

July 18, 2012

Planning & Development  
215 Martin Luther King Jr. Blvd.  
Madison, WI. 53701

RE: Letter of Intent – Conditional Use  
1402 Williamson Street  
Madison, Wisconsin

Our proposed project entails the use of the existing commercial building at this address as a bakery, with both wholesale and retail functions. We also are proposing to have outdoor seating. To make this possible, we are requesting a Conditional Use. Zoning is C-2. The property is located in the Third Lake Ridge Historic District, which is within Aldermanic District 6. The alderperson is Marsha Rummel. Current use is a retail bicycle shop.

We have spoken with the alder and with neighbors and plan to continue to keep them informed as the project develops.

The project will begin construction in October 2012 and will be ready for occupancy in December 2012.

Lot is 3608 square feet.  
Building has a 2640 square foot footprint.

Proposed Usage:

Bakery (production)

Retail sales

Seating area: interior, 12 persons; exterior, 8 persons

8 employees (FTE)

Hours of operation:

Production from 9 pm to 11 am

Retail from 7 am to 6 pm Tue thru Fri, from 7 am to 3 pm Sat and Sun

Parking:

0 spaces total 1 loading area, existing (see site plan)

2 surface spaces for bikes

Development Team:

Owner/Proprietor:

Ian Gurfield  
Batch Bakehouse Inc.  
1511 Williamson Street  
Madison, WI. 53703  
257-1652

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Building Owner:

Steve Silverberg  
FPB Enterprises LLC  
c/o Housing Resource Group  
448 West Washington Avenue  
Madison, WI. 53703  
258-8289

Architect:

Jim Glueck  
Glueck Architects LLC  
116 North Few Street  
Madison, WI 53703  
251-2551, 251-2550 FAX

General Contractor:

Not Selected

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LEGAL DESCRIPTION

Original Plat, also known as Farwell's Replat, Block 227, SW 44 feet of SE 65 feet of Lot 1.

Tax Parcel Number 0710-0721-4043

**Exhibit A**

See attached drawings, including site plan and building plan.