



Barnett Architecture

April 4, 2013

Mr. Matt Tucker, Zoning Administrator
Department of Planning and Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701-2984

Re: Letter of Intent

Cortadito Express
418 E. Wilson
Landmarks District: HIS-L PD WP-17
Parcel No.: 070913318296
Aldermanic District: 6

Members of the Plan Commission:

This Conditional Use Application presented for your consideration is for the use of a newly installed window for customer service at the soon to be opened Cortadito eatery at 418 E. Wilson inside the Cardinal Bar. The Alder for the district, Marsha Rummel was contacted in January about the project and a Zoning and Planning meeting was held on January 17, 2013.

The project is under construction and has already received Landmarks, Zoning and Building Inspection approvals for the interior and exterior changes. All that remains is approval of the serving window. Project details are as follows:

Project Team

Owner

Christopher Berge
Prentice Berge
154 S. Marquette Street
Madison, WI 53704

Architect

Barnett Architecture LLC
Todd Barnett
118 N. Breese Terrace Suite I
Madison, WI 53726

Existing Conditions

The existing building – exterior and interior - will not be changed. The request is to use an existing operating window to serve food from.

Project Schedule

Construction of the space is underway with an anticipated completion date of April 18, 2013.

Proposed Uses and Square Footage

Proposed use of the space is a take-away Spanish Style sandwich shop. The first floor area dedicated to this use is 196 square feet.

Hours of Operation

Hours of Operation are limited/will coincide to/with the hours of the Cardinal Bar. Current hours are:



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Monday: Closed
Tuesday: 3:00 PM to 2:30 AM
Wednesday: 3:00 PM to 2:30 AM
Thursday: 3:00 PM to 2:30 AM
Friday: 3:00 PM to 2:30 AM
Saturday: 10:00 AM to 3:00 AM
Sunday: 10:00 AM to 3:00 AM

Building Square Footage

| | |
|----------|------|
| Basement | 3778 |
| First | 3759 |
| Second | 3778 |
| Third | 3778 |
| Fourth | 3778 |
| Fifth | 3778 |

Number of Dwelling Units

There are 22 dwelling units in the building. This project will not affect the count and does not involve them.

Auto and Bicycle Parking Stalls

There are auto parking stalls and the number of bicycle stalls is not changing.

Lot Coverage and Usable Open Space Calculations

The lot measures 118' x 69' for a total of approximately 8142 square feet. The total open space/area outside the building footprint is 4355 square feet.

Value of Land

Value of the land is estimated at \$350,000.

Estimated Project Cost

The estimate cost of the project is approximately \$58,000.

Number of Construction and Full-Time Equivalent Jobs Created

Twelve.

Public Subsidy Requested

No public subsidy is being requested or provided.

Thank you for your consideration and please contact me with any questions or additional information.

Sincerely,

Todd Barnett, ALA
Architect

cc Christopher Berge; Prentice Berge; Robert Wheat