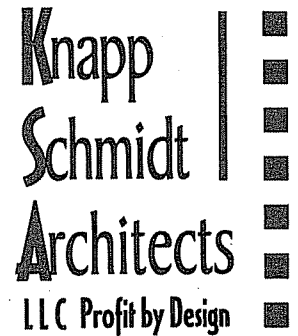


April 13, 2005

S0402

Land Use Application  
Madison Plan Commission  
215 Martin Luther King Jr. Blvd  
Madison, WI 53701-2985



### **Letter of Intent**

For renovations to 305 East Johnson Street, Madison, WI.

### **Existing Conditions**

305 E. Johnson Street is owned by Navin and Barbara Jarugumilli, 2354 Commonwealth Ave, Madison, WI 53711, telephone number 608-213-7170.

The existing two-story building at 305 East Johnson Street, constructed in 1899, has most recently been used for residential apartments. Last occupancy was a four-bedroom apartment on the first floor and a three-bedroom apartment on the second floor. The building is wood frame with a brick veneer.

The site is 33'x 100' = 3,300sf. The basement, first floor, and second floor are all 1,329 sf. With the existing third floor of 396 sf, the total existing floor area is 4,383 sf.

There are no parking spaces on this property. The existing building has a two story mixed use commercial and residential building to the southwest and a two story residential apartment building to the northeast. The rear of the lot is adjacent to parking areas of other residential buildings.

### **Proposed Use**

**Commercial Use:** The proposed renovation of the building is to convert the basement area and one-half of the first floor into a restaurant. The existing basement floor is one-half of a story below the existing sidewalk. New handicap-accessible sidewalk ramps will connect the street sidewalk to the lower level floor. A new vestibule will be constructed to provide an entrance to both the new commercial space and the apartments. A ground floor addition will be constructed behind the existing building to provide new toilet rooms, mechanical, and utility space.

**Residential Use:** A wheel-chair-accessible sidewalk will also be constructed along the northeast side of the building to reach the first floor (1) bedroom handicap-accessible residential unit. The ground floor addition will provide an exterior usable deck space for the first floor unit.

The second and third floors will be renovated to provide two (2) bedroom units. An existing third floor dormer is planned for expansion to provide better stair headroom and mechanical space.

The resulting usable areas are;

Ground Floor Commercial Space	1,689 sf
First Floor Commercial and Residential Space	1,329 sf
Second Floor Residential Space	1,329 sf
Third Floor Residential Space	<u>747 sf</u>
Total Building Floor Area	5, 396 sf

#### **Other Considerations**

The existing building is located less than five feet from the side property boundaries. Although this condition may continue if the building does not change, a major renovation will require review and approval from the building department. Building code variances may be necessary regarding fire protection of the existing window openings. Installation of an automatic sprinkler system may be part of the final construction plans.

No parking is possible on the existing site.

#### **Development Schedule**

Upon approval, it is anticipated that construction would be initiated late in the year 2005, and completed in early 2006.

#### **Development Team**

The General Contractor has not been selected.

The restaurant will be;                      Old Marketplace Bistro  
Business Owners and Manager will be:  
Navin and Barbara Jarugumilli and Peter Sullivan

The restaurant is planning to serve food and drinks from 6:00 am to 12:00 pm. Discussion with the Old Marketplace Neighborhood Committee indicated their desire tat the serving of alcohol will stop at 10:00 pm, but the operators wish to apply for a liquor license until the close time. The maximum capacity of the restaurant will be approximately 53 patrons and 6 employees. The restaurant gross area is 2,181 sf.