



City of Madison

Proposed Conditional Use

Location
849 East Washington Avenue

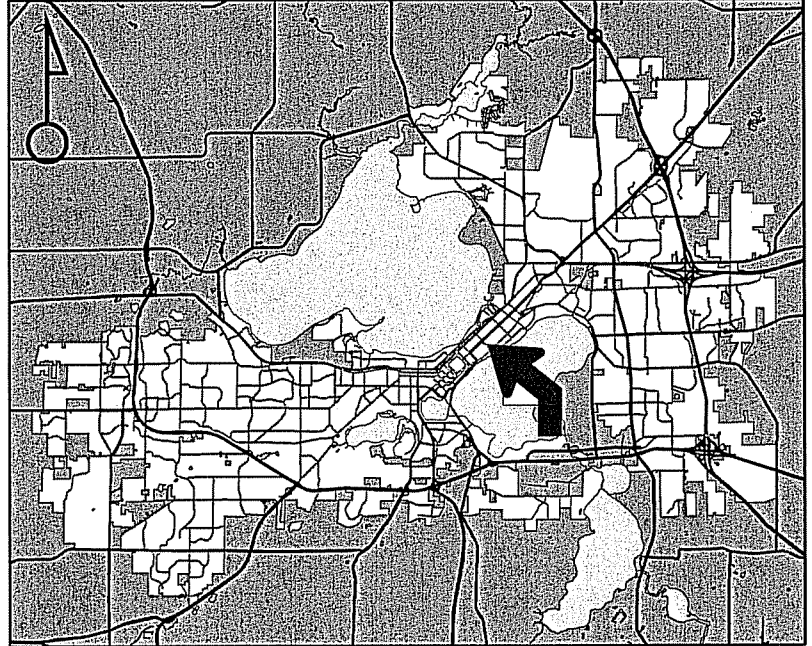
Project Name
Bos Meadery Tasting Room

Applicant
Steve Agard/
Collen Bos – Bos Meadery, LLC

Existing Use
Multi-tenant building

Proposed Use
Establish tavern in TE zoning in
existing multi-tenant building

Public Hearing Date
Plan Commission
09 February 2015

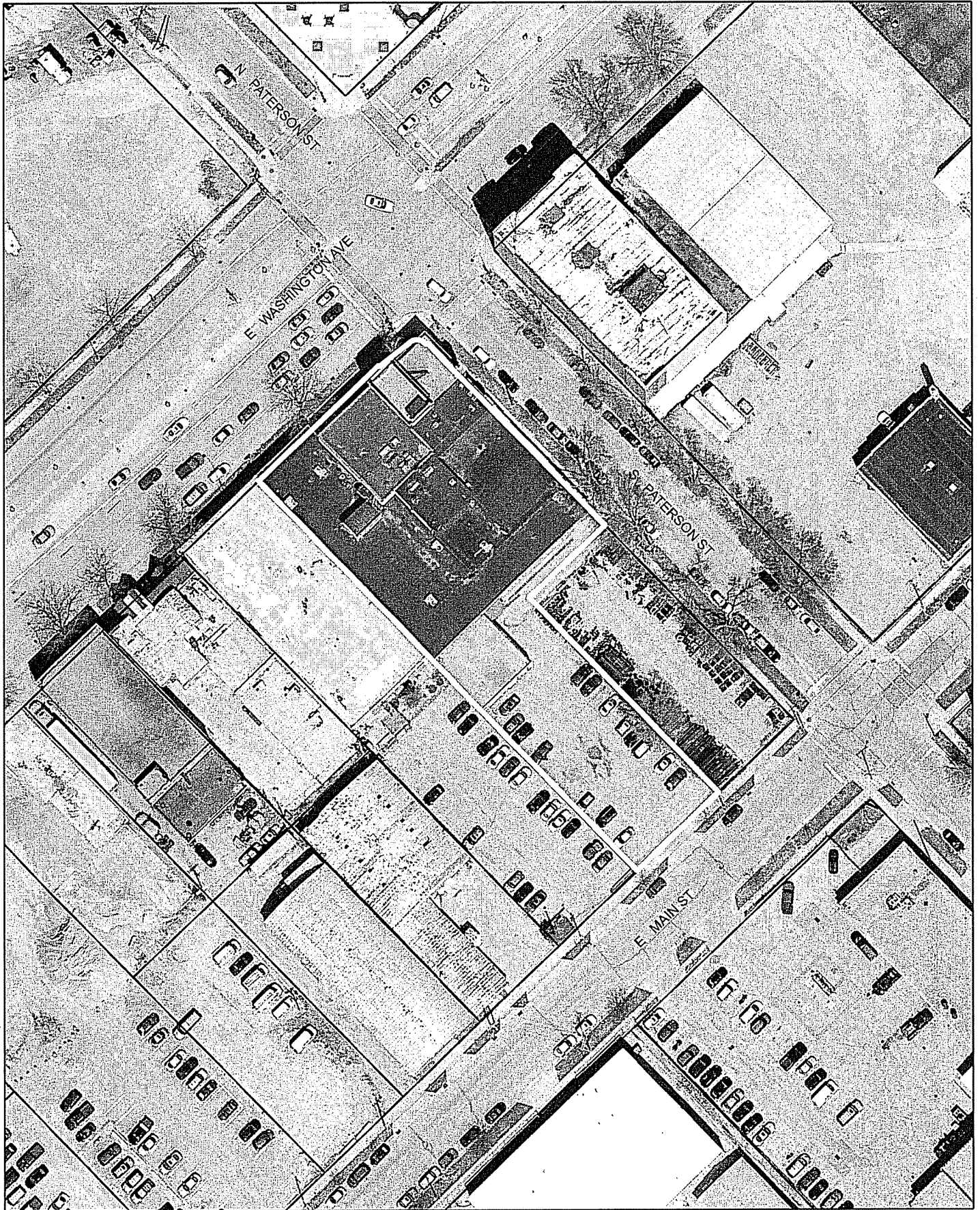


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 February 2015





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid \$1200 Receipt No. 161100
 Date Received 12/16/14
 Received By JLK
 Parcel No. 0709-134-1001-8
 Aldermanic District 6 - Margaret Rummel
 Zoning District FE
 Special Requirements UNC Dist 8, WP-24
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 849 E Washington # 102
 Project Title (if any): Bos Meadery Tasting Room

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Colleen Bos Company: Bos Meadery LLC
 Street Address: 849 E Washington #110 City/State: Madison, WI Zip: 53703
 Telephone: (608) 628 3792 Fax: () Email: colleen@bosmeadery.com

Project Contact Person: Colleen Bos Company: Bos Meadery LLC
 Street Address: See above City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____

Property Owner (if not applicant): Steve Agard
 Street Address: 849 E Washington #110 City/State: Madison WI Zip: 53703

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: This location will operate as a Tasting Room for Bos Meadery. People will be able to purchase mead by the glass.
 Development Schedule: Commencement 2/11/15 Completion 2/12/15
