



Location
1413 Northern Court

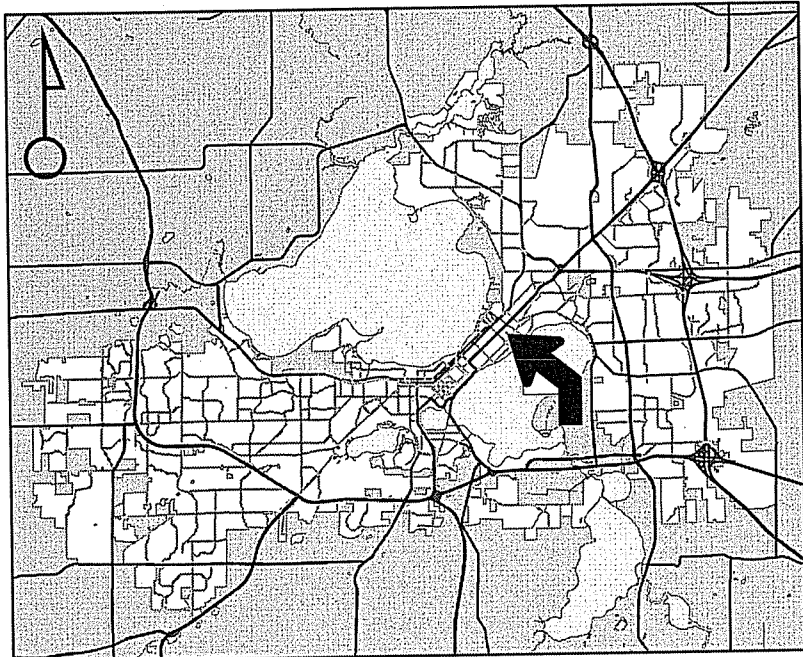
Project Name
Northern Court Distillery Conversion

