

# CONDITIONAL USE APPLICATION – OUTDOOR EATING AREA

1602 GILSON STREET, MADISON WI – FUNK FACTORY GEUZERIA

## LETTER OF INTENT

Funk Factory Geuzeria is a sour beer maker in Madison's lakeside neighborhood, and has been in operation at its current location since Jan 2015. The operation has been successful in rejuvenating the property, and bringing a unique product into local availability with its recently opened taproom (open as of July 2017).

The first summer open was great; however, it became evident that an outdoor space for this upcoming summer will be needed to allow patrons to enjoy the outdoor weather with their beer during the spring/summer months.

The intent is to create a small patio space (permeable base) in the front of the building –marked FRONT PATIO on the plan as well as a larger open space available in the rear of the building-marked REAR PATIO on the plan. Both locations will have tables and chairs for seating.

Funk Factory has been in contact with neighbors about the proposed outdoor spaces, and there has been a lot of positive feedback about our facility enhancing the neighborhood, and general support for the expanded seating and outdoor option.

The rear patio would have a platform to allow for some special events to take place such as outdoor music or open mike/poetry etc. in the summer. A children's play area will also be incorporated into the rear yard area- type TBD

Noise control was discussed, and based on the building shape and direction of the amplified sound (faces other commercial properties), we do not believe we will have an issue with noise for nearby residences. The neighborhood did request that we agree to a maximum number of outdoor amplified events, and if we wish to exceed that number that we would request permission from the neighborhood association prior to scheduling. Funk factory proposed that maximum number to be 8 outdoor amplified events per year- however after a second meeting with neighbors- they requested we drop that number to 4 outdoor amplified events/year. Funk Factory agrees to this reduction to see how events affect neighbors. Outdoor amplification will not extend past 10:00pm.

Rear Patio Hours: Daily 10am-12pm

Front Patio Hours: Neighbors requested front patio close early to limit noise for nearby neighbors- Funk Factory Agrees to this early closure. Front Patio Hours will be Daily 10am- 9pm

Funk Factory would like to have the option for outdoor wood burning fire pits, but neighbors were concerned with smoke output. Funk Factory has therefore reduced the wood burning fire pits to a quantity of one to create compromise – where previously three were desired. The single pit would be in the rear where less wind is likely to cause concern being that the area is fenced and building on one side. Neighbors had requested all pits to be Gas Burning- Funk Factory finds this cost prohibitive as well as undesirable.

We will be putting in some division between front patio and sidewalk to keep public walkway clear. Our current plan is a combination of low metal/wood fencing – aprox 30" and planters/barrels such as:



Capacity Requested is 80 total. Which is per building inspection regulations based on bathrooms available. The breakdown given to us was 43inside-37outside.