

Swan Redevelopment Project by Draft & Vessel Tosa

(Nathaniel Davauer, Wauwataesie Mercantile LLC)

Project Description

The site has 3 separate but connected structures. This project would remove the fire damaged “house” and the basement would remain for storage and restrooms. The “chapel” and the “corner addition” would remain. The project would happen in a 2 phased approach with the first being removal of the house and construction of the deck for additional D&V patio operations. The second would be remodeling the chapel and corner addition for the events operations.

The finished project would include

- Outdoor seating, arbor/trellis on the new patio.
- Potential parking for a food truck on the existing driveway.
- The chapel would be an <50ppl event space.
- The corner would function as a cocktail bar that acts as a turn-over space for the chapel.
- The basement would be a bridal room for event preparation.

An ideal example of an event might be a boutique wedding. The ceremony would take place in the chapel, then the guests would move to the corner space cocktail lounge while the chapel is set up for dinner by a catering service. Then the guests would move back into the chapel for dinner.

Included in the plans is a loading dock and preparation area for catering services. There would be no food prep in the building. Then an event would end with bar service in the lounge and dance floor in the chapel.

Hours of operation for events would vary depending on when events are booked, but the overall operating hours would fall within the existing hours for D&V. The patio space if used for overflow from Draft & Vessel normal operations would be according to normal D&V hours.

M: 4-9

Tu-Th: 3-11

F: 3-12

Sa: 12-12

Su: 1- 8

The number of employees would range from no extra employees when the event space is not booked and closed, to 1 extra employee if the patio is busy enough to justify it by itself, to 4 employees for an event like a boutique wedding.

Conditional Use Approval Criteria

1. The operation of the chapel events venue poses no danger to public health, safety or welfare.
2. It will not impair already permitted uses. It will in fact enhance the pre-existing D&V uses which already enhance the enjoyment of this corner of Tosa Village
3. This will not impede the use of surrounding properties. It's in fact maintaining an existing scale and preserving existing structures among many larger developments that could be seen as impeding prior use the the village.
4. Adequate drainage and utility access will be provided.
5. The loading dock will be the only traffic access and will not interfere with regular traffic flow of the village.
6. The use will comply with all applicable regulations of the district.
7. The property owner is the developer.