

July 17, 2018

City of Madison Zoning Department
126 S. Hamilton St
Madison, WI 53703

Re: Letter of Intent
Land Use Application – Alteration to PD
PD-SIP: 2418 & 2518 Winnebago St, Carbon at Union Corners
Alteration for Outdoor Seating – 2438 Winnebago St (commercial tenant)

To Whom it May Concern:

This is the letter of intent for the patio space proposed for the Union Corners Brewery, to be located at 2438 Winnebago St, a commercial tenant of the Carbon at Union Corners project. This patio space is an extension of the internal space rented from the landlord, and as such will follow the same rules and regulations delineated in the terms of the lease and permits/licenses acquired from the city, state, and federal governments for our business.

The intended use for the patio area delineated in the accompanying floor plans is for the following:

- Hours of Operation: M-F 11am-12:00 Midnight, Sa-Su 9am-12:00 Midnight
 - a. Closing hours for patio also subject to building/neighborhood association regulations
- Outdoor seating for dining patrons and standing area for customers in general
- Outdoor standing area that can be sectioned off and exclusive to the multifunction room, where we teach customers about brewing beer and brew batches of beer with the customers (no brewing will occur in the patio area)

Features of the proposed patio space:

- Patio space will be enclosed in fencing, with two emergency exit gates provided for safety
- Furniture: Dining tables with chairs, Lounge chairs and/or couches
- Full service from the bar and kitchen inside provided by waitstaff
- There are no proposed changes to the existing lighting and landscaping in the plaza area.

The following exclusions will apply to the proposed patio space:

- There will not be live music
- There will not be amplified music unless allowed by the building association

This Land Use application is being submitted by July 18, 2018 to be considered at the August 20, 2018 Plan Commission meeting. Please feel free to contact me with any questions.

Sincerely,



Eric Peterson
Owner/Operator of Union Corners Brewery
Tenant occupying 2438 Winnebago St