

Letter of Intent

Bos Meadery Tasting Room

December 16, 2014

To Whom It May Concern:

Bos Meadery LLC would like to open a tasting room at 849 E Washington, #102. This project is being led by Colleen Bos, the owner, operator and head mead maker at Bos Meadery LLC.

Bos Meadery understands that Suite 102 currently operates as a Night Watchmen's quarters and A-3 Gallery for less than 50 occupants. Bos Meadery would be subletting this space from the Tamarack Studio to operate a tasting room. Bos Meadery does not plan to alter the space. In consulting with Dawn O'Kroley and Diana Dorschner at Dorschner and Associates, they did not believe that alterations would be necessary to operate the space as an A-2 tavern for less than 50 occupants.

Bos Meadery would occupy the first floor of Suite 102 (1476 square feet). Tamarack Studios would maintain an office on the second floor of Suite 102 (390 square feet).

If the city of Madison approves the project, we would move tables, chairs, glassware and other items into Suite 102 starting on February 11th with the intent of opening for business on February 12th. Bos Meadery is also applying for a Class B Combo License and plans to submit that application on Monday, December 22, 2014.

The tasting room would operate from 5:00 to 9:00 pm on Thursdays and Fridays. And from 2:00 to 9:00 pm on Saturdays. There is a parking lot located behind the building that would be empty during the hours of operation, since the other businesses located at 849 E Washington are typically on a 8:00am to 5:00pm weekday schedule. There is also street parking on Paterson Street.

Colleen notified Lynn Lee, President of the Marquette Neighborhood Association and Alder Marsha Rummel of her plans on 11/17/14 via email. She also met with the Marquette Neighborhood Association (including Lynn Lee and Marshal Rummel) and reviewed her plans on Thursday, November 20, 2014. The Association indicated their approval and a letter of support should be forthcoming from them.

Rent for subletting the space will be \$225 per week. Project costs will include permits, licenses and fees for the city of Madison, tables and chairs, glassware, a tap system and signage. The total is estimated \$18,200.

In terms of job creation, very little construction is necessary, but Bos Meadery would retain a local carpenter to build the bar tables for the space and estimates this to be a 40 hour job. Once open, Bos Meadery would hire 2 part-time employees for approximately 10 hours per week each to serve mead at the Tasting Room and assist with other Meadery operations.