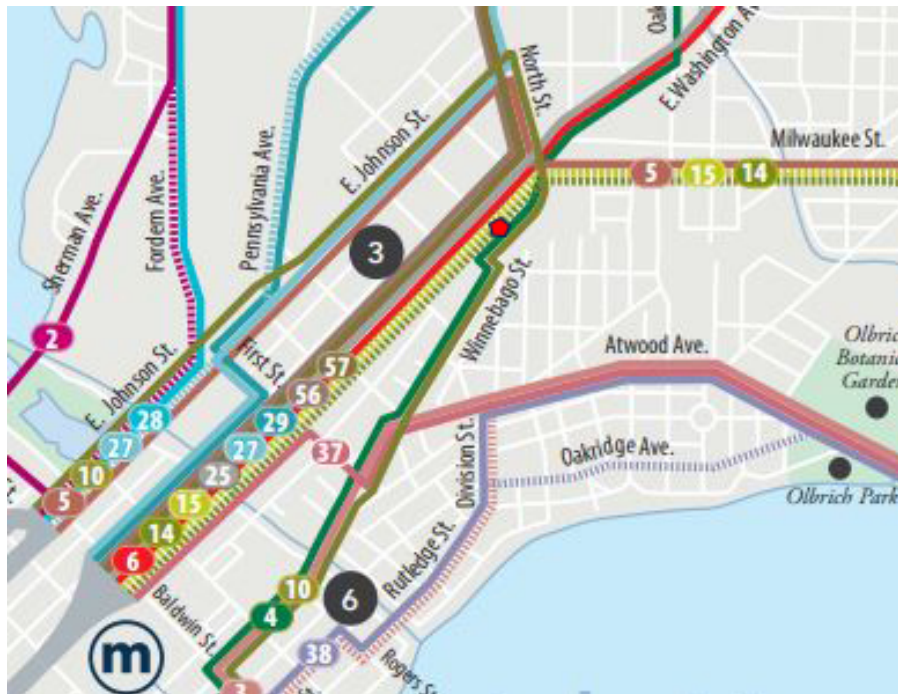
2262 Winnebago Street

Madison, WI 53704

Operating out of 2262 Winnebago Street, The Winnebago Arts Café is seeking a raise in capacity from 99 to 225 to meet the growing needs of the Madison arts and culture community. We foresee having most of our events remaining community focused, serving closer to 100 patrons regularly. All the building requirements meet the necessary space, egress and bathrooms for our request, we are applying to reduce our parking minimum requirement. We feel that curating a space where people choose to consume alcohol, we carry more responsibility to encourage our patrons to walk, bike or use the wonderful bus system that surrounds us.

**PUBLIC TRANSIT PROXIMITY:** Living in a growing city comes with wonderful benefits and the one that seems to be more and more important to our neighbors and friends in the city is the access to public transportation. As our city expands public transportation with the potential of the BRT system, we are situated within 300' of a main artery on East Washington Avenue. Currently, our location on Winnebago Street is a convergence of several city routes allowing broad access to most of the Madison area –

Illustrated below:



<u>ROUTE</u>	<u>DAILY RIDERSHIP</u>
ROUTE 4:	2657
ROUTE 10:	4425
ROUTE 6:	4537
ROUTE 14:	1374
ROUTE 15:	2180
ROUTE 25:	24
ROUTE 27:	298
ROUTE 29:	111
ROUTE 56:	477
ROUTE 57:	465
<b><u>SERVING APPROXIMATELY:</u></b>	<b>16,548</b>

**BUILDING INFRASTRUCTURE:** With an addition of a fire suppression system the building will be able to comfortably accommodate 225 people within the envelope - Illustrated below:

Egress: 3 exits

- (A) 74"
- (B) 68"
- (C) 36"

178"

**TOTAL: 890 OCCUPANTS**

Space:

Seating: 63 Chairs

63 Patrons

Standing: 1312 S.F. (5 S.F. per person)

262 Patrons

**TOTAL: 325 OCCUPANTS**

Bathrooms:

Male:

2 Pans | 1 Accessible Basin | 2 Basins | 2 Urinals

Female:

2 Pans | 1 Accessible Basin | 3 Basins

**TOTAL: 225 OCCUPANTS**

**CONCLUSION:**

Situated in the middle of the Schenk-Atwood revitalization, Winnebago street is gaining a reputation as Madison's distinguished "Art's District". Accommodating this vital energy to Madison while preserving properties developed in the early 20<sup>th</sup> century presents obvious challenges, predominantly parking. Within a five year period of time, a 1/2 mile stretch on either side of our location on Winnebago street will add approximately 350 housing units. With several on-street parking options all around us, we haven't experienced any parking issues to date. Having been open for 3 months now, we see clearly that we are a space that predominantly accommodates residents within walking and biking distance, as density increases we see that only increasing. We would like to pioneer a relationship with Madison Metro to promote the use of bus transportation rather than encourage more people to drive to place they may choose to drink alcohol.