

March 27, 2023

Ms. Heather Stouder  
Director, Planning Division  
City of Madison Department of Planning & Community & Economic Development  
215 Martin Luther King Jr. Blvd., Ste 017  
Madison, Wisconsin 53703



Re: Letter of Intent

121 E. Lakeside St, Madison, WI  
**KBA Project # 1971**

Ms. Heather Stouder:

The following is submitted together with the plans and application for the staff and Plan Commission's consideration of approval.

**Organizational structure:**

Owner: Avante Properties  
120 E Lakeside St, Suite 200  
Madison, WI 53715  
608-294-4086  
Contact: Chris Armstrong  
[chris@avanteproperties.com](mailto:chris@avanteproperties.com)

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
608-836-3690  
Contact: Kevin Burow  
[kburow@knothebruce.com](mailto:kburow@knothebruce.com)

**Introduction:**

This request for conditional use approval is for the tenant located at 131 E Lakeside St (Tricky Foods) for restaurant-tavern use. The existing building is a mixed-use three to four story building with 66 Units and 1,360 sq.ft. of commercial space. There is enclosed parking for 70 vehicles, along with surface parking for 19 vehicles.

The site is zoned SE (Suburban Employment) and is located within Urban Design District #1.

**City and Neighborhood Input:**

A pre-application meeting with Jenny Kirchgatter from Zoning and Chris Wells from Planning occurred on March 9, 2023. Tricky Foods would like to have "grazing tables" in addition to the pickup of premade boxes of food, including the use of the patio for patrons. Hours of operation would be from 11:00am – 8:00pm. Therese Merkel, owner of Tricky Foods, will be presenting the restaurant-tavern conditional use as well as the use of the patio at the neighborhood meeting scheduled for April 13, 2023.

Future plans include having an event space for events small groups such as for a corporate group, bridal and baby showers. We understand that currently a reception hall-type use is not allowed under the current zoning, but the City is discussing a different type reception hall use to be added to the City ordinances and we will pursue that use once the ordinance is in effect.

**Conditional Use approvals:**

The proposed redevelopment requires a conditional use to allow for restaurant-tavern use, food and related goods, and allow for outdoor seating.

**Site Development Data of Existing Building:**

**Densities:**

Lot Area	58,750 S.F. / 1.35 acres
Dwelling Units	66 DU
Lot Area / D.U.	890 S.F./D.U.
Density	48.8 units/acre
Open Space	27,002 S.F. (1,480 S.F. Min. Required)
Open Space /Bedroom	365 S.F./Bedroom (20 S.F./Bedroom Required)
Lot Coverage	40,373 S.F. = 69% of total lot (85% Max.)

**Building Height:** 3-4 Stories

**Tenant Space Floor Area:**

Overall first floor	16,190 S.F.
Commercial Area	1,360 S.F.

**Vehicle Parking:**

Surface	19 stalls
<u>Underground</u>	<u>70 stalls</u>
Total	89 stalls

**Bicycle Parking:**

Protected and Secure Floor Mount Stalls	66 stalls
Surface Stalls for Visitors	8 stalls
<u>Surface Stalls for Commercial</u>	<u>2 stalls</u>
Total	76 stalls

**Project Schedule:**

It is anticipated that the construction on this build-out will begin in the Spring of 2023 a final completion of Summer 2023.

Thank you for your time reviewing our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP  
Managing Member