

Conditional use permit letter of intent

Aug. 14, 2007

From: Telly Fatsis & Beth Fatsis, Cleveland's Diner Inc.
410 E Wilson St.
Madison WI 53703
(608) 251-4455

Contact Person: Beth Fatsis at (608) 345-5070

Address of Conditional Use request: 410 E Wilson St., Madison WI

Existing use & condition: The building is currently used for a restaurant (breakfast/lunch diner). Approx. indoor dimensions: 1250 square feet. Approx. dimensions of entire site of 410 E. Wilson are less than one acre. The outdoor area is a yard, which adjoins both 410 and 408 E. Wilson (occupied by Linville Architects). Yard is covered with gravel, and graded for drainage. Yard is bordered by a wooden privacy fence on side adjacent to Cardinal Apartments, by a chain link fence in back (with a gate), and by the buildings of 410 and 408 E. Wilson on the remaining 2 sides. Yard currently has no business function.

Owner of real estate at 410 E. Wilson: Cleveland Associates LLC (Edward Linville, partner)

Owner of restaurant: Cleveland's Diner, Inc, (Telly Fatsis, Beth Fatsis owners & corporate officers)

Architect: Linville Architects, 408 E Wilson St, Madison

Contractor: Commercial Interior Contractors, Madison WI 575-5537

Business Manager: Beth Fatsis 345-5070

Owners of restaurant wish to convert the breakfast-lunch diner into a casual Greek-themed restaurant which will serve the neighborhood with indoor seating, outdoor seating, and take-out. This project entails redecorating the interior of the restaurant, a new front façade (doors & windows), and re-configuration of the restaurant equipment (including the ventilation hood) so as to fit it entirely in the back prep area. Interior of restaurant will seat approx. 45 persons. The name of the restaurant will be changed to "Plaka"

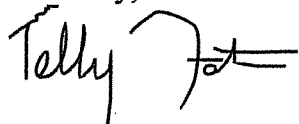
Conditional use permit request is to build a patio in the existing yard, and operate on outdoor café during the warmer months. Outdoor café will be accessed through the restaurant by the back door, and by the back gate for ADA accessibility. The back gate will also serve as an emergency exit. The back gate is accessible via driveway at 142 S. Franklin St, for which there exists an easement. Both food & alcohol will be served on the outdoor café. An alcohol license has already been secured by the restaurant owners, which allows for alcohol consumption on this proposed patio. Patio will be one level; an 8-ft wooden privacy fence will surround the patio on the sides not bordered by buildings. Dimensions are approx. 16 x 35 feet, with additional patio seating behind adjacent property at 408 E. Wilson. The dimensions of this additional area are approx. 11 x 20 feet. (There will be a single L-shaped patio, which extends behind both 408 and 410 E. Wilson St.) Outdoor capacity is approx. 34 seats. The patio will be landscaped with potted plants. Outdoor lighting plan: lantern-style wall lamps to be installed on the perimeter of the patio, affixed to the posts of the privacy fence. Special focus will be on making the door and gate areas are properly illuminated. Parking will continue as it is now: street parking; however we intend to rely heavily on walking and bicycle traffic too.

The planned operation of the restaurant is from 4pm – 10pm weeknights, and from 4pm – 1:00am on Friday and Saturday. Lunch hours may be added at a later date. Understanding that we are operating in a mixed commercial/residential neighborhood, we are prepared to limit the hours of the outdoor patio to a closing time of 10:00 pm as a condition of use. The restaurant will keep the kitchen open to within 15-20 minutes of closing time. Cigarette smoking will be allowed on the patio. Staffing will consist of 2-3 people in the kitchen, 1 bartender, and 2-3 servers, in addition to general manager Telly Fatsis. Food served will be Greek style: (kebobs, gyros, appetizers, grilled meats and fish, salads, casseroles, desserts).

Owner Telly Fatsis has been operating Cleveland's Diner at 410 E Wilson since 1995. He will be the general manager of Plaka, and will be at the restaurant daily to supervise all activities. Owners are residents of Madison, and own a similar restaurant in an adjoining community. Owners are very "hands on" type of owner/managers and wish to continue having a successful relationship with the City of Madison, and within the neighborhood.

If there are more questions, please contact Beth Fatsis at 345-5070.

Sincerely,

A handwritten signature in black ink, appearing to read "Telly Fatsis", with a stylized flourish at the end.

Telly Fatsis, Vice President
Cleveland's Diner, Inc

A handwritten signature in black ink, appearing to read "Beth Fatsis", with a stylized flourish at the end.

Beth Fatsis, President
Cleveland's Diner, Inc.