



October 12, 2016

Mr. Matt Tucker  
Department of Planning & Community & Economic Development  
215 Martin Luther King, Jr. Blvd., Suite LL100  
Madison, WI 53703

Re: 904 Williamson St.  
Fuegos Steak and Tapas: Letter of Intent  
Conditional Use for PARKING REDUCTION and OUTDOOR SEATING

Dear Matt:

Oscar Villarreal's application for a Conditional Use requests a reduction in the required number of parking spaces and permission for an outdoor seating area. Oscar proposes to operate a restaurant in the retail space of the new building at 904 Williamson St.

The Owner of the building at 904 Williamson St. and an adjacent property, Chuck Chvala, has entered into a shared parking agreement with Fuegos and submitted it to the City under separate cover. The site is situated along a major transportation corridor, is one block away from the Capital City Bike Trail and is accessible by public transportation. With the goal of being a neighborhood destination, Villarreal anticipates that most of his clientele live within walking distance of the restaurant.

The daily operating hours are as follows.

Monday through Thursday:	11:00am to 10:00pm
Friday:	11:00am to 11:00pm
Saturday:	9:00am to 11:00pm
Sunday:	9:00am to 10:00pm

Use of the outdoor seating area will be limited to these hours. There will be no live or amplified music outdoors.

Thank you for your consideration of this application.

Sincerely,

A handwritten signature in cursive script that reads 'Elizabeth A Cwik'.

Elizabeth Cwik, AIA



Cc: Oscar Villarreal