



Date: March 2, 2026

Letter of Intent

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

This Letter of Intent is to request changes to the operating conditions for the outdoor seating area at Jay's located at 406 N. Frances St. The outdoor seating area, located on the north side of the building, was previously approved in 2025 under the permitted-use requirements. Now that the owner, Jay Wanserski, has had some time to use the space last fall, he would like to expand its usage.

We are requesting **Conditional Use approval** to take full advantage of this great outdoor area by increasing its use during the warmer months. Specifically, we are requesting the following changes:

- Extended hours of operation, allowing the outdoor seating area to remain open past 9:00 p.m. and continue operating until the bar closes.
- Approval to install string-type patio lighting within the outdoor seating area.
- Approval to allow the previously approved televisions to use amplified sound when in operation.

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