

Sample



AMORE KITCHEN
MENU

SANDWICHES

PULLED PORK - \$9.99

Southern style smoked pulled pork rubbed and hickory smoked right here at the brewery. Served on a King's Hawaiian sandwich bun with a side of Dixie slaw and baked beans.

MEATBALL BOMBER - \$9.99

Four meatballs on a 7 inch Italian loaf. Topped with mozzarella and marinara. Served with a side of giardiniera for \$.50 extra.

Open Friday - Sunday
PHONE: 715-254-2163
www.osobrewing.com

PIZZA

16" pizza

Toppings can be on halves.

Base Sauces: Marinara, BBQ, or Ranch

Build Your Own - \$15 Base

\$1 per Veggie | \$1.5 per Meat

Veggies: Fresh Jalapeno, Fresh Mushroom, Pineapple, Black Olive, Green Olive, Red Onion, Green Pepper.

Meats: Pepperoni, Italian Sausage, Ham, Smoked Pulled Pork, Smoked Pulled Chicken, Sliced Meatballs, Anchovies.

Business Plan



Possible Taproom- O'so Brewing Co.

Owner Marc Buttera / Architect Matt Tills Motis

1817 East Washington St. Madison WI @ the Marling

Summary of project

O'so Brewing Company of Plover Wisconsin is an artisan brewery specializing in fruited and barrel aged sour beers. We are seeking to open a small taproom on East Washington Street at the Marling development. We anticipate an initial 49 person indoor seating with possible future mezzanine that would add an additional 40 person capacity and have applied for a conditional use permit that would allow an additional 38 person outdoor seating in the warmer months. We also applied for a conditional use permit to operate as a tavern in the City of Madison. We would also like to install an overhead door late Spring that may require Urban Design Commission approval later.



Points of Interest

- Small 1283 sq/ft space
- Quiet space, light low music, conversation, no TVs
- Just serving beer, no intoxicating liquor
- Reuse of materials from original Marling Lumber Company
- Small carry-out specialty beer selection
- Possible small prep area for Panini sandwiches in future

Neighborhood Impact- We believe the neighborhood being located along East Washington will be a good fit for O'so Brewing because it is already a main thoroughfare for the City of Madison as opposed to locating along Williamson or Johnson Streets where most of structures are homes. Obviously, there are residences in the Marling Development, but we feel that the Taproom will have a low impact as the structure is concrete and tenants of the Marling may expect a bit more noise because of it's proximity to East Washington. We believe the taproom may enhance the living experience for many tenants of the Marling.

Sound Abatement- Like we mentioned in the Points of interest, this is a quite space that mimics the concepts of our Plover location where typically you will see couples or small groups of friends gathering to catch up over a few beers. We do not envision a party atmosphere but more of a mature clientele that appreciates something truly artisan made. Occasionally we envision a performer with a string instrument, but nothing amplified. No TV's and no pool table. This is a small quiet space to enjoy hand crafted beer. During the interior design process, we intend to address possible reverberation in the space.

