

Pipsqueak Wine's Garden space at 6404 W. North Ave is owned by Glanahan Redbrick LLC, a LLC owned by Joe Galbraith and Nick Carnahan, the owners of 6410 W North Ave as well as 6404 W North Ave.

We are seeking Conditional Approval to use the space as a seasonal adjunct to our indoor business, which sells wine and beer for on and off premise consumption, as well as charcuterie plates and small bites.

The door to Pipsqueak Wine is south facing and opens onto a ramp which is east west. The ramp goes all the way to the southwest edge and into the garden and will be the access point for people going back and forth between the inside and outside of Pipsqueak Wine. Pipsqueak Wine also has a north facing back door that will serve as not only the emergency exit for Pipsqueak Wine, but as a service door for staff coming in and out.

On the northeast side of the garden will be a pergola approx.. 12'x 20', it is in this pergola that we will have seating for 12 and will make up the area where we will serve customers in our garden.

Pipsqueak Wine currently is staffed by the owners, Jonathan Blechman and Heather Mitchell as well as one part time employee. We will be adding one additional part time and one full time employee as we extend our days of service for the outdoor season.

Our business hours will be as follows;

Monday/Tuesday 4-9

Wednesday-Saturday 1-9

Sunday 1-6

We believe that Pipsqueak Wine has been a valued addition to the Tosa community, that this Wine Garden will allow us to grow our community. We believe we meet all the Approval Criteria set out in the Conditional Use Application Information.