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April 18, 2017

City of Madison Plan Commission
Attn: Chris Wells
Department of Planning & Community & Economic Development
Madison Municipal Building
215 Martin Luther King, Jr. Blvd.
Madison WI 53701-2985

re: 1401 Northern Court - Conditional Use - Convert existing building into distillery and tavern in TE zoning

Plan Commissioners,

The Board of the Marquette Neighborhood Association (MNA) is contacting you concerning the proposal by Hastings Cameron to remodel the existing building at 1401 Northern Court into a facility to process spirits and to provide a tasting room.

At its meeting of March 14, the Preservation & Development Committee of MNA unanimously approved, and on March 16th the full Board unanimously approved, the requested conditional uses as stated in Hastings's Letter of Intent presented at the March 14th P&D meeting, i.e.:

- Manufacturing, light (liquor/spirits blending operation, bottling facility, labeling/branding, packaging, etc.) Conditional Use
- Distillery (distillery) Conditional Use
- Tavern (tasting room) Conditional Use

with the following conditions:

- The following closing hours for the tasting room:
Sunday – Wednesday, doors closed by 10 pm.
Thursday-Saturday, closed by 11 pm.
with a once a year exception for New Year's Eve, when the tasting room can be open until bar time.
- That the conditional uses are non-transferable and that they do not apply to future owners and operators of the property.

The motion passed with a unanimous vote in favor.

It was the Board's understanding, based on Hastings's assurances, that he is sensitive to concerns about odor from waste and will address any concerns brought forward, though he does not anticipate problems; that there is currently no proposal for outdoor seating or an entertainment license; and that the risk of fire or explosion at the facility is minimal.

As stated above, the MNA Board supports the requested Conditional Uses if, and only if, the above conditions are incorporated in the Plan Commissions approvals. Thank you for considering the views of the Marquette Neighborhood Association in your deliberations.

Sincerely,



Dayna Long, Secretary Marquette Neighborhood Association

cc: Chris Wells, City of Madison
Matthew Tucker, City of Madison
Marsha Rummel, District 6 Alder
MNA Board