



August 15, 2018

To Application Reviewer:

Accompanying this letter are the application materials for conditional use approval from the City of Madison for a new beer tasting room and associated outdoor seating. The proposed new business is to be located in the new, recently completed Marling Building located at 1817 E. Washington Avenue.

**Project Information:**

**Tenant/Business Name:** O'so Brewing Company Tasting Room, Marc Buttera, Owner

**Address:** 1817 E. Washington Ave. Madison, WI 53704

(Commercial tenant space in Marling mixed-use building)

**Zoning District:** TE- Traditional Employment

**Alder District:** 6- Alder Marsha A Rummel

**Neighborhood Association:** Marquette Neighborhood Association

**Alcohol License:** Class B- Fermented Malt Beverage License- application in progress

**Size:** 1,283 sf Indoor Space- Ground level commercial space along E. Washington

**Occupancy:** Indoor- 49 Occupants with additional 40 Occupants with future mezzanine  
Outdoor- 38 Occupants

**Conditional Use Approval is requested for the following:**

1. New "Tavern" use
2. Outdoor Seating

**Description:**

Building context: The Marling building is a newly completed mixed use building at 1827 E. Washington Ave. The total building includes 228 apartment units and parking, 15,100 sf of ground floor commercial space with 50 dedicated off-street parking stalls for commercial use. The proposed conditional use is for a 1,283 sf ground floor tenant space with access from the street level along E. Washington.

The proposed project is a modest tasting room/ tap room featuring the beers and products from the O'so Brewing Company. The O'so Brewing Company of Plover Wisconsin is an artisan brewery specializing in fruited and barrel aged sour beers. The tasting room will operate as an extension of the company's brewing license as a satellite tasting room, although the operation will be classified as a "tavern" under Madison ordinances. Serving only beers and other fermented malt beverages, primarily produced by O'so, the new tasting room is planned as a quiet gathering place for beer enthusiasts to enjoy hand crafted product. A small retail carry-out sales area will also be included. There are currently no plans for food sales, although a prep space for snacks and sandwiches may be an option in the future. Initially, the indoor space will

accommodate 49 occupants with a planned additional 40 occupants on a future mezzanine level. Outdoor seating for 38 occupants will be directly in front of the business within the property boundary adjacent to the sidewalk along E. Washington Ave. Outdoor seating will operate seasonally, approximately May-October, weather dependent.

The proposed hours of operation will be 3pm-11pm Monday-Thursday, 11 am-11pm Friday-Saturday, and 11am-9pm Sunday. Seasonal outdoor seating along the E. Washington side is to follow the same hours of operation. There will be no amplified sound outdoors.

O'so Brewing Company has been in communication with both the Marquette Neighborhood Association and Alder Rummel in anticipation of an application for the appropriate ALRC license. Alder Rummel will provide email notification to the Zoning Staff of the waiver for 30 day notification for the Conditional Use Application. The Marquette Neighborhood Association committee and board will be reviewing the project in their next meetings, currently scheduled for September 1, 2018. ALRC review is anticipated to take place on September 15.

The Project Team Includes:

**Owner**

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Thank you,



Matt Tills, AIA