

Letter of Intent

From: McFadden & Company
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To: City of Madison DPCED
215 Martin Luther King Jr. Blvd
Madison, Wisconsin 53701

Date: March 5, 2019

Project: New Outdoor Patio & Access Ramp for Busse's @ 2005 N Sherman Ave

Busse's occupies a building that dates back to the early 1900's when it originally served as a country store and saloon and has operated largely unchanged as a neighborhood tavern since the lifting of prohibition.

Proposed is new patio with masonry pavers to the north of the existing building overlooking the Zippy Lube property that is being converted into a coffee shop with outdoor seating (approved Conditional Use) by the same owner. Access to and service of the patio will be through a newly installed door and ramp & stair. The ramp will also provide access for persons with mobility impairment to the tavern the floor that sits approximately two feet above grade.

There is an existing six-foot high fence separating Busse's rear yard from the adjacent residences. A new eight-foot high wood fence will be constructed to the east of the patio to provide additional privacy to the neighboring homes. The patio will be delineated from the front and Zippy Lube sides by a series of 42" high masonry piers alternating with planting strips and decorative fencing.

There is an existing metal shed/garage that will be dismantled. As noted previously in the Zippy Lube's Conditional Use Approval there will be a new trash enclosure built to the south of Busse's that will be shared by both properties.

There will be no amplified sound on the patio.

Property Area:
7,242 SF

Legal Description:
McKenna Park, Block 2, N1/2 of Lots 1, 2 & 3

Existing & Requested Zoning:
TR-C4 – NMX

Existing Building Area:
1,163 SF

New Patio Area:
420 SF

Patio Seating:
36

Combined Capacity:
49

Deck Hours:
Daily 2:00 P.M – Bar Time

Construction Schedule:
Start Spring 2019
Completion Spring 2019

Owner:
Ben Altschul
2005 N Sherman, LLC
P. O. Box 3124
Madison, WI 53704

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

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