

June 9, 2008

Madison Plan Commission
215 Martin Luther King Jr. Boulevard
Room LL-100
PO Box 2985
Madison, WI 53701

Dear Plan Commission:

Qdoba East Towne – Letter of Intent

There will be a small addition (1,251 sf) and renovation to the existing building (Carlos O Kelly's restaurant) located at 4718 E Towne Boulevard in Madison, WI. This exterior renovation will include new storefront, stone, brick, E.I.F.S. system, fabric canopies, etc. (2) Tenants will replace Carlos O Kelly's: Qdoba Mexican Grill and BD Mongolian Grill Restaurant. All existing sitework will remain (utilities, paving, landscaping, etc.). The site is 1.75 acres and the total building area including the addition will be 7,558 sf. A conditional use permit for an outdoor seating area is requested. There will be approximately (36) outdoor seats. Alcohol will be served and there will be an outdoor sound system. Hours of operation are anticipated to be 10am-11pm. BD Mongolian Grill will have 20 employees per shift (max.) and Qdoba will have 8 employees per shift (max.). The date of construction start is proposed to be 7/1/08 and the proposed construction completion date is 11/15/08. Bob Rowe (262.896.8748) is project architect and Will Cvengros (262.896.8735) is construction project manager, both from The Redmond Company in Waukesha, WI.

Please contact architect Bob Rowe with any questions.

Sincerely,



Bob Rowe, AIA