

April 17, 2006

Letter Of Intent

601-627 Williamson Street is an existing lakefront building on the National Register of Historic Places, that has been historically used for industrial and warehouse purposes.

The first , and Second floors are approximately 24,000 S.F. per floor. This space is currently leased to a customer retail, the Bicycle shop, and office space clients. The typically normal hours of operation for these spaces are 8:00 A.M. to 5:00 P.M..

The basement has an additional 24,000 S.F. and is used primarily as tenant storage space.

Hot Soup L.L.C. is currently constructing a new restaurant called "The Sardine", in unit "C" of the building , located at 617 Williamson Street. The restaurant is projected to open in mid June , 2006. The Restaurant space also has an exterior concrete patio deck that was approved May 23, 2005 at the time of plan review .

The Owners of Sardine would like to be able to use the exterior patio as outside dining seating for their customers. The exterior Patio has a seating capacity of 18-20 people. There will be no music on the exterior patio.

Because the building office spaces do not use the parking lot after business hours the parking lot will be used at night only for customers of the restaurant..

Because there will be no music at the outside seating area, there will be very little noise to impact the surrounding neighbors, or the general waterfront.

Because the Restaurants customers will provide an evening presents in both the parking lot , and as patio dinners , there will be a security presents that does not currently exist after 6:00 P.M.

The exterior seating with the waterfront vista provides a very uniquely Madison experience for the Sardine dinner and the Owners of the Sardine, wish to partition the Plan commission for the conditional use of the Sardine's exterior patio to offer a outside patio seating experience to the Sardine customers.

Attached are:

1. Application.
2. Floor Plans
3. Elevations
4. Site plans