

CocoVaa LLC

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Dan Lipnick
Principal
M-M Properties, Inc.
700 Louisiana, Suite 300
Houston, TX 77002

Matt Tucker
City of Madison Zoning

Alder Marsha Rummel

Kristie Schilling
MESBA

Date: August 19, 2019

Re: Letter of intent for conditional use permit to allow alcohol sales at CocoVaa Chocolatier

Applicant/Lessee: Syovata Edari, CocoVaa LLC

To whom this may concern:

I'm intending on filing for a conditional use permit for my alcohol license. No one here objects but I'm required to submit this letter with my application. Pursuant to the new law, my sales of alcohol will not exceed 25% of my total sales. As you all hopefully know, we are a luxury chocolatier whose main business is the sales of international award winning fine chocolate and we run a small café with patisserie, coffee and other exquisite indulgences. Alcohol pairings will compliment our menu but will not be a main focus, unless, for instance, we have a tasting event. We have an account established with Legacy Brands in Green Bay and we have carefully curated our drink menu after about 6 months of difficult tasting sessions requiring us to go through multiple rounds of tasting chocolates and various wines in different orders to figure out the most perfect combinations. Because of this most difficult task we can now offer consumers in this city the benefit of our combined expertise. We offer the Marling and the city a unique, experiential and thoughtful way to consume alcohol and what is now possibly the best chocolate in the world.

History:

Last year I applied for an alcohol license which had the unanimous approval of everyone involved in the approval process. My lease agreement contemplates sales of alcohol and it will be an essential element for my business to grow as it compliments my fine chocolates very well and will allow me to host events for my corporate clients. However, the license was not “issued” due to a zoning issue. Marsha, with your and Matt’s help the city attorney reworked the zoning code so that businesses like mine in employment districts - which are not taverns but which could benefit from the incidental sales of alcohol - could sell alcohol so long as it does not exceed 25% of our sales.

The new law recently took effect and I will be the first business to hopefully benefit from it. However, before my alcohol license is actually issued, I recently learned that I must apply for a conditional use permit. This requires another notice to you and the MESBA and/or MNA – which I completes back in July.

I now need my landlord, Dan Lipnick, to sign the application and we can finally have the license issued. Dan, if you could promptly sign and send the application to me at your earliest convenience we can submit this application by this Wednesday’s deadline so that we can launch our first kickoff event this fall: “bubbles and bonbons.”

Syovata Edari
Owner/Principal
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