

Letter of Intent

From: McFadden & Company
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To: City of Madison DPCED
126 S. Hamilton
Madison, Wisconsin 53701

Date: May 22, 2018

Project: New Outdoor Dining @ Grandpa's Pizzeria, 1374 Williamson
With shared Ramp @ Gibs, 1380 Williamson

Grandpa's Pizza (1374) and Gibs (1380) are two independent businesses on adjacent properties on Williamson Street owned and managed by a single family. There currently is a wood ramp serving as the primary entry to Grandpa's the western side of the approximately 19 foot wide space between the two buildings and a concrete walk accessing the rear door of Gibs.

Proposed is a new raised outdoor deck set four feet back from the sidewalk and level with the restaurant's main floor with seating for a maximum of 30 diners built entirely of the Grandpa's parcel. There will be a ramp constructed on the Gibs property that will serve both buildings.

In an effort to assure the comfort of the neighbors to the north a six foot high (relative to the deck) wall incorporating an acoustic blanket with a sound absorption layer on the dining side and noise blocking on residential side will be installed. There will be no music or amplified sound allowed on the deck.

To ensure the patio is vacated by 10 pm seating will stop at 9:00. Any guests who have not completed their meals by 10:00 will be invited to finish inside. The seating area will be blocked off with a physical barrier at 10:00 with a sign stating that the outdoor seating area closes at 10:00.

The two businesses currently and will continue to share a trash enclosure at the north east corner of the Gibs' property. There will be a four foot strip along the sidewalk in front of the deck landscaped with two service berry's as well as rue anemone and Pennsylvania sedge grass planted in a herringbone pattern. The remainder of the two properties will remain unchanged.

Deck Area:
421 SF

Deck Seating:
30

Deck Hours:
Daily 5:00 p.m – 10:00 p.m.

Legal Description:
1374 ORIGINAL PLAT, AKA FARWELLS REPLAT, BLK 212, NE
1/2 OF LOT 12.
1380 ORIGINAL PLAT, AKA FARWELLS REPLAT, BLK 212,
SWLY 29.1 FT OF LOT 11.

Construction Schedule:
Start Summer 2018
Completion: Fall 2018

Owner:
Gilbert Altschul
Grandpa's Pizzeria
1374 Williamson Street
Madison, WI 53703

Architect:
James McFadden
McFadden & Company
380 West Washington
Madison, Wisconsin 53703

Contractor:
Chad Carlson
Carlson Construction
332 North Street
Madison, Wisconsin 53704