Applicant
Northern Court LLC / John Mleziva - State Line Distillery, LLC

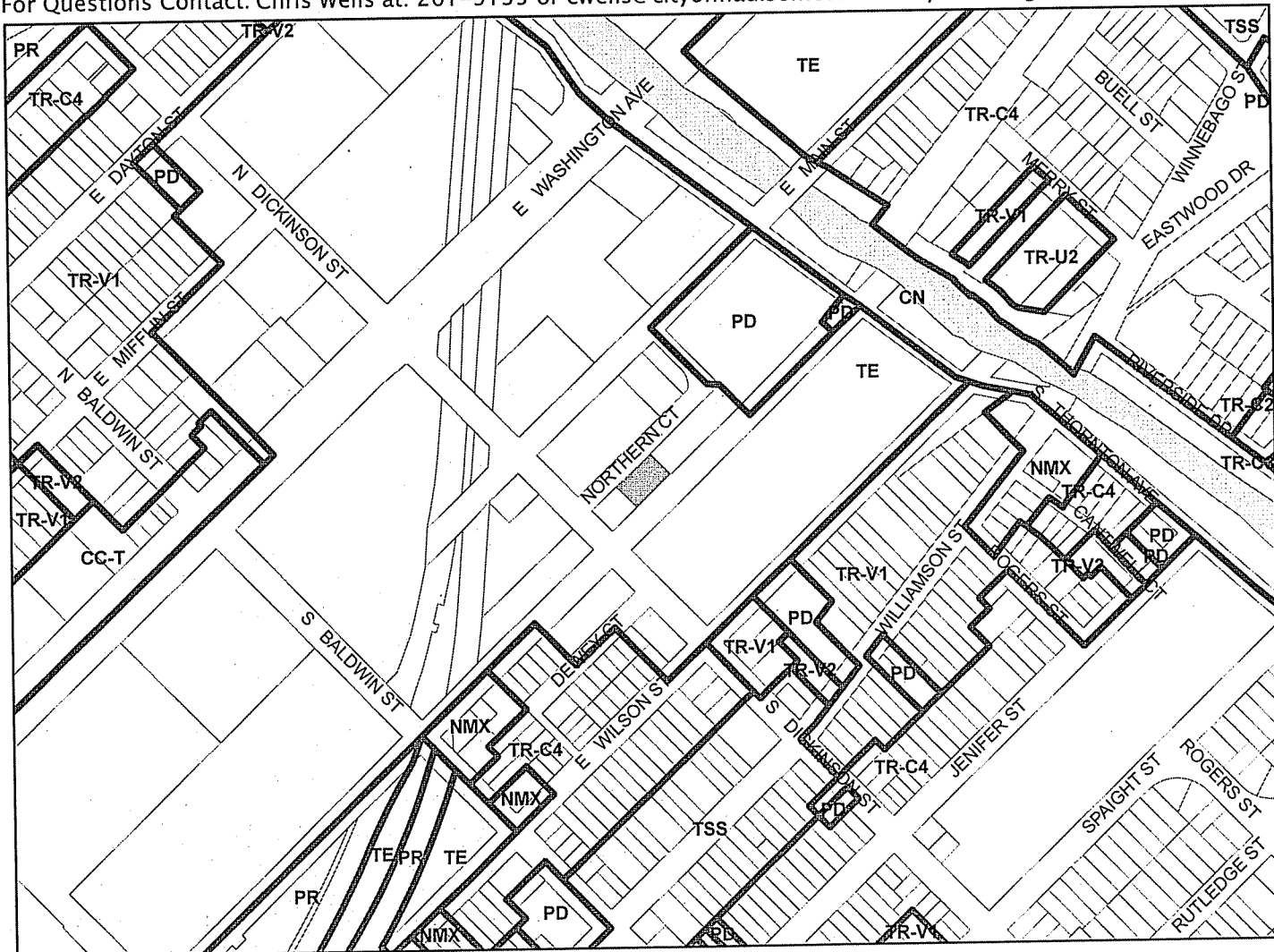
Existing Use
Warehouse

Proposed Use
Convert existing building into distillery

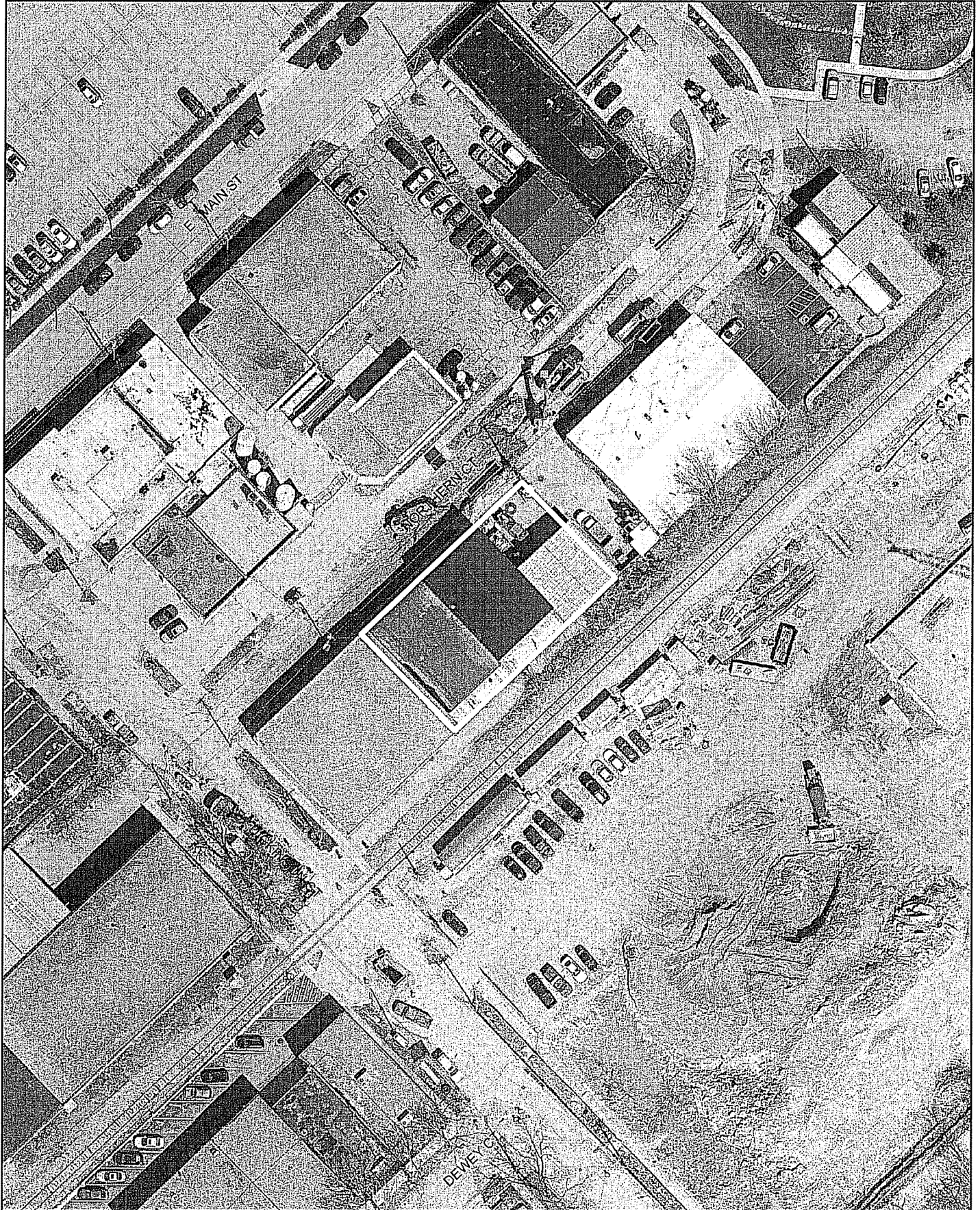
Public Hearing Date
Plan Commission
17 October 2016



For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt Paid \$600 Receipt No. 020529-0007
 Date Received 9/7/16
 Received By JL
 Parcel No. 0710-072-1248-8
 Aldermanic District 6 - Marsha Rummel
 Zoning District TE
 Special Requirements OK
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 1413 Northern Court, Madison WI 53703
Project Title (if any): _____

2. This is an application for (Check all that apply to your Land Use Application):
- Zoning Map Amendment from _____ to _____
 - Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
 - Review of Alteration to Planned Development (By Plan Commission)
 - Conditional Use, or Major Alteration to an Approved Conditional Use
 - Demolition Permit
 - Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: John Meziva Company: State Line Distillery, LLC
 Street Address: 1109 Mohican Pass City/State: Madison / WI Zip: 53711
 Telephone: (612) 432-0037 Fax: () Email: jm@statelinedistillery.com

Project Contact Person: John Meziva Company: State Line Distillery, LLC
 Street Address: 1109 Mohican Pass City/State: Madison / WI Zip: 53711
 Telephone: (612) 432-0037 Fax: () Email: jm@statelinedistillery.com

