

**TO:**

Planning Division – City of Madison  
215 Martin Luther King Jr. Blvd  
Madison, WI 53701

**RE:**

**Letter of Intent – Major Alteration to existing Conditional Use**

**PROJECT:**

**Dexter's Pub Addition and Renovation  
301 North Street Madison, WI**

**March 6<sup>th</sup>, 2019**

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**AYA Project # 62390**

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The following is submitted together with the plans and application for review by staff. With this application we will be requesting a major alteration to an existing conditional use permit.

**Organizational Structure:**

**Owner/ Developer:**

**Dexter's Pub  
301 North Street  
Madison, WI 53704  
608-2443535  
Contact: Nicholas Zabel  
[nick@dexterspubmadison](mailto:nick@dexterspubmadison)**

**Architect:**

**Angus-Young Associates, Inc.  
16 N. Carroll Street Suite 610  
Madison, WI 53703  
608-284-8225  
Contact: Jeff Davis  
[jeffd@angusyoung.com](mailto:jeffd@angusyoung.com)**

**Site/ Civil/ Landscape:**

**Angus-Young Associates, Inc.  
555 South River Street  
Janesville, WI 53548  
608-756-2326  
Contact: Katie Udell  
[katieu@angusyoung.com](mailto:katieu@angusyoung.com)**

**Introduction:**

The existing pub is located on the corner of North Street and East Johnson Street and is part of an approved Conditional Use for outdoor recreation and volleyball. We are requesting a major alteration to the existing CU.

This proposal will create a more welcoming feel for the pub and includes an interior renovation as well as a 1,503 sf addition for new restrooms and an overflow dining and private event room. On the exterior, we propose to remove the outdoor volleyball court and replace it with a revised patio with outdoor dining and lawn area.

The site is currently zoned MX and we would be consistent with the existing zoning. The property is in the Eken Park Neighborhood Association and is not in an Urban Design District.

**Project Description:**

The project consists of a renovation to the 2,400 gsf existing structure, and a 1,500 gsf addition with an adjacent outdoor dining and patio space.

**Exterior Design:**

Dexter’s Pub has become a neighborhood establishment and helps anchor the commercial development that runs along North St. With this in mind, the renovation to the existing structure aims to refresh the building’s appearance without overhauling its character. The existing brick material and window locations will remain, but the vertical size of the openings will be expanded and fitted with glass pane garage doors, in order to better connect the dining space to the neighborhood and provide a better sense of openness and transparency. The mansard roof that was added in a prior renovation will be removed, and the existing canopy will be refurbished to help return the building to its original character. Landscaping will be added between the existing structure and the public right of way to help soften the ground plane.

The new addition will be composed of cementitious lap siding, which ties into the residential character of the surrounding lots, and when paired with the new patio space helps create an inviting backyard atmosphere. Bike racks will be located in an easily accessible and visible location, to help promote healthier modes of transportation and to engage with those that live nearby in the surrounding community. Vegetation and greenery have been incorporated into the new addition in both the fencing and landscaped areas. The patio dining space will be covered with a crushed stone aggregate, to both promote natural drainage and to reduce the footprint of poured concrete. A small sand play area has been provided to give children and young families opportunity for outdoor play, while the remainder of the outdoor space is provided for lawn games and recreation. The existing volleyball courts are lit by harsh spot lights, while the new addition proposes soft overhead LED string lighting to help reinforce the inviting and friendly character of Dexter’s Pub. Ambient music is proposed at the outdoor bar space, and the music is proposed between 11am – 10pm depending on outdoor space usage. There is a tentative plan to have morning yoga classes on the weekends, seasonally & weather dependent, and would not require outdoor music.

The proposed exterior building materials are reuse of the existing brick façade and cementitious lap siding.

**Site Development Data:**

Building Height:	1 Story	
Vehicle Parking Stalls on site:	2 Handicap	
Vehicle Parking Stalls on Adjacent Site:	32	
Bicycle parking stalls on site:	8	
Hours of Operation (Existing Pub):	11am – 2am	7 Days a week, potential weekend brunch hours
Hours of Operation (New Addition):	11am – 2am	Friday, Saturday, Sunday, and Special Events
Hours of Operation (Outdoor Space):	11am – 10pm	Seasonally dependent, 7 days a week when appropriate. Last call at 10:00pm, music turned off at 10pm
Tentative outdoor seating capacity:	+/- 32 seats	

Thank you for your time reviewing our proposal.

Sincerely,

Jeff Davis, AIA