

February 1st 2010

To Zoning and Plan Commission:

We are writing this letter in support for various changes in our conditional use of Plan B located at 924 Williamson St Madison, WI 53703.

In order to address concerns raised by the neighborhood we agreed before the ALRC to have periodic meetings with neighborhood representatives with regard to our operation. After a few meetings it was requested by various neighborhood representatives including John Rolfsmeyer that a fence be placed at the line between his rental property and Plan B. We agreed that we would place the fence on the property line at our cost and that is our request tonight.

The neighborhood also expressed some concern about outdoor noise and smoking by the patrons of Plan B. We have used our staff to minimize these concerns. In order to further address those concerns we are requesting an outdoor enclosed area for smoking and a small amount of seating. The design would limit patrons from freely walking the premises and neighborhood and give our staff a greater opportunity to control noise and traffic. The design by our architects directs the noise away from the residential neighbors toward the commercial area behind our building. We estimate capacity at approx 30 patrons.

Both of these improvements will be incurred by our organization and represent a compromise of our preferred interest and actions of the property. The fence will be placed far enough back from the property line to allow upkeep by our organization without encroachment on the neighbor. The smoking enclosure has been reviewed by traffic and does not affect parking.

We appreciate your interest in addressing the concerns of the neighborhood while limiting the costs and disadvantages of our organization

Respectfully Yours,

Rico Sabatini

Co-Owner Plan B