Property Owner (if not applicant): Northern Court, LLC
 Street Address: 1337 Williamson St. City/State: Madison / WI Zip: 53703

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Repurposed space to be used as a distillery and tasting room

Development Schedule: Commencement December, 2016 Completion April, 2017

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altere buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Marsha Rummel (August 12th); Marquette Neighborhood Association (August 9th)
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form. *MNA made a motion to approve with a 10-0 vote for, I abstain*

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Kevin Firdow Date: 8/16/16 Zoning Staff: Matt Tucker Date: 8/16/16

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant John Mleziva Relationship to Property: Tenant at 1413 Northwestern Court
Authorizing Signature of Property Owner [Signature] Date 9-7-16

Letter of Intent:

PROJECT TEAM

Client

State Line Distillery, LLC
1109 Mohican Pass
Madison, WI 53711
612.432.0037
John Mleziva – Managing Member

Production Manager

Mark Anunson (Previously of FEW Spirits)
5426 Greening Lane
Madison, WI 53705
608.440.4319

Architectural Design

Shulfer Architects, LLC
7780 Elmwood Avenue, Suite 208
Middleton, WI 53562
608.836.7570

Site Survey

NEEDS ATTENTION

EXISTING CONDITIONS

Currently, a 12,500 sq. ft. concrete block building occupies this lot at 1413 Northern Court and has not been in use since 2000.

