

Madison High Point, LLC
2601 Old Camden Square, Unit 111
Madison, WI 53718

March 13, 2014

RE: Ming Yang Enterprise, LLC dba World Buffet application for beer and wine license
at 499 D'onfrio Drive

To Alcohol License Review Committee:


Under easements dated 1998 and 1999 attached, the owner of the above referenced building/address, is to pay a portion of snow removal costs and sign license fees to the owner of the High Point Shopping mall that shares the parking lot with this restaurant. These payments in turn allow this restaurant and its customers to park in the High Point Shopping Mall parking lot and to place signage on the High Point Mall monument sign.

The current owner of the above address has failed to make these payments ever since taking ownership approximately November 2013. Currently the owner is in default on the easements with a balance owed of \$4,900 including February snow removal.

We have made numerous contacts with the owner Lynn Holdings, LLC and Richard Lynn has refused to pay these amounts due under the easement. We intend to take legal action to collect the amounts due. Since the easement is in default, we intend to take action to prevent Ming Yang's future customers from parking in the High Point Shopping Center mall. Without these parking privileges, their customers will be limited to approximately 30 spaces in front of their restaurant.

This amount of parking is insufficient to support the restaurant and therefore I strongly object to granting this beer and wine license. I am sorry I am not able to attend the March 19th meeting in person.

Regards,


Joe Judd
414-202-5833

Manager: Joseph A. Judd
414-202-5833

***PEDRO'S
RESTAURANT***

EASEMENT ABSTRACT

Parties: Highpoint Center Partnership and PMR Management, Inc.

Documents: Easement dated April 24, 1998

Easement: HPC grants PMR a license to maintain the illuminated sign which PMR has installed.

Liabilities: Each party shall keep the drives and parking areas on its lots in good repair, and keep the drives and parking areas free from debris and snow.

CAM: PMR agrees to reimburse HPC for 25% of the cost of snow removal on lots 1 and 3, CSM 5013.

**PEDRO'S
RESTAURANT**

SIGN LICENSE ABSTRACT

- Parties:** Inland Real Estate LB I LLC and PMR Management, Inc.
- Documents:** Sign License Agreement dated 1999
- No Build:** Any new pylon sign or replacement will be located in the same place as the existing pylon sign. No temporary or permanent sign, landscaping, vegetation, or shrubbery, or other obstruction including without limitation debris and plowed snow, which obscures the view of Pedro's sign from any adjacent roadway may be placed or maintained on lot 1.
- Easement:** Inland grants for the benefit of the owners of Lot 2 of CSM 5013, a perpetual license to maintain the Pedro's sign or any replacement. The license includes a right to maintain, repair and replace the Pedro's sign.
- CAM:** PMR shall reimburse the owner of Lot 1 for the cost of its portion of the electricity for the pylon sign in the amount of \$300 semiannually on January 1 and July 1 of each year.
- Liabilities:** Inland shall not be responsible for the maintenance, repair or replacement of Pedro's sign.

Notice of public hearing:

Ming Yang Enterprise LLC dba World Buffet, is applying for a Class B Beer, Class C Wine license at 499 D'onfrio Dr.

A public hearing on this license application will be held before the Alcohol License Review Committee at 5:30 p.m. on **Wednesday, March 19, 2014** in Room 201, 210 Martin Luther King, Jr. Blvd.

Applications may then be referred to the Common Council meeting at 6:30 p.m. on **Tuesday, April 8, 2014** (same location). Anyone wishing to speak will be given an opportunity to do so at these public hearings. Final action may be taken at the Council meeting.



City Clerk's Office
licensing@cityofmadison.com
266-4601

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