

8 February 2012

**City of Madison - Planning Division**

215 Martin Luther King Jr. Blvd

Madison, WI 53703

608-266-4551

Project # **BLDNCC-2011-14265 / BLDNCH-2011-14266**

Attn: Kevin Firchow

Brock Sturz

**RE: A11128 – Einstein's Madison**

2701 University Drive

Madison, WI 53705

To Whom it may concern:

Please accept the following as our letter of intent to change the zoning to allow outdoor dining, and to locate patio dining tables outside the Einstein Bros. restaurant, located at 2701 University Avenue – Suite 'E' , Madison Wisconsin 53705, in the Lakepoint Commons. We are currently coordinating with the City of Madison Planning Department, Regent Neighborhood Association, the Landlord, and District 5 to allow for this outdoor dining.

Attached is a plan of the newly remodeled Einstein Bros. Bagels at Lakepoint Commons, showing the proposed patio seating. The proposed plan shows (8) 32" round tables with two seats each along the Einstein Bagels storefront. The location of the tables will allow pedestrian access along the building sidewalk. I have included the layout sheet A-2.7, the Lakepoint Commons site information sheet DRW.2, as well as an overall site plan A-1. We are not proposing to make any permanent site improvements.

Per our discussions with the Regent Neighborhood association and district 5, 9 PM closure has been the standard for patio dining. This should not be an issue, Einstein Bros Bagels closes at 5 p.m., and the patio would be closed at that time. If we could agree to 6 p.m. as a final closing time, that would be more than sufficient in case they run long with their business operation by a few minutes on any particular day.

John Schlaefer at the Regent Neighborhood Association and Alder Shiva Bidar-Sielaff at District 5 indicate they do not have an issue with our proposed seating and these hours of operation.

Should you have any questions or comments you may contact us at (480) 268-2900.

Thank you.