 * We will not be altering the existing space

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:* *please note: we are not planning to alter the existing plans*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altere buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Marsha Runnemei and Lynn Lee of the Margette Neighborhood Assoc. on 11/17/14

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Mike Van Erem Date: 11/17/14 Zoning Staff: Matt Tucker Date: 11/17/14

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Colleen Bos Relationship to Property: Owner of Bos Meadery

Authorizing Signature of Property Owner [Signature] Date 11/19/14

Letter of Intent

Bos Meadery Tasting Room

December 16, 2014

To Whom It May Concern:

Bos Meadery LLC would like to open a tasting room at 849 E Washington, #102. This project is being led by Colleen Bos, the owner, operator and head mead maker at Bos Meadery LLC.

Bos Meadery understands that Suite 102 currently operates as a Night Watchmen's quarters and A-3 Gallery for less than 50 occupants. Bos Meadery would be subletting this space from the Tamarack Studio to operate a tasting room. Bos Meadery does not plan to alter the space. In consulting with Dawn O'Kroley and Diana Dorschner at Dorschner and Associates, they did not believe that alterations would be necessary to operate the space as an A-2 tavern for less than 50 occupants.

Bos Meadery would occupy the first floor of Suite 102 (1476 square feet). Tamarack Studios would maintain an office on the second floor of Suite 102 (390 square feet).

