



November 15, 2021

City of Madison
Department of Planning
215 Martin Luther King Jr. Blvd.
Madison WI 53703

RE: Land Use Application
1124 Regent St.

Dear Commission Members and Planning Staff:

On behalf of property owner Roger Charly and tenant Shaina Papach, Sketchworks Architecture, LLC is submitting this letter of intent and application for partial demolition and conditional use approval regarding the parcel located at 1124 Regent St. The proposed design is for a family-oriented, fast-casual restaurant with an outdoor patio.

Proposal Summary:

The existing building at 1124 Regent St. is the result of a series of additions that currently houses Budget Bicycle Center. The business will remain on-site, but downsize to the eastern, or right half of the building.

The western, or left half is composed of two attached buildings, the front of which is at the corner of Regent St and N Charles St. This brick structure will be converted into a fast-casual restaurant. This conversion will require the partial demolition of the metal-clad building behind it, to make room for the new patio. The portion to be demolished was built in 1950. All exterior and interior walls and ceilings are to be demolished. Portions of the roof deck and steel structure, including the columns, beams, and gabled trusses will be sandblasted, primed, and painted to define the new outdoor patio. The result will include covered and uncovered outdoor seating, an outdoor bar, an artificial turf game lawn, and a gas-insert fireplace. There will also be a small addition located under the exposed structure that houses restrooms and a mechanical room. Mechanical equipment will be located on top of the addition, below the original roof deck.

Existing on-site surface parking will be sufficient for the bike shop and the restaurant. The outdoor patio will be surrounded by a 42" fence with one entry point from the restaurant and two exit only gates, one leading to parking and the other to the sidewalk on N Charter St.

Primarily operating as a restaurant, the new business will open at 11 am and close at midnight with a class B liquor license. A walk-up window for takeaway orders will be located on the sidewalk of N Charter St. A second window for delivery drivers will be located just off the sidewalk, near the freight loading zone on N Charter St.

We discussed the project with Alder Juliana Bennett of District #8 on October 21, 2021 and have her support for the redevelopment of this property and for the intended use.



Zoning District:

The property is currently zoned (TSS) Traditional Shopping Street District.
Review required for Demolition Permits and Conditional Use of Outdoor Eating Area.

Project Schedule:

The project construction schedule will be as follows:

Notify Alder, Neighborhood of intent	October 17, 2021
Submit Land Use Application	November 15, 2021
Urban Design Commission 1	December 15, 2021
Plan Commission Meeting	December 27, 2021
Urban Design Commission 2	December 29, 2021
Common Council Meeting	January 18, 2022
Submit for City Site Approval	March 25, 2022
Plan Review/Permit Submittal	April 14, 2022
Begin Demolition	April 18, 2022
Begin Construction	May 2, 2022

Project Team:

The key individuals and firms involved in this planning and design process include:

Building Owner:
Roger Charly
1230 Regent St
Madison, WI 53715

Architect:
Sketchworks Architecture, LLC
7780 Elmwood Ave Ste 208
Middleton, WI 53562
Contact: Steve Shulfer
(608) 836-7570

Please feel free to contact us with any questions you may have regarding this request.

Respectfully,

A handwritten signature in black ink, appearing to read "Steve Shulfer". The signature is stylized and fluid.

Steve Shulfer
Sketchworks Architecture, LLC