



08-11-2021

**SUBJECT: LOI FOR 2513 SEIFERTH RD – RED ROOSTER**

To City of Madison Application Reviewer:

Red Rooster, a proposed new bar, restaurant, music venue on Madison's East Side is seeking Conditional Use approval to operate at the former KnuckleDown Saloon at 2513 Seiferth Road. The prior venue operated in a similar fashion, however was functioning as a non-conforming use within the Industrial-Limited Zoning designation.

The existing roughly 2,400 SF building will be brought back to life as the east side venue it once was. Unfortunately, the venue closed in 2020 as a result of the pandemic. The property is zoned Industrial Limited and is part of District 16. Recently, a public hearing was held in regards to ALRC licensure needs, which brought out 20+ people from the local blues community in support of the project, as well as Alder Jael Currie who was/is also in support. The applicant is seeking Conditional Use for the following items:

1. Conditional Use Approval to operate a Restaurant-tavern/music venue at 2513 Seiferth Rd.
2. Conditional Use Approval for Outdoor Eating Area(s) at venue.

Hours of operation for the venue are currently being worked out with local promoters and blues organizers assisting in determining best days/nights for performances. Anticipated evenings and weekends, pending performer schedules. Outdoor eating areas will operate during business hours.

Provided along with this LOI are the proposed building renovation plans as well as proposed minor site modifications which include the new exterior deck at the rear of the building. An existing conditions survey was completed and is provided for reference as well. This project has been discussed already with Gregory Fries from the City of Madison and is exempt from stormwater requirements. Please feel free to contact our office at 608-643-4100 if you have any questions.

On behalf of the Red Rooster team, thank you for your time in reviewing this!

Sincerely,

**RAMAKER & ASSOCIATES, INC.**

A handwritten signature in black ink that reads "Joseph C. Gallagher".

Joseph Gallagher, AIA, NCARB  
Lead Architect – WI – 12901-5