

**ST. LOUIS**

Power House at Union Station  
401 S. 18th Street, Suite 200  
St. Louis, MO 63103  
314.984.9887 tel

**ST. CHARLES**

1520 S. Fifth Street  
Suite 307  
St. Charles, MO 63303  
636.978.7508 tel

**DALLAS**

6175 Main Street  
Suite 367  
Frisco, TX 75034  
972.624.6000 tel

**PHOENIX**

2701 E. Camelback Road  
Suite 175  
Phoenix, AZ 85016  
602.795.4111 tel

**Letter of Intent**

**Conditional Use/Demolition Application for 2649 East Springs Road. Part of Lots 8 and 9, Regional East, Recorded in Volume 56-6B of Plats on Pages 13, 14 and 15, as Document No. 1952891, Dane County Registry, and located in the NW ¼ of Section 27, T8N, R10E, City of Madison, Dane County, Wisconsin**

**Date**

**March 15, 2021**

**Owner**

**Panera, LLC – Theresa Padua  
3630 S. Geyer Road  
St. Louis, MO 63127**

**Engineer**

**Cole & Associates – Chris Wilson  
401 S. 18<sup>th</sup> Street  
St. Louis, MO 63103**

**Architect**

**NORR – Billy Venia  
325 N. LaSalle Street  
Chicago, IL 60654**

**This Letter of Intent is for approval of a new, free-standing Panera Café with a drive-thru and outdoor seating. The existing Pizza Hut building at this address will be demolished to allow for the construction of this new restaurant. There are no changes to the total property area, existing easements or land uses.**

**All stormwater flows will retain their existing pattern to existing storm sewer structures and existing utility service lines will be re-utilized if possible.**

**The new Panera Café will be 4,000+/- sf and will employ 60 associates. Hours of operation will be 6:00AM to 9:00PM.**

**Construction is expected to begin 08/01/2021 with an anticipated opening date of 02/03/2022.**