PROJECT SCHEDULE

Presently, we have issued schematic drawings and invitations to bid to four (4) contractors. We expect to have bids returned to us by the end of August. Construction will begin on December 1st of this year and be completed by the summer of 2017.

PROPOSED USES

The proposed uses of the redeveloped space are distillery production and barrel storage, and a tasting room.

- Production Space: 5,000 sq. ft.
- Tasting Room: 1,500 sq. ft.

HOURS OF OPERATION

Monday – Friday: 4:00 p.m. – 10:00 p.m.

Saturday: 12:00 p.m. – 10:00 p.m.

BUILDING SQUARE FOOTAGE

The building is 12,500 sq. ft. See ‘Proposed Uses’ for distillery/tasting room sq. ft. totals.

NUMBER OF DWELLING UNITS

Zero (0)

AUTO and BIKE PARKING STALLS

There are five (5) or six (6) automobile parking stalls provided in this project, one (1) stall which will be dedicated as ‘Handicap Parking’. There are twenty (20) external bike parking stalls provided in this project.

LOT COVERAGE and USABLE OPEN SPACE CALCULATIONS

NEEDS ATTENTION

VALUE OF LAND

The land is valued at \$29,600.

ESTIMATED PROJECT COST

The estimated project cost is TBD.

NUMBER OF CONSTRUCTION and FULL-TIME EQUIVALENT JOBS CREATED

The estimated number of construction jobs created is fifteen (15) FTE.

The estimated number of full-time equivalent jobs created is five (5) FTE.

PUBLIC SUBSIDY REQUESTED

No public subsidy is requested for this project.

ADDITIONAL PROJECT INFORMATION:

State Line Distillery, LLC is a grain-to-glass craft distillery that will produce a range of premium spirits including vodka, gin, eau de vie, brandy and whiskey. We value an environmentally conscientious business practice model, and we are committed to limiting our ecological footprint through energy conservation, local sourcing of ingredients whenever possible, and waste management recycling. In addition, State Line Distillery will donate up to five-percent

(5%) of its annual net-profits to local non-profit organizations, with special consideration given to those dedicated to assuring present and future environmental conservation efforts.

One of the primary goals of State Line Distillery is to “own our backyard”. Undoubtedly, a key aspect towards achieving this goal is dependent on the location of the facility and engaging the community and businesses within the area where the facility resides. Located within the Railroad Corridor on the Isthmus, 1413 Northern Court is a perfect example of a space that has the potential to become a cornerstone within the community. On weekends we intend to offer tours of the facility; in addition, we plan to partner with local establishments to provide educational craft cocktail courses to members of the community.

Impact on the surrounding community due to delivery and loading of raw materials and finished product will be minimal. We anticipate an average of one (1) or two (2) deliveries and one (1) loading of finished product per week. Delivery and loading times will occur via semi-truck, Monday through Friday during regular business hours (i.e. 8:00 a.m. – 5:00 p.m.).

The types of smells produced from the distillery can best be described as bread and/or malty. These types of smells will be produced for approximately two (2) hours three (3) times per week. We do not anticipate the smells traveling more than one-half (1/2) block, and should not be overpowering for any surrounding businesses or homes. For comparisons, many of the same types of smells would be produced from a bread producer.

Preliminary conversations with the Market Neighborhood Association indicate a strong level of support for this project, and the proposed project meets or exceeds all zoning requirements for the current zoning, Traditional Employment (TE).

