



Date: March 21, 2026

Letter of Intent

Project: Jay's Outdoor Seating Area
406 N. Frances St
Madison, WI 53715

This Letter of Intent is a formal request to modify the operating conditions for the outdoor seating area at Jay's located at 406 N. Frances St. The outdoor seating area, situated on the north side of the building, was previously approved in 2025 under the permitted-use requirements. It has an approved capacity of 49 people in addition to the indoor capacity of 99 people.

The outdoor area is managed in strict conjunction with the interior space. Current operations include two dedicated security staff members and a dedicated server for the patio. One security staff member is stationed at the exit gate along the east sidewalk along Frances Street to manage egress and pedestrian flow. The western perimeter is secured from the private parking area by a 6-foot-high chain link fence along the back of the property.

Following a successful initial season in 2025, the owner, Jay Wanserski, seeks to expand the utility and appeal of this space. We are requesting **Conditional Use approval** to optimize this outdoor area during the warmer months through the following modifications:

- **Extension of Operating Hours:** Currently, the outdoor seating area is approved to close by 9:00 p.m. We are requesting that the outdoor area be permitted to remain open until 2:00 a.m. daily, aligning with the establishment's standard operating hours.
- **Lighting Enhancements:** Approval to install commercial-grade, string-type patio lighting within the outdoor seating area to improve safety and ambiance.
- **Audio Upgrades:** Approval to utilize amplified sound for wall mounted televisions during hours of operation. Jay is committed to maintaining sound levels that comply with City of Madison noise ordinances and remain respectful of the neighborhood context.

Jay has conducted proactive outreach regarding these requests. He has received positive feedback from neighboring stakeholders, including **Joe Korb** (Property Owner, 408 N. Frances St.) and **Becky Anderson** (Grimm Book Bindery Apartments, 454 W. Gilman St.).

Thank you for your consideration of this request.
Sincerely,

Jeremy Cynkar

A handwritten signature in black ink that reads "Jeremy Cynkar". The signature is written in a cursive, flowing style.

Destree Design Architects
Project Manager