

Malt House - Free-standing Vendor Conditional Use Application

To whom it may concern,

Brewers Showcase Inc, dba The Malt House, seeks a conditional use permit allowing free-standing vending on our private property, zoned CC-T, as outlined in ORD-18-00068. Specifically, we would like to allow free-standing vending in our parking lot. This conditional use approval is sought, rather than an administrative application approval, because no portion of our parking lot is located more than 200 feet from the property line of a lot with a residential use. There is no restaurant nor restaurant-tavern within 25 feet of our property. We have no kitchen and do not serve our own food. The Malt House owns the property, Parcel Number 071006130175, on which we're located.

We are excited by the opportunity to help local entrepreneurs with free-standing operations to gain a wider audience, to provide additional occasional dining options for our neighborhood, and to sell a few additional beverages ourselves.

We would normally host just one vendor per day, but also seek permission to host 1-3 vendors for occasional community fundraisers (up to 6x/yr), and perhaps 2-5 vendors bi-annually to celebrate (festival-style) the beginning and/or end of the normal free-standing vendor season.

Our primary mode would be to host a single vendor Thursday, Friday, and Saturday (our busiest days) from approx 5-8pm, but we request hours of permitted operation to be any days that we are open, up to the maximum hours permitted by the ordinance: 7:30am-11:30pm, including set up and take down. As reference, we normally open at 4pm Mon-Fri, 2pm Saturdays, and are typically closed Sundays, though we have opened very occasionally on Sunday for special events (typically private events eg. wedding, retirement, anniversary party, etc) and could foresee a free-standing vendor benefitting from that option. An existing condition on our property restricts amplified music outdoors to no later than 10pm, a reasonable accommodation for our residential neighbors.

This use will require no additional employees of The Malt House. Free-standing vendors will be staffed, maintained, and licensed by their respective owner(s) and/or employees. We do not anticipate that the number of free-standing vendor patrons will cause us to exceed our approved capacity of 90 persons.

Free-standing vendor patrons will use existing Malt House tables with seating, inside or outdoors on the patio. We will provide refuse containers inside and/or outdoors as needed. Free-standing vendor patrons will use existing Malt House restrooms.

The parking lot is outside our approved alcohol-permitted area so patrons would not be permitted to hold their alcoholic beverages in line.

Only city-approved, licensed, free-standing vendors will be permitted to vend on our property. We expect the operators to be self-supporting re: server handwashing, food storage, and power requirements. We will supply free-standing operators a letter giving permission to vend on our property.

Free-standing vendors would park in the striped portion of our lot. There is a 37 foot gap between the the two striped halves of our lot, providing ample emergency vehicle access.

There are two primary parking stalls that we envision being used, depending on which side their vending window is located. Vendors with curbside windows would park in the first stall north of the ADA van access aisle (see attached site context plan). Vendors with street-side windows would park along the hedgerow, in the first stall on the left when entering the lot. Additional stalls, for occasional events if permitted, would likely include the first and last stalls on the right hand/east side of the lot. We do ask, however, that vendors be able to use any parking stall in our lot that they think best, except for the the ADA accessible parking stall.

Thank you for your consideration of this conditional use permit application.

*Bill Rogers
Owner,
The Malt House
2609 E. Washington Ave
Madison, WI 53704*