Thank you for your consideration.

Eric Welch <eric@ericwelchpainting.com>
to district6

Aug 12

Marsha,

Hope all is well. I'm writing to introduce a new project for the repurposed warehouse on 1413 Northern Court. We hope to submit for city approvals in the coming weeks and wanted to both notify you and answer any questions you might have.

We presented the concept, plan, and details for Stateline Distillery to the MNA at this week's monthly P&D meeting for the owner, John Mleziva, who was out of town but approved our presenting in his absence. Board and association voted 10-0 to support with one abstaining citing questions about odors, which are minimal. The distillery steeps grain at a low temperature during the mash, which is about a 60-minute process 2-3 times per week. It is unlikely the smell during that mash would be noticed a block away. One association member who lives on Dewey Ct approved of the project after hearing that answer to the question. The abstaining vote wanted more detail on odors (she lived near that BBQ Joint and is understandably sensitive to the odor issue, though it really is negligible in this case, not unlike the Old Sugar in scale and a impact.)

John has long intended to pursue his passion of owning and operating a world-class distillery. John's background in brewing and distilling includes a Master's Degree from Harriet Watts College in Edinburgh, one of the premier programs in the world, after which he worked at Death's Door distillery on the way to starting his own business.

The craft distillery he is proposing is a small neighborhood-scaled production facility. He plans to start the first year with just over 1,000 cases; his maximum capacity with the 7-barrel system he has planned would be 7,000 cases per year. Death's Door, as a local point of comparison, has a capacity of over 100,000 cases per year. We're not certain what Old Sugar's capacity is, but likely somewhere in the same range as what Stateline proposes. This level of production entails a once per week delivery of grain, delivered in 50lb sacks rather than the 2,000lb sacks used for larger scale distilleries. Also once per week, would be a glass bottle delivery. He's not certain whether the delivery service would delivery the small sacks by semi or smaller step-van size vehicle, but Northern Court already sees periodic semi traffic to and from the Badger Welding business opposite this building on Northern Ct, and Bock Water Heater's manufacturing facility across S Dickinson. Outgoing shipments would also likely be a once per week event that might increase to a few over the course of 5-10 years.

A crucial component of the viability of the business at this scale is presenting his products directly to the local community through a tasting room where John can sell direct to customers. This is not a bar, but a tasting room only, with limited hours (he is looking at 4-10pm with possibly a noon-10pm Saturday if business warrants). MNA approved his plan with a friendly amendment that closing hours are 10pm. Other than mixers and accompaniments to blend with his spirits, the tasting room is there to serve only his own products and creations. The capacity of the tasting is room is designed at around 50 people. As you might expect, smoking and spirit production don't mix, so John intends the entire premises to be smoke-free. On the issue of smoke and odors, the spirits production produces a minimal odor element when the grain is mashed, a malty semi-sweet smell that many find pleasant, but minor in any event. Unlike a brewery the mash is not a boil, but a steeping at a much lower temperature so there is a mild and smaller odor produced in the building itself.

There is negligible noise produced, most of which would be from the few deliveries per week during business hours. The immediate neighbors of this building are all commercial, manufacturing in two cases Badger and Bock, and the state archive on the opposite side of the railroad tracks, and a TDS construction warehouse on the east side of the building.

The production will employ 3 full time positions including John and Mark Anunson who is coming to work with John from Few spirits, the award winning distillery located in Evanston, IL, outside Chicago. It is a world class team and their intention is to produce a quality of spirit that will put Madison and the neighborhood on the map nationally in the field of craft distilling. Along those lines, John has ordered his still from a premier still manufacturer in the world out of Germany. The still is a Ln entirely vertical stack rather than a series of shorter stacks, and produces what many consider to be a finer base spirit. As well he plans to barrel age his whiskey traditionally in larger 50-gallon barrels and for longer, giving the product the potential to compete on a national and international level with other comparable operations. The tasting room will add another 3-5 jobs depending on business and growth for a total initial jobs creation of 6 full or nearly full time positions.

It is John's intention to be involved in the neighborhood and community through his business and has set up a system in which he will donate 5% of profits to local charities and non-profits that fit in with his mission statement of environmental stewardship and conservation. He also plans to collaborate with local farmers and business people to craft unique Wisconsin spirits using locally sourced botanicals and ingredients. He has an existing relationship with Door Creek Orchard to partner and produce an Eau de Vie, or Apple Brandy using those apples. Also, all spent grain will be donated to local area farms for feed.

Also on the neighborhood front, John plans to develop partnerships with local restaurants and food trucks to make food available during business hours. For example, having a local resource like Grampa's Pizzeria available for delivery, and food trucks as well.

The site plan shows the current plan for the 6,500 sq ft space, drawn by Kirk Biodrowski at Shulfer Architects. John and the owners are working closely with Kirk to design an efficient and beautiful space that will include windows into production space, allowing viewing of the barrels, the still, and the workplace from the tasting room and from Northern Court. The tasting room itself is planned for the smaller 900 square foot addition at the far east of the building, and may include either indoor or outdoor space at the rear of the space, facing the railroad tracks and the new archive facility. We are not yet certain if those two spaces, which are currently attached Quonset huts, can be saved and incorporated into the space. There may be structural concerns in those older huts. John and the owners are cooperating on soliciting a bid to complete the work from several highly qualified local contracting companies, who will be able to answer that question.

As you are aware Creative Energy has leased the end unit of this building on S Dickinson and Northern Ct. Stateline moving into the opposite end is a testament to the dynamic and interpenetrating nature of an organic neighborhood where diverse uses and interest live

9/6/2016

Stateline Distillery - paintingericwelch@gmail.com - Gmail

happily side-by side.

Please contact me or John if you'd like meet to discuss the project or if you have any questions.

Thank you very much.

Eric

--

Eric Welch Painting
608-770-4020
ericwelchpainting.com

STATE LINE DISTILLERY

TENANT IMPROVEMENT
1413 NORTHERN CT
MADISON, WISCONSIN



STATE LINE DISTILLERY, LLC
TENANT IMPROVEMENT
1413 NORTHERN CT
MADISON, WI

COVERSHEET

07/28/2018
32

A0.1

PROJECT DATA:

LOCATION: 1413 NORTHERN CT
MADISON, WI

REGULATING AGENCIES:
CITY OF MADISON
DAVE COUNTY
STATE OF WISCONSIN

BUILDING CODE:
CITY OF MADISON ZONING ORDINANCES
WISCONSIN ADMINISTRATIVE CODE
2008 INTERNATIONAL BUILDING CODE

CONSTRUCTION TYPE:
TYPE "III"
SINGLE STORY
FULLY SPRINKLED

OCCUPANCY:
7A-2-ASSEMBLY
7A-3-HIGH HAZARD
7-1-1 FACTORY
7-1-1 STORAGE

TENANT/ OCCUPANCY AREA:
HIGH HAZARD = 1,050 SF
FACTORY = 1,050 SF
ASSEMBLY = 1,508 SF
STORAGE = 1,050 SF

TOTAL TENANT AREA: = 4,658 SF

OPEN FLOOR SPACE: = 1,430 SF
OPEN FLOOR = 475 SF
MEZZANINE = 448 SF (NETS IBC 508.2)

OCCUPANCY CALC:
FACTORY @ 100 GROSS = 10 000
HIGH HAZARD @ 100 GROSS = 10 000
STORAGE @ 200 GROSS = 8 000
ASSEMBLY @ 15 NET = 100 000

PLUMBING:
REQUIRES:
NCH @ 1/40 TOILET/UR. = 1, LAV = 1
NCH @ 1/40 TOILET = 1, LAV = 1
TOTAL NEED = 2 = 2

FIRE CONTROL:
THIS IS A FULLY-SPRINKLED BUILDING IFC-13
NO FIRE AREAS PROVIDED

EXIT TRAVEL DISTANCE:
FULLY-SPRINK. BLDG = 250 FT MAX TRAVEL
75 FT COMMON PATH OF TRAVEL

ACCESSIBILITY:
PER ANSI A117.1

GENERAL NOTES:

