



Mr. Matt Tucker  
 City of Madison Planning & Zoning Department  
 215 Martin Luther King, Jr. Blvd. Room LL-100  
 Madison, WI 53701-2985

Re: Land Use Application – Conditional Use for Outdoor Seating Letter of Intent

Dear Matt,

Working Draft Beer Company (WDBC) is writing to inform you of its intention to seek a Conditional Use approval from the Plan Commission to open and operate an outdoor seating area at 1133 East Wilson Street.

**Project Team:**

Ryan Browne (Owner, Manager)  
 Ben Feifarek (Owner, CFO)  
 J Bowen (Owner, CSO)  
 Clint Lohman (Owner, Head Brewer)  
 Doug Pahl, Aro Eberle (Architect)  
 Phil Rowe, Rowe Design and Construction (General Contractor)

**Existing Conditions:**

Current conditions at the proposed site of the outdoor seating area: Paved areas of concrete and asphalt paving not suitable for parking of vehicles. A large operable glass partition was installed in the exterior building wall adjacent to the desired seating area during construction of the initial project.

**Previous Approved Conditional Use:**

Establish a brewpub in an existing, multi-tenant, commercial building in the Traditional Employment (TE) District at 1133 East Wilson St.

**Project Schedule, 2018:**

March 13	Present to P&D Committee
March 21	Submit Conditional Use Permit
April 10	Present to P&D Committee
April 16	Present to Marquette Neighborhood Association
April 18	Present to neighborhood and Alder Marsha Rummel
TBD	Construction of Patio

**Proposed Patio Hours of Operation:**

Monday – Thursday	3PM – 9PM
Friday & Saturday	11AM – 9PM
Sunday	11AM – 9PM

**Building square footage:**

Total Building: 11,266 S.F.; Brewery: 4362 S.F.

**Auto and Bike Parking Stalls:**

Auto Stalls: 14; Bike Stalls: 5

**Estimated Project Cost:**

Contingent upon final design.

**Project Summary:**

Working Draft Beer Company (WDBC) plans to further make space for guests to gather and converse around locally-made craft beer and food from Dan Fox and Fox Heritage Farms by creating an outdoor space adjacent to its taproom.

Previous discussion of WDBC's outdoor space occurred during the Conditional Use process in May 2017, when WDBC agreed to close the outdoor seating and patio door at 9PM.

WDBC is committed to continuing its active role as respectful neighbors in the Marquette Neighborhood and will uphold the following commitments with regard to the operation of its outdoor space:

- No amplified music on the patio
- The patio is a designated non-smoking area
- The patio door closes at 9PM
- A Patio Decommissioning Checklist (see attached) is completed and initialed by staff nightly
- Signage posted in the patio:
  - Exit Only (patio egress gate)
  - No Smoking
  - Be a good neighbor and please respectfully enjoy our outdoor space
- The patio has a seated capacity of 40
- Guests enter through front taproom door and never directly to the patio
- Bus tub, water station, and garbage located on the patio

Please do not hesitate to contact me if you have questions. We look forward to working with you as we prepare to launch our project.

Sincerely,

Ryan Browne  
 ryan@workingdraftbeer.com  
 608-709-5600

## Patio Closing Checklist

Patio must be shut down by 9PM Mon- Sun

	<b>Task</b>	<b>Completed by / initial</b>
8:30PM	WDBC Staff alert outdoor guests that patio must be cleared by 9PM	
8:45PM	WDBC staff begin patio closeout procedures	
	Breakdown water station	
	Collapse any umbrellas	
	Clear, clean, and secure unoccupied patio tables	
	Sweep and clear trash	
9:00PM	Lock patio gate	
	Turn off patio lights	
	All patrons and staff vacate patio	

Comments / Notable Events: