



20. N. Blair Street # 302 Madison, WI 53703

January 20, 2009

Madison Plan Commission:

Gretisman Investments is seeking approval for a conditional use parking reduction variance from the Madison Plan Commission.

Gretisman Investments, LLC, (DBA Plan B) seeks to establish Southern Wisconsin's ultimate LGBT experience. Plan B will be an urban escape restaurant/bar, designed to make its guests feel as if they are enjoying a "Big City" experience in the heart of the Midwest. The decor and theme will be centered around clean organic lines and shapes; with a West coast luxury laid-back vibe and an East coast high-end chic. Everyone who walks through Plan B's doors should feel as they are part of Madison's "it" scene.

Plan B will be located in a 6,100 square feet building at 924 Williamson Street in Madison, Wisconsin. This historic building will have exposed bricks, raw ceilings, iron beams, and will be designed with urban elements.

Plan B is close to its implantation stage, and has two very experienced and motivated managers/owners that come with years of food industry experience. Incorporated in December of 2006, Corey Gresen and Rico Sabatini have been busily preparing all aspects of Plan B to ensure its opening is a success. An estimated 17 employees will help launch Plan B in Mid spring of 2009. Our hours of operation throughout the week will be 4 pm- 2 am and weekends 11 am – 2 am.

Our capacity Sunday – Wednesday will be 225 and Thursday- Saturday will be 300. These capacity numbers have been negotiated and agreed upon with the Marquette Neighborhood Association. We have plans to extend the current parking lot to accommodate 45 parking stalls, and have other parking agreements in place with Gateway Associates for an additional 60 parking stalls to use parking during the evening hours when they are not in use. We also are close to securing other parking agreements with other parking near the site. Being extremely close to bike paths will afford us the benefits to installing bike racks on the premise to encourage other forms of transportation. In addition to bus lines and cab routes will also be another advantage to the location.

Thanks for time and energy as we move forward.

Corey Gresen & Rico Sabatini