

Tasc Force 2, LLC
2202 E. Johnson St.
Madison, WI 53704

May 27, 2014

City Of Madison Department Of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd., Room LL-100
P.O. Box 2985
Madison, WI 53701-2985

To Whom It May Concern:

This letter of intent and accompanying project plans describe proposed landscaping changes to 2202 E. Johnson St. (Milio's Sandwiches) and 305 N. 4th St. (4 & 20 Bakery & Cafe.) These changes would facilitate the addition of 270 square feet of outdoor seating space for both restaurants as well as improved aesthetics. The project is a venture of the property owner, Tasc Force 2, LLC.

We have complied with all notification and meeting requirements as iterated in the Land Use Application. Overall, this project has been well-received by the Emerson East Neighborhood and has the support of District 12 Alder Larry Palm, as well. In fact, residents of the Emerson East and surrounding neighborhoods have been demanding outdoor seating for both restaurants since 4 & 20 Bakery & Cafe opened in January, 2012.

The two restaurants share an L-shaped landscape that currently feature decorative gravel and evergreen shrubs. Our intention is to remove these elements (to the extent described by the project plans), replace the gravel with poured concrete and the shrubs with native Wisconsin plants and grasses. The poured concrete will feature two tones, one of which will serve to visually delimit the seating area for both guests and the staffs of both restaurants. This will prevent tables and chairs from obstructing the sidewalk.

The planned occupancy of the outdoor seating area will be 14, which will be limited by the number of actual tables and chairs. Outdoor seating will be available between approximately May 1st through September 30th. The hours of operation for the outdoor seating area will be tied to the hours of 4 & 20 Bakery & Cafe, which are currently Monday-Saturday, 7:00AM-2:30PM and Sunday, 8:30AM-2:30PM. Milio's hours of operation are Sunday-Saturday, 10:00AM-9:00PM. 4 & 20 Bakery & Cafe expects to extend its hours of operations to 7:00PM on weekdays only and the area will be shared between both restaurants during that time. After 7:00PM, outdoor furniture will be moved inside 4 & 20 Bakery & Cafe by the restaurant's staff. Because of 4 & 20 Bakery & Cafe's direct view of the outdoor seating area, restaurant staff will be able to supervise the area between 7:00AM and 10:00AM. After 10:00AM, the responsibility for supervising the area will be shared by both restaurants, which will further help prevent loitering and excessive noise. Because the occupancy increase may require a parking reduction, we have included plans for an additional bike rack to be placed on the property.

The estimated cost of the project can be broken down into three areas:
Poured concrete and new plants and grasses (materials and labor) - \$1,500.00
Tables and chairs for outdoor seating - \$1,200.00
Design work and administrative costs - \$500.00

Due to the relatively high cost of this project and the short window of time we intend to make it available to our customers, we expect to begin work on this project one day after the next public hearing date, July 8, 2014.

If you have any further questions, please contact the property owner, Timm Heller, at (608) 213-8483 or 4 & 20 Bakery & Cafe's proprietor, Evan Dannells, at (608) 213-0172.

Thank you for your consideration.

Sincerely,

Timm Heller, Tasc Force 2, LLC