

Monday, March 18, 2013

Matt Tucker
City of Madison Zoning Administrator
Madison Municipal Building Suite LL-100
215 Martin Luther King Jr. Blvd.
P.O Box 2985
Madison, Wisconsin 53701-2985

Dear Matt:

Please find included, with this Letter of Intent, our Conditional Use application package for the City of Madison Plan Commission's approval. This application is for the property located at 931 East Main Street, Madison, Wisconsin 53703. The property is located in the Marquette Neighborhood, which is within Madison Common Council District 6. Our suite is located within the existing building and no exterior changes are planned.

There is one building on this property. It is a one-story structure, owned and operated by Common Wealth Development. This site is currently zoned TE, which allows our use, manufacturing with an accessory use as a tasting room for up to 99 customers, as a conditional use.

We have already had meetings with city staff regarding this request, and have spoken to the area alderperson, Marsha Rummel, who has no objections to this use. We have also presented to the Marquette Neighborhood Association, and there was general support expressed at that meeting. Sarah Hole, owner's representative from Common Wealth Development, is also supportive, and can be reached if necessary at 516-4046.

There will be minor interior construction work. It will be completed within 2 months of city signoff on our conditional use.

The site for this project is 1.6 acres.

Hours of operation of the tasting room are as follows:

Thursday 4 pm to 11 pm

Friday 4 pm to 11 pm

Saturday noon to 11 pm

Occasional extended hours for private events/holiday events

The primary contact persons for zoning issues for this project are:

Jim Glueck
Glueck Architects
116 North Few Street
Madison 53703
(608) 251-2551
email address glueckarch@sbcglobal.net.

Nathan Greenawalt
c/o 931 East Main Street
Madison, WI 53703
(608) 695-7686
email address ngreenawalt@gmail.com

If there are any questions or concerns or any additional information required,
please do not hesitate to contact Jim Glueck or me.

Sincerely,

Nathan Greenawalt

Attachments