

December 15, 2010

City of Madison - Plan Commission
215 Martin Luther King Jr.
Room LL-100
Madison, WI 53701-2985

Re: Conditional use application for 1026 Sherman Ave, Madison, WI

Dear Commissioners

This letter is written for the purpose of informing you of the intent of the Owner of the Café Bella Italia Restaurant, 1026 Sherman Ave., to make minor site changes that will require a conditional use permit.

The owner desires to add a small exterior dining deck to the south side of the building in the spring of 2011. As an exterior space this deck will obviously be seasonal in nature, and will be used for the sole purpose of providing an option for patrons to dine outdoors when weather permits. It is not the intention of the Owner to provide exterior amplified or live music, or to create exterior "bar" space. This is simply for the purpose of providing a quiet dining option to restaurant patrons.

Because the deck will be less than 3 feet above the adjacent grade, the deck is permitted to be built to the south property line, and will be visually screened on all sides. Because of it's seasonal nature, it is felt this exterior dining space will not create additional patronage in any significant numbers, but rather simply enhance the dining experience for patrons who would ordinarily use the current interior dining space. It is our hope that this small seasonal amenity for existing patrons will not require additional parking spaces or landscaping (as there is no further space on the existing site to accommodate these).

Those involved in the project are:

Owner:

Mr. Pietro Pipitone
1026 Sherman Ave
Madison, WI 53704

Builder:

Madtown Builders
1718 Chadbourne Ave.
Madison, WI 53726

Architect:

Mr. Thomas List, AIA
4370 Citation Ct.
Cottage Grove, WI 53527

Information on the property:

Address: 1026 Sherman Ave.

Site Size: .31 Acres

Building size: 1,647 S.F.

Proposed Deck Size: 279 S.F.

Parking Spaces: 23 Existing

Hours of Operation

- Mon.-Thurs.: 11:00 AM - 10:00 PM
- Friday: 11:00AM - 12:00 Midnight
- Saturday: 4:00 PM - 12:00 Midnight
- Sunday: 3:30 PM - 9:00 PM

Thank you for time and consideration in this matter.

Kindest regards,

Thomas List, AIA
Architect

Legal Description of the Property

PROPERTY ADDRESS: 1026 N Sherman Ave

Parcel Number: 070901112056

Information current as of 12/14/10 11:00PM

(**Notice:** This description may be abbreviated and is for assessment purposes only. It should not be used to transfer property)

Lot Number: 0

Block: 0

T7N R9E, SEC 1, PART OF GOVT LOT 4, NE 1/4 OF SE 1/4, BEG AT PT OF INTERSECTION OF E & W 1/4 LN OF W LN OF SHERMAN AVE TH S ALONG W LN OF SHERMAN AVE 79.3 FT & W PARALLEL TO E & W 1/4 LN TO NELY LN OF R R TH NWLY ALONG RR TO E & W 1/4 LN TH E ALONG SD LN 188.8 FT TO PT OF BEG