If the city of Madison approves the project, we would move tables, chairs, glassware and other items into Suite 102 starting on February 11th with the intent of opening for business on February 12th. Bos Meadery is also applying for a Class B Combo License and plans to submit that application on Monday, December 22, 2014.

The tasting room would operate from 5:00 to 9:00 pm on Thursdays and Fridays. And from 2:00 to 9:00 pm on Saturdays. There is a parking lot located behind the building that would be empty during the hours of operation, since the other businesses located at 849 E Washington are typically on a 8:00am to 5:00pm weekday schedule. There is also street parking on Paterson Street.

Colleen notified Lynn Lee, President of the Marquette Neighborhood Association and Alder Marsha Rummel of her plans on 11/17/14 via email. She also met with the Marquette Neighborhood Association (including Lynn Lee and Marshal Rummel) and reviewed her plans on Thursday, November 20, 2014. The Association indicated their approval and a letter of support should be forthcoming from them.

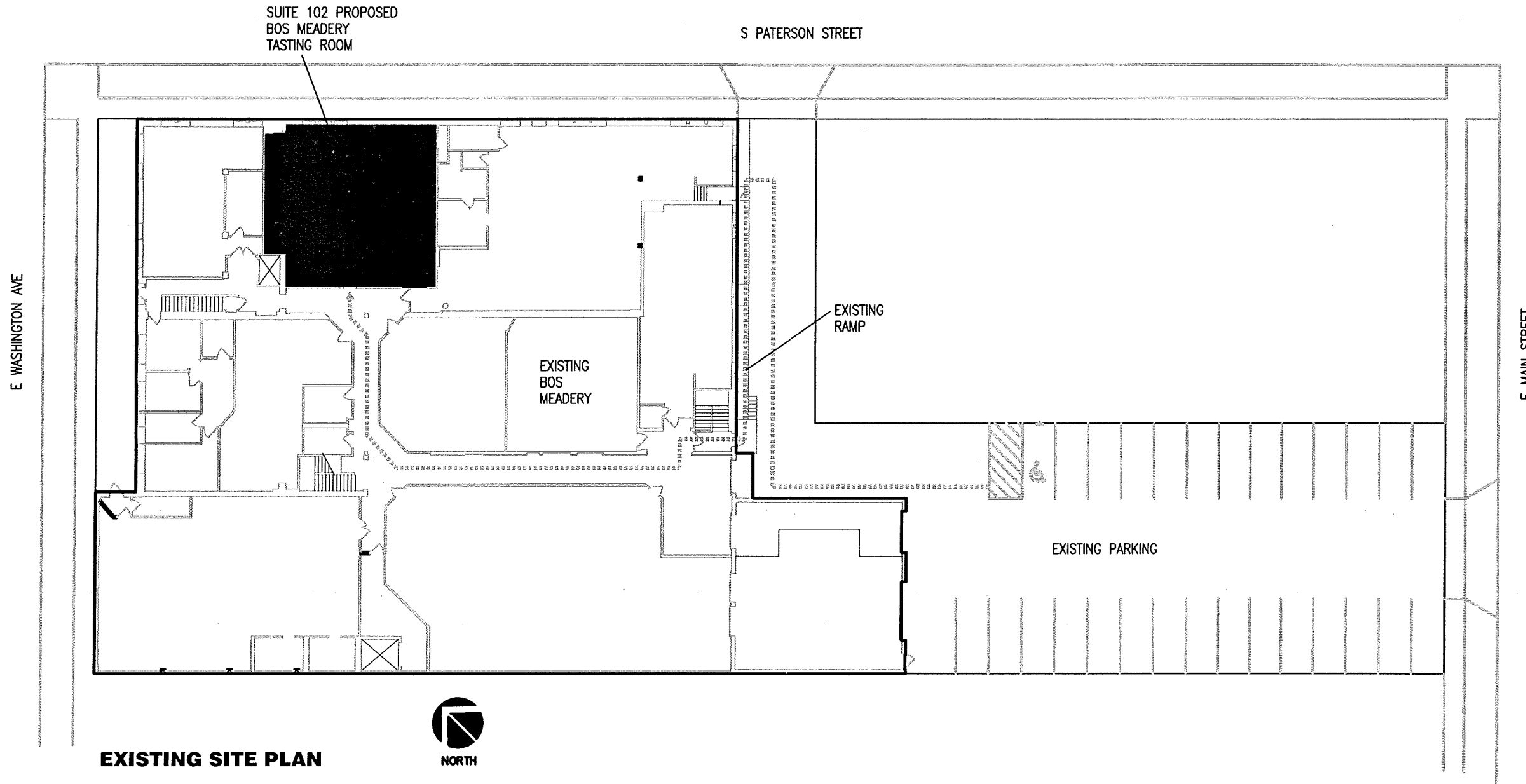
Rent for subletting the space will be \$225 per week. Project costs will include permits, licenses and fees for the city of Madison, tables and chairs, glassware, a tap system and signage. The total is estimated \$18,200.

