

February 7, 2017

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

To Whom it may concern,

This project has the following team members: Jim Goronson, Tom Christie, Jack Chandler (owner) and Edward Kuharski (architect).

- Existing condition of space subject to Conditional Use is a museum. Other uses on ground floor are Maria's (a small tavern with a Class B/C license) limited to 49 persons and a common area used for a variety of community events.
- Project schedule: May 2017 opening.
- Proposed usage and square footing: 676 sq ft of seating including a 14' bar.
- Seating capacity: 36.
- Hours of operation: 3pm-10pm Tuesday through Thursday, 4pm-12am Friday and Saturday, and 4pm-10pm on Sunday.
- No outdoor amplified sound/music.
- Building square footage: 11,500 sq ft. Number of dwelling units: NA. Auto and bike parking: 19 auto, 9 bike. One accessible parking stall to be provided per site plan.
- Lot coverage/usable open space calculation: Lot Area = 9451 sq ft; Bldg. Area = 6016 sq. ft.; Lot Coverage = 64% Usable Open Space =/- 125 sq. ft.
- Value of land: \$92,300. Estimated cost of project: \$50,000. Number of construction and FTE created – 0. Public subsidy requested: NA.
- Deliveries: existing full-size loading dock leading to an indoor receiving area with access from E. Washington.

There is on-street parking in front of the building, a city bus stop is on the same block, bike path is directly behind the building and we have kayak parking too! We have the only 100% safe crossing of E. Washington Ave from the square to the pedestrian bridge at Highway 30. The building areas to be used for the proposed activities are fully ADA accessible.

We are requesting Tenney-Lapham Neighborhood Association support for a conditional use at the Plan Commission meeting on March 20th.

Attached is a copy of an email from Tom Christie to the President of the Tenney-Lapham Neighborhood Association and Alder Ledell Zellers.

Best,
Jim Goronson, Project Contact
Parched Eagle Taproom