

2/15/2016

Letter of Intent – Next Door Brewing Conditional use Application – Outdoor Seating

Legal Description:

ELMSIDE ADDITION TO MADISON, LOTS 3, 4 & 5, BLK 19 & HUDSON PARK ADDITION TO MADISON, THE ELY 1/2 OF LOT 1 BLK 1, EXC STREET ON THE N.

It is the intent of Next Door Brewing Company (2439 Atwood Avenue Madison, WI 53704) to obtain a conditional use permit for outdoor seating. This change would only apply to the addition of the outdoor seating area and the site plan / landscaping changes required for accommodating this change. There would be no changes to the current restaurant and brewery structure / premise / or interior layouts. The proposed outdoor seating area would accommodate 16 seats and would be open from 11am – 10pm during normal operations (weather permitting). The outdoor seating area would be designated as a non-smoking area and the intent is to serve both food and beverage (including alcoholic beverages) in this area. An application for change of licensed premise has been submitted to the ALRC pending approval from the Conditional use Application. From a structural standpoint, the seating area will be located in the Northwest corner of the property adjoining to the side of the current building structure. It will be constructed of pressure treated lumber and have a pergola structure for a ceiling. In consideration for our residential neighbors we would look to install a solid decorative fence that is 8' in height to the south side of the structure (see attached drawings). We would not be holding outdoor live music in this area. There will be one entrance/exit to the area as seen in the drawings. You will notice on the landscaping plan that we would be adding a lot of green space and Plants around the structure which we feel will dress up the property along Atwood Avenue. Pending approval, we would look to construct this area between 4/15/16 and 5/15/16. As soon as the weather permits following construction, we would look to open the area for service.