1. DIMENSIONS ARE TO FACE OF WALL OR TO COLUMN CENTERLINE UNLESS NOTED OTHERWISE. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
2. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERING ANY DISCREPANCIES OR CONFLICTING INFORMATION IN THESE DOCUMENTS. CONTRACTOR SHALL CAREFULLY REVIEW AND COMPARE ALL DRAWINGS DURING THE BIDDING PERIOD AND BEFORE INSTALLATION OF THEIR WORK. ANY DISCREPANCIES IN THE DRAWINGS SHALL BE REPORTED PROMPTLY TO THE ARCHITECT AND ENGINEER(S) FOR CLARIFICATION.
3. DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE. USE GIVEN DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
4. CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNAPPROVED EXISTING SITE CONDITIONS AFFECTING THE DECISION OF THESE DOCUMENTS (SUCH AS HAZARDOUS MATERIALS, ETC.).
5. CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS CONCERNING THIS PROJECT.
6. JOB SITE SHALL BE KEPT SWEEP AND CLEAN AT THE END OF EACH DAY. ALL DEBRIS SHALL BE PICKED UP AND DEPOSITED OF PROPERLY INTO APPROVED CONTAINER.
7. MAINTAIN DESIGNATED EGRESS ROUTES DURING CONSTRUCTION BY KEEPING CLEAR OF CONSTRUCTION DEBRIS AND CLEARLY MARKING THE PATH OF EGRESS TRAVEL.
8. ALL MECHANICAL (HVAC), ELECTRICAL, AND PLUMBING ("MEP") DESIGN AND CONSTRUCTION TO BE BY A DESIGN-BUILD DELIVERY METHOD AND ARE SUBSEQUENTLY NOT PART OF THESE DOCUMENTS. IT IS THE MEP CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE GENERAL CONTRACTOR AND WITH THESE DRAWINGS THE FINAL DESIGN, RETROFIT AND INSTALLATION OF THESE SYSTEMS. NOTIFY THE ARCHITECT PRIOR TO MAKING ANY REVISIONS TO THE STRUCTURE OR ARCHITECTURAL FEATURES.
9. ELECTRICIAN TO VERIFY NEW LIGHT FIXTURE LAYOUT AND SUBMIT LIGHTING ENERGY CALC'S AS REQUIRED FOR CODE. REVIEW PLAN WITH ARCHITECT.
10. HVAC CONTRACTOR SHALL SUBMIT PROPER DESIGN DRAWINGS AS NEEDED FOR PLAN APPROVAL AND BUILDING PERMITS.
11. ENSURE A CLEAR PATHWAY TO ALL EXISTS IS MAINTAINED AND SUSTAINED.

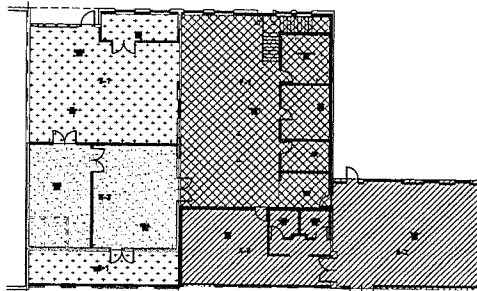
SHEET INDEX:

- ALL COVER SHEET
ALL SYMBOLS & ABBREVIATIONS
- ARCHITECTURE:**
A2.1 FLOOR PLANS
A2.2 MEZZANINE FLOOR PLANS
A3.1 EXTERIOR ELEVATIONS
A3.1 WALL SECTIONS
A2.1 FINISH FLOOR PLAN
A3.1 INTERIOR ELEVATIONS
A1.1.1 DOOR AND WINDOW SCHEDULES

