



May 07, 2014

City of Madison  
Department of Planning & Development  
215 Martin Luther King Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985

RE: Conditional use amendment: Letter of Intent  
1344 E. Washington Ave., Madison, WI. (aka 1356 E. Washington Ave.)

Dear Commission members and Planning and Development Staff:

On behalf of Pasqual's and the Mullins Group, LLC, Shulfer Architects, LLC is submitting this letter of intent and application for a Conditional use Amendment for the building located at 1344 E. Washington Ave. We are seeking approval for the conditional use of a restaurant in the currently zoned TE district the building now resides. In addition, we are seeking approval for an outdoor patio at this same location.

On April 16<sup>th</sup>, 2014, we presented our concept to the planning division for advice on how to proceed with obtaining the conditional use we are seeking. We have also presented our design to the District Alder, Ledell Zellers (Aldermanic District #2) and she has agreed to waive the 30 day waiting period (see attached document). This is an historic landmark building for the city of Madison. We have reached out to the historic district branch at the city of Madison, but have thus far been unable to present our plans.

**Proposal Summary:** This building is the former home to several restaurants most recently Fyfes Bistro and has been vacant for several years. We propose to renovate the existing building to accommodate a new restaurant. Add an outdoor patio facing the parking lot behind the building. Add bicycle parking racks to accommodate the growing number of bicyclists and to meet current city codes. With the exception of eliminating six parking stalls to make room for the patio, no changes to the parking stalls nor the landscaping is being proposed at this time.

**Existing conditions:**

With the exception of adding an outdoor patio area, there will be no changes to the site nor the exterior of the building.

**Proposed use:**

The proposed use of the building will be a to house Pasqual's corporate offices, a southwestern restaurant, lounge, and commissary kitchen.



**Hours of Operation (Proposed and subject to change):**

M-W	11:00AM-10:00PM
TH-F	11:00AM-11:00PM
SA-SU	8:00AM-11:00PM

In summary, the project will consist of the general criteria listed below:

**Project Data:**

Project Name:	Pasqual's
Address:	1344 E. Washington Ave
Land Value:	\$189,000
Estimated Project Cost:	\$300,000
Lot size:	24,170 sf
Proposed Use:	Restaurant
Total Building Area:	13,007 GSF
Proposed Patio Area:	1,738 GSF
Parking Required:	NA (TE district)
Parking Provided:	Access to shared stalls (Adding 20 bicycle)
Usable Open Space:	NA
Number of Construction	
Jobs Created:	15 full time equivalents
Number of Jobs:	30 full time
Public Subsidy	
Requested:	None at this time

**Zoning District:**

The property is currently zoned TE. We are requesting a conditional use for a restaurant and patio.

**Project Schedule:**

The project construction schedule will be as follows:

Plan commission Approval:	June 23 <sup>rd</sup> , 2014
Construction Start:	Late June 2014
Substantial Completion:	Late summer/ Early Fall 2014



**Project Team:**

The key individuals and firms involved in this planning and design process include:

**Tenant:**

Pasqual's  
C/O Ben Roberts  
2831 Parmenter St  
Middleton, WI. 53562

**Architect:**

Steve Shulfer, AIA  
Shulfer Architects, LLC  
1918 Parmenter St., Suite 2  
Middleton, WI 53562

**Building General Contractor:**

Lake Country  
C/O Brett Steele  
161 Horizon Dr. #103  
Verona, WI

**Owner:**

Mullins Group, LLC  
C/O Brad Mullins  
401 N. Carroll St.  
Madison, WI

Please feel free to contact us with any questions you may have regarding this request.

Respectfully,

Steve Shulfer, AIA.  
Shulfer Architects, LLC