

03.03.21

LETTER OF INTENT : 177 S. Fair Oaks Ave. Madison Wi.

Project Name: Blind Shot Social Club

Proposed is new outdoor seating in the existing terrace area of the existing mixed use apartment building, for a new social club/restaurant built in the existing unfinished interior space. Seating for 40 patrons will be provided, along with an outdoor fire pit and a putting green. The existing outdoor terrace area is located at the southwest corner of the building, is two steps down, and is separated from the adjacent city sidewalk and site entry driveway by a concrete wall with a metal railing, as well as a planter. There is also an existing vegetative screen of tress and arborvitae along the length of the south edge of the site across the driveway from the proposed outdoor seating area. The nearest residences are approximately 165' from the proposed outdoor seating area

The restaurant use for the existing space was approved as part of the original review and approval of the overall mixed use building when it was constructed. The Blind Shot Social Club's business model is **not** that of a sports bar, but rather more like a traditional golf/country club, where memberships will be available. They want to limit the number of patrons in the space at one time as part of their business model. Posted occupancy of the entire space (including outdoor seating) will remain as previously approved at 234 occupants.

Business Owner: Brent Mann and Michelle Duvall  
5105 Turner Ave. Madison, Wi 53716

Building Owner: McGrath Property Group, LLC  
730 Williamson St. #150 Madison, WI 53703

Projected Opening date: May 2021

Hours of Operation: 10 AM - 10 PM 7 days/ week for Patio  
10 AM - 12 PM Th, Fri, Sat for service inside

Number of Employees: 20

Posted Capacity of Patrons: 234 (incl. 40 seats @ outdoor terrace)

Gross square footage of Blind Shot Social Club space: 5560 sq ft

Parking and Bike Parking: As provided by current existing approved plan for overall mixed use building. Also see drawings accompanying this submittal.