In terms of job creation, very little construction is necessary, but Bos Meadery would retain a local carpenter to build the bar tables for the space and estimates this to be a 40 hour job. Once open, Bos Meadery would hire 2 part-time employees for approximately 10 hours per week each to serve mead at the Tasting Room and assist with other Meadery operations.

849 E WASHINGTON AVENUE SUITE 102 BOS MEADERY LLC MADISON, WISCONSIN

Dorschner Associates, Inc.
849 E. Washington Ave., Suite 112
Madison, Wisconsin 53703

DORSCHNER ASSOCIATES
14014-00



DRAWING INDEX

- GENERAL**
- G1.0 EXISTING SITE PLAN
- ARCHITECTURAL**
- A2.0 EXISTING FLOOR PLANS

BUILDING CODE INFORMATION
CURRENT ZONING:
 TRADITIONAL EMPLOYMENT
CURRENT USE: A-3 GALLERY
 <50 OCCUPANTS
PROPOSED USE: A-2 TAVERN
 <50 OCCUPANTS
 FULLY SPRINKLERED

EXISTING SITE PLAN



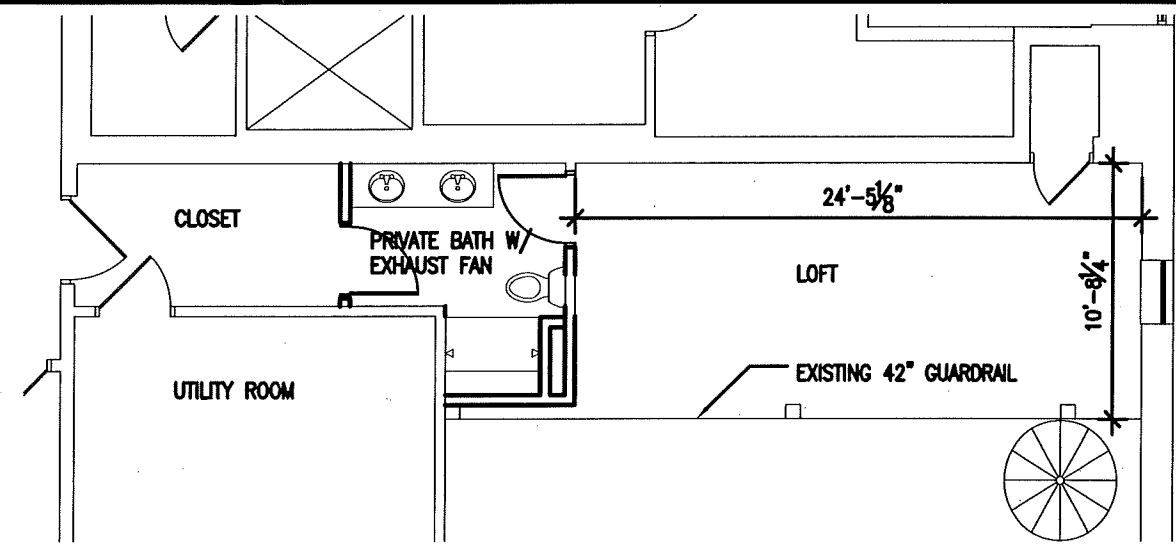
ISSUED

PROJECT
849 E WASHINGTON AVENUE
SUITE 102
BOS MEADERY LLC
MADISON, WISCONSIN

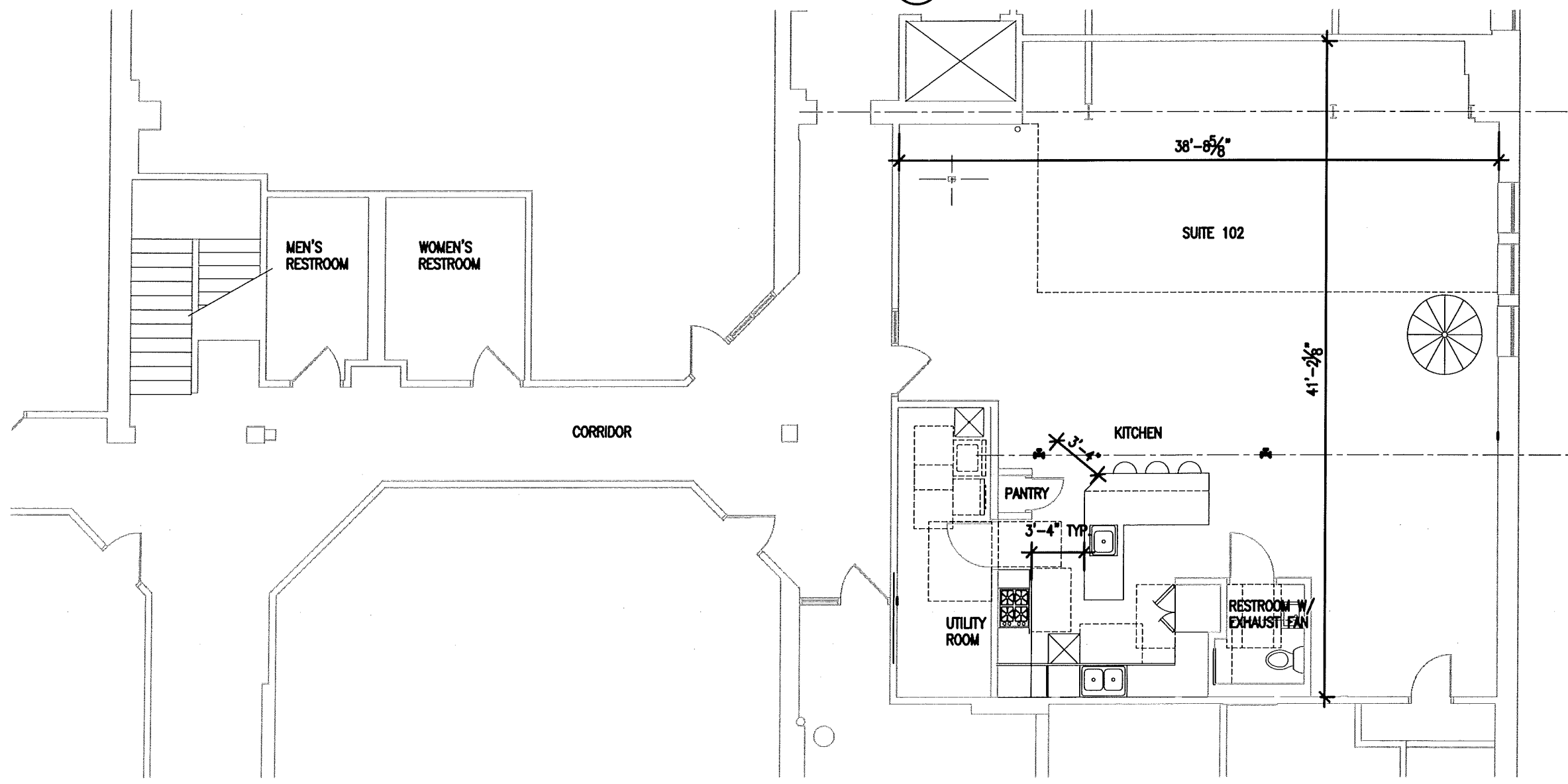
DRAWING
EXISTING FLOOR PLANS

DATE
11.18.14

A2.0



2 EXISTING LOFT FLOOR PLAN
1/8"=1'-0"



1 EXISTING FIRST FLOOR PLAN
1/8"=1'-0"

