



February 05, 2014

Matthew Tucker  
Zoning Administrator  
City of Madison  
Madison Municipal Building  
215 Martin Luther King Jr. Blvd. Suite LL-100  
Madison, WI 53701

Dear Mr. Tucker:

This letter of intent accompanies plans for the rehabilitation and changed use of the property at 829 E. Washington Avenue, Madison, WI 53703.

The subject property has been vacant for the past 5 years and off the tax roll for the past 13. This project will not only reactivate this parcel economically, it will serve as further catalyst to the continued reinvestment in the Capitol East District. With the proposed restaurant group, we are bringing together a team of current and aspiring restaurateurs to make their contribution to, and leave their mark on, this burgeoning district. The proposed restaurant, wine bar/lounge and bakery café will create the perfect combination of spaces to serve guests from morning to night, and subsequently serve all those who choose to relocate to the Capitol East District to live, work and play.

The proposed project will require a conditional use approval for the restaurant under the new TE zoning, design review of the courtyard and limited improvements to the E. Washington façade, conditional use approval for use of the outdoor courtyard and approval of the provision of zero parking as part of this project.

We are excited at this opportunity to re-use exciting stock in this district. This is a rare opportunity to create some truly unique spaces, both indoor and out.

If you should have any questions about our application materials, please do not hesitate to contact one of our team members:

**Project Team**

Owner:	PAMAF, LLC Contact: Jonathan T. Reske <a href="mailto:Jon.reske@FourcapRE.com">Jon.reske@FourcapRE.com</a> 608.698.8174
Developer:	Fourcap, LLC Contact: Jonathan T. Reske <a href="mailto:Jon.reske@FourcapRE.com">Jon.reske@FourcapRE.com</a> 608.698.8174
Architect:	Tills Architecture Contact: Matt Tills <a href="mailto:matt@tillsarchitecture.com">matt@tillsarchitecture.com</a> 608.235.6240
Landscape Architect:	SAA Design Group Contact: Aaron Williams <a href="mailto:awilliams@saa-madison.com">awilliams@saa-madison.com</a> 608.441.3595
Construction Manager:	Bachmann Construction Contact: Chris Quandt <a href="mailto:cquandt@bachmannconstruction.net">cquandt@bachmannconstruction.net</a> 608.222.8869

### **Existing Conditions**

The current building at 827/829 E. Washington Avenue is a two-story building comprising of roughly 8,500 with approximately 6,600 on the first floor. The original footprint of the building still in existence today is around 4,500 square feet on the first floor. The remaining square footage is the result of two additions constructed between 1940 and 1944. The property was the original home to Savidusky's Fur and Leather from 1925 to 1998. The building was rehabilitated in the early 2000s to be the new home of the Lussier Teen Center. The building has been mostly vacant since 2009. The building is structurally sound. The current zoning of the parcel is TE, of which the proposed use (restaurant/bar) is a conditional use. The property is currently completely fenced in and the only points of access are from the E. Washington frontage (829 E. Washington Ave. entrance, 827 E. Washington Ave. entrance and a covered pass along the lot line shared with the property at 825 E. Washington Ave.)

### **Project Schedule**

March 24, 2014	Plan Commission
April, 2014	Begin Construction
July, 2014	Finish Construction
July/August, 2014	Restaurant Open

### **Proposed Use / Hours of Operation**

The building will be occupied by one tenant, the restaurant group Robinia, LLC. The hours of operation for the restaurant group will be 6:30am – 1:00am during the week and 6:30am – 2:30am on Fridays and Saturdays. The group will also have a 3,000 square foot courtyard open and active throughout the proposed hours of operation, weather permitting. The restaurant group will consist of a chef/menu-driven restaurant in the rear of the building (Zone 1), a wine/cocktail lounge in the middle of the building (Zone 2) and a bakery/café at the front of the building (Zone 1).

### **Building Square Footage**

Approximate square footage of proposed building is identical to the existing square footage:

- Basement – 1,000 square feet
- First Floor – 6,588 square feet
- Second Floor – 1,673 square feet

### **Auto and Bike Parking Stalls**

There is currently no automobile parking available on the property. No additional parking stalls will be created as a result of this proposed project. As there is no other restaurant, existing or proposed, within 300 feet of the entrance to the restaurant space, the City of Madison shouldn't require any parking as a result of this proposed new use. There will be ample bicycle parking incorporated into the courtyard improvements.

### **Lot Coverage and Usable Open Space Calculations**

Improved Area	7,084 square feet	65.05%
Usable Open Space	<u>3,806 square feet</u>	<u>34.95%</u>
Total Lot Area	10,890 square feet	100.00%

### **Value of Land**

The property is currently under contract for \$550,000. The property hasn't been assessed by the City since 2000; taxes paid were \$9,841.56 for 2000.

### **Estimated Project Cost**

The estimated cost of the project is \$1,250,000 not including acquisition cost.

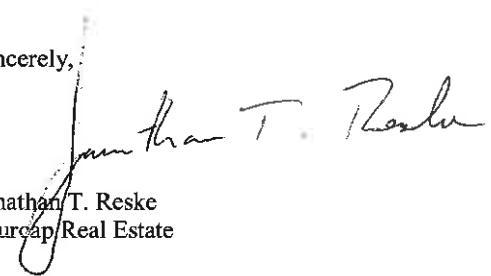
### **Number of Full-Time Equivalent Jobs Created**

- Construction – 8 FTE over approximately 3 months
- Restaurant Operation – 25 FTE Jobs

### **Public Subsidy Requested**

None.

Sincerely,

  
Jonathan T. Reske  
Fourcap Real Estate