

Memo to : Madison TPC Committee
From: Michael Banas & Patrick O'Halloran
Owners, Lombardino's Italian Restaurant
2500 University Avenue
Topic: Regent Neighborhood Assoc. UAC Plan
Date: March 12, 2014

Hello Transportation & Parking Committee (TPC),

We apologize for not being able to attend the meeting tonight. Unfortunately the 5:00 meeting time does not work well for us as restaurant owners. I am sure you can understand. Despite that, we wanted our voice to be heard.

We would like to show our support for the RNA's University Avenue Corridor (UAC) plan. As you may know, Lombardino's has become a favored neighborhood as well as destination restaurant. Having our neighborhood support us as much as they do is amazing to see as business owners. Their support is pivotal to our success and for that we thank them every day.

We have another side to our business, the destination restaurant side. In being a destination business, congestion and parking are significant issues for us. We know that our small parking lot is not nearly enough parking for a restaurant of our size. This is the hand that we were dealt and we deal with it as best we can. Our main concern is that if our customers believe they cannot find parking or will have difficulty doing so, they may find reason to not visit our establishment. Obviously, this is not what we want. The only thing that we ask is that in looking at this neighborhood plan, you take into account that there is a significant percentage of our customers as well as customers for the new retail that the Mullins Group have built that will be traveling by car and they will need somewhere to park. Future development of the neighborhood should hinge on trying to make more parking available while building healthy, vibrant commerce.

Our hope is that the TPS committee will also support the plan taking our parking issues into consideration.

Our primary reasons for our support of this plan are:

- having managed development for the future that considers traffic, density, and parking can only benefit us and everyone living in the neighborhood
- our interests would be to not further stress the parking in particular and try to find new or creative ways to make parking more feasible
- the balanced approach to development. One that encourages growth while at the same time supports a positive livable balanced vision for the neighbors and the corridor as a whole

We appreciate the time and effort the RNA has put into the plan and again encourage the city to support the plan.

Thank You,

Michael Banas and Patrick O'Halloran