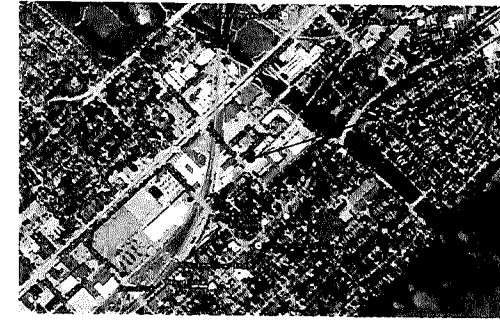
OCCUPANCY TYPE LOCATIONS (NOT TO SCALE):

HATCH PATTERNS KEY:

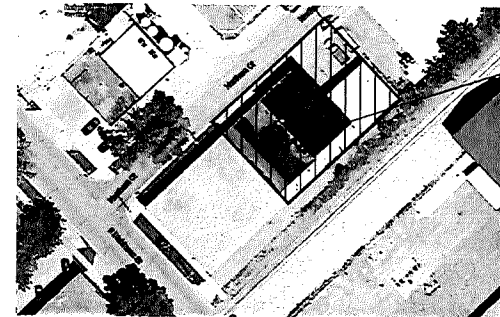
- ASSEMBLY OCCUPANCY A-2
- HIGH HAZARD OCCUPANCY H-3
- FACTORY OCCUPANCY F-1
- STORAGE OCCUPANCY S-1



PROJECT LOCATION MAP:



TENANT LOCATION:

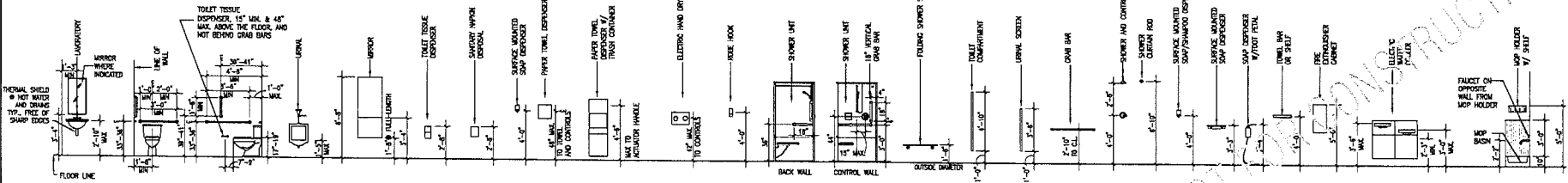
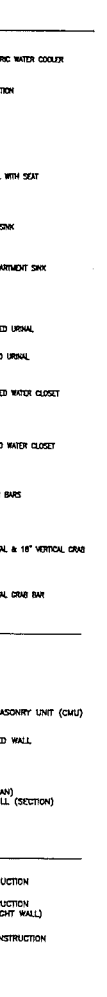
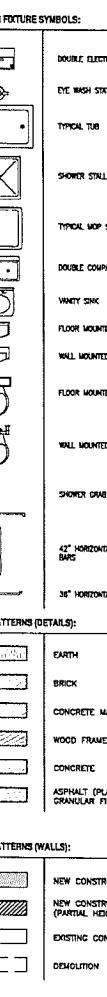
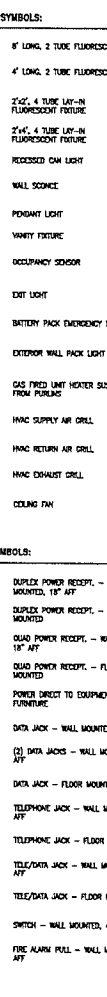
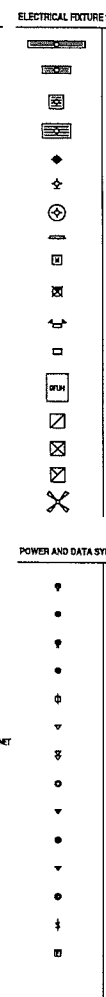
