

## Letter of Intent for Proposed Outdoor Eating at 809 Williamson St.

We are proposing to convert existing unoccupied buildings at 809 Williamson St. into a restaurant with outdoor eating for the Underground Food Collective.

The site currently contains the 781 ft.<sup>2</sup> Bon Appétit Café at 805 Williamson St., in the front of the property, with a one-bedroom residence above it. Attached to the rear of 805 is 807 Williamson St., a 767 ft.<sup>2</sup> apartment/office building that is intended to be leased as an office by Underground Food Collective.

The rear of the property contains a 1330 ft.<sup>2</sup> concrete block building attached to a 630 ft.<sup>2</sup> accessory building, both buildings to be converted into the restaurant with small outdoor eating decks in front of each of them. Those buildings were originally built in the 1950s as a welding shop, were used from 1975 through 1989 as a contractor shop, and from 1989 until 2011 they were used as warehouse and production facilities. Adjacent to the property at 811 Williamson St. is a recently renovated 1150 ft.<sup>2</sup> historic building, which the Underground Food Collective intends to lease as a delicatessen.

Construction will commence in September 2012, contingent upon approval of the outdoor eating area. Although individual contractors are not yet selected, construction will be supervised by John Martens, designer of the restaurant and owner of the property since 1975.

The restaurant will have 40 seats inside as well as (2) outdoor eating areas, seating 12 and 18 respectively. There will be 25-30 employees and the hours of operation will be afternoons & evenings, 7 days per week from 11am until midnight. The restaurant will offer communal seating & family style dining. The cuisine will focus on hand made sausages & fresh chops from the neighboring deli - as well as market fresh produce.

The site and building will be upgraded to full ADA accessibility standards, and will provide (2) vehicular parking spaces as well as (24) bicycle parking spaces. The site will be lavishly landscaped, including "vertical landscaping" on the front of the concrete block building. All of the landscaping will be watered by directive runoff from the various roof levels, with a backup plumbed watering system. Interiors will be furnished primarily with recycled materials, many of which have been reclaimed from adjacent Williamson St. historical properties.

The portion of the outdoor eating deck adjacent to a noncomplying residential addition at 409 Livingston St. will be set back 12 feet from the property line, enclosed on that side with a translucent roof and full height wall, and will be treated on the interior with acoustical panels specified for absorbing frequencies of human voices.

It is proposed to tie the properties at 811 and 809 together with similar signage, landscaping, fencing, and a 7 foot wide passage, as well as to share parking between them. There is intention to seek a City of Madison Façade grant.