

March 14, 2022

Jessica Vaughn
Urban Design Commission Secretary
Department of Planning & Community & Economic Development
Planning Division
215 Martin Luther King Jr Blvd
Madison, WI 53701

Re: Letter of Intent
710 John Nolen Drive – UDC/Land Use Initial Final

Dear Jessica:

This is our Letter of Intent (Initial/Final) for the property located at 710 John Nolen Drive. Cobalt Restaurant Group plans to convert this existing two-story office building into a full-service restaurant and bar on the first floor, and office space/training kitchen on the second floor. There will also be modifications to the site to allow for expanded outdoor seating for the restaurant. The renovation consists of interior renovations along with façade/signage alterations that will significantly improve the look of the façade.

Project Summary / Data:

- Gross Area: Total gross area of the existing building and modifications is 11,671 sf
- Lot Area: 28,238 sf (or 0.65 acres)
- Parking/Bicycle Stalls: 14 stalls
- Maintenance (including trash & snow removal): Will continue to be provided by private contract
- Proposed Hours of Operation – Restaurant: 8am to 2am 15 hours a day/365 days a year

Development Team:

Developer: Cobalt Restaurant Group
8025 Excelsior Drive, Suite 104
Madison, WI 53717
Phone: 608-455-8520
Principal Contact: Jose Luis Granados
jose.granados@cobaltrestaurantgroup.com

Architect: GBA architecture | design
2248 Deming Way, Suite 120
Middleton, WI 53562
Phone: 608-695-8668
Principal Contact: Josh Wilcox
josh.wilcox@garybrink.com

Please refer to the attached plans for additional information.

Sincerely,



Josh Wilcox
Principal