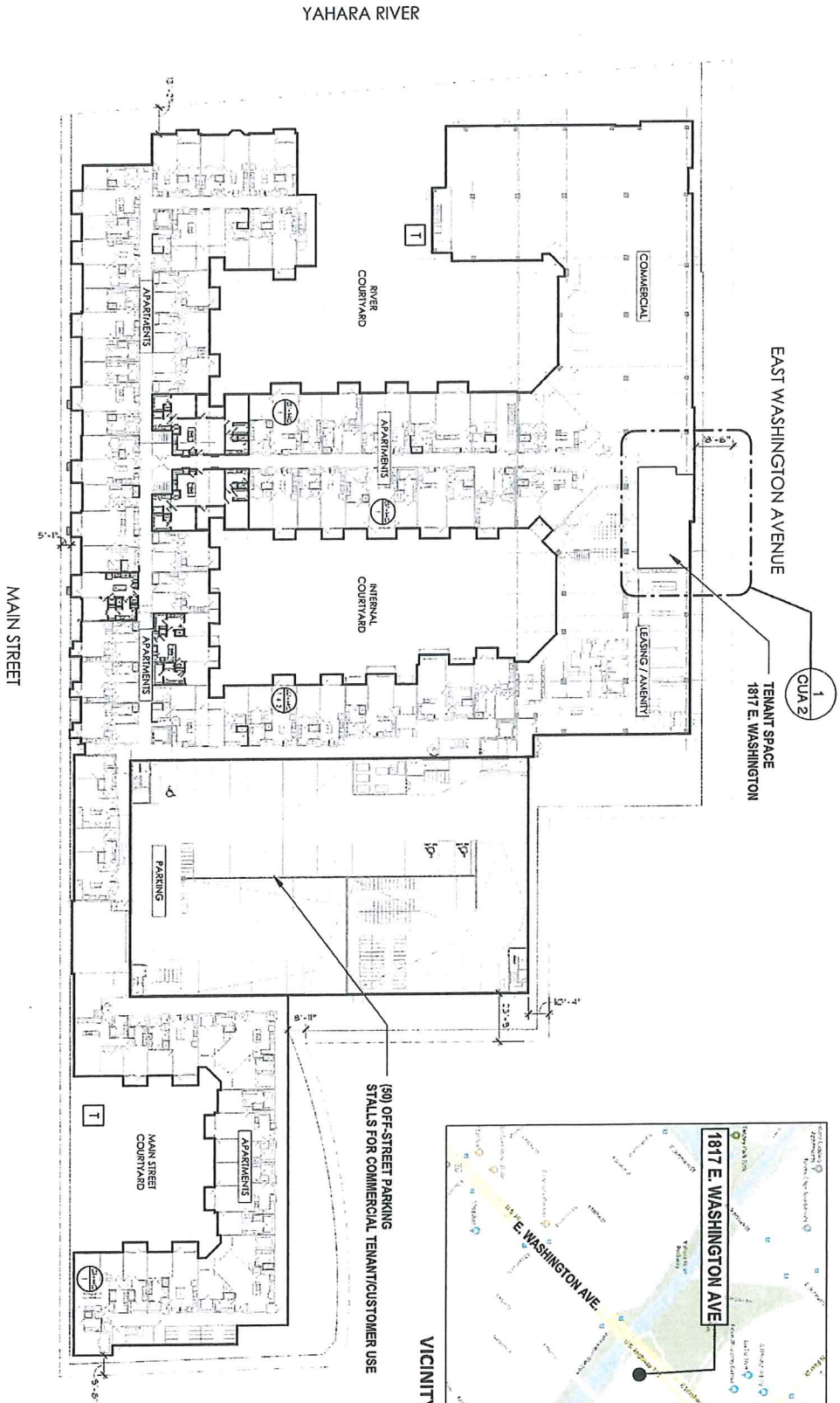
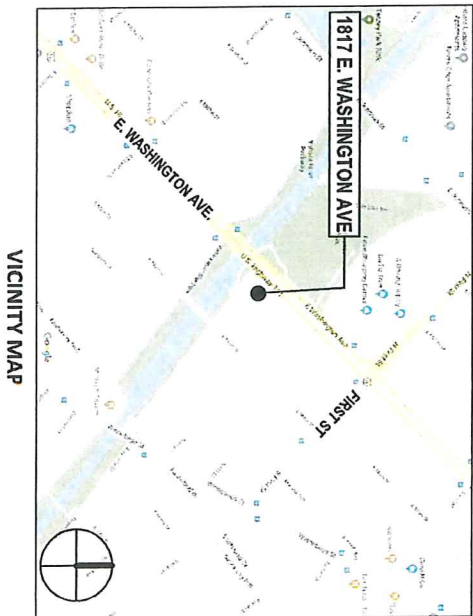
Parking- There is limited parking in the parking structure of the Marling for commercial spaces and parking along East Washington and Main Street along the back on the Marling. We envision lots of foot and bike traffic to the space. There is also dedicated delivery parking on the Eastside of the commercial spaces for beer keg deliveries. There are also several bicycle parking racks along the East Washington side of the and two near the taproom space.

Alcohol/food ratio- Currently we were planning to start with just serving beer and add a small prep area for panini sandwiches in the future.

Hours of Operation- We would like to propose 3pm-11pm Monday-Thursday, 11am-11pm Friday-Saturday and 11am-9pm Sunday

External Lighting- East Washington is well lit but I believe the front of the Marling has ample lighting for egress along the front of the building

O'SO BREWING CO. TASTING ROOM - 1817 E WASHINGTON
CONDITIONAL USE APPLICATION
 08/15/18



(50) OFF-STREET PARKING STALLS FOR COMMERCIAL TENANT/CUSTOMER USE



1 OVERALL BUILDING SITE PLAN
 1" = 50'-0"

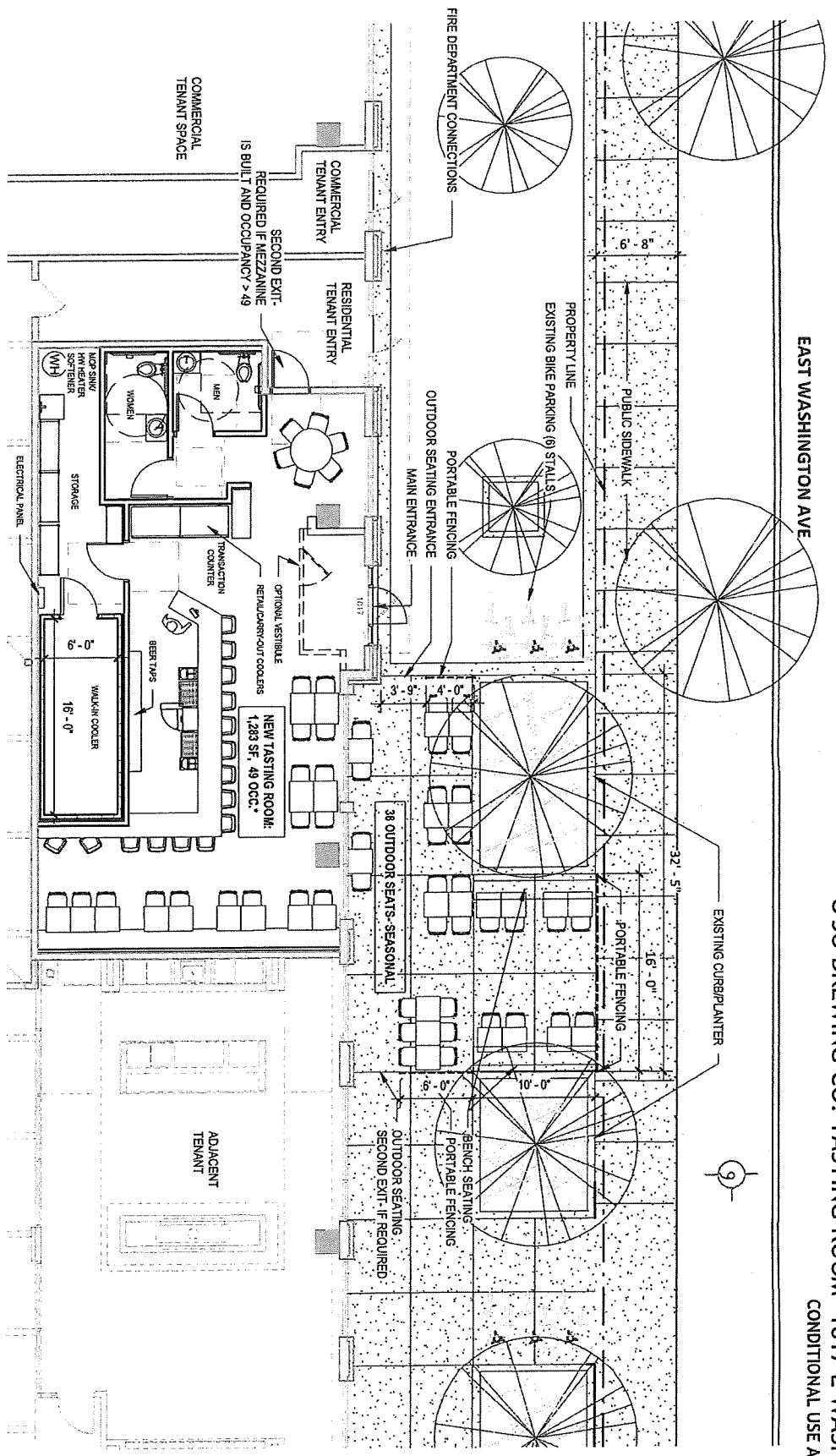


CUA 1
 OVERALL SITE PLAN

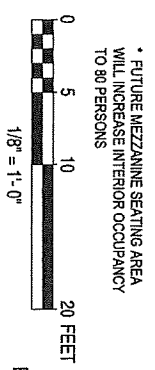
EAST WASHINGTON AVE

OSO BREWING CO. TASTING ROOM - 1817 E WASHINGTON
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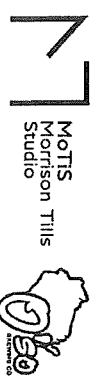
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① First Floor-SEATING CONDITIONAL USE
1/8" = 1'-0"



FLOOR PLAN AND OUTDOOR SEATING
CUA 2



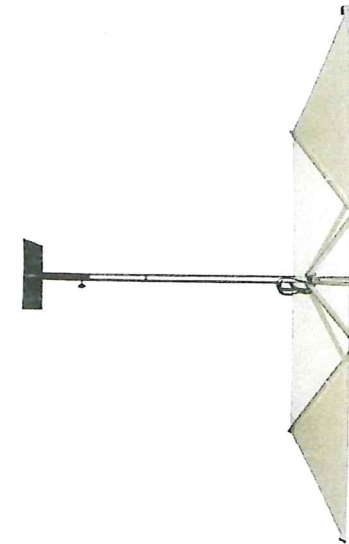
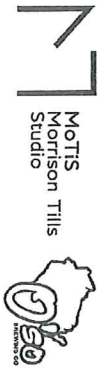
OSO BREWING CO. TASTING ROOM - 1817 E WASHINGTON

CONDITIONAL USE APPLICATION

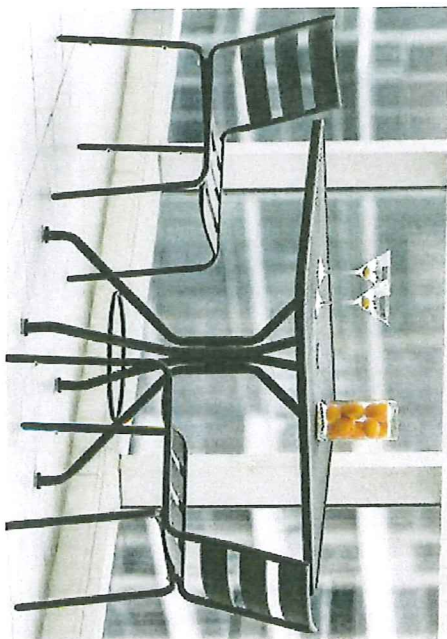
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TEMPORARY FENCING: BLACK METAL, FREE-STANDING 36" TALL- SIMILAR TO SHOWN



OUTDOOR UMBRELLAS - SIMILAR TO SHOWN, QUANTITY TBD



OUTDOOR SEATING: METAL TABLES AND CHAIRS- BLACK OR SILVER- SIMILAR TO SHOWN

CUA 3
OUTDOOR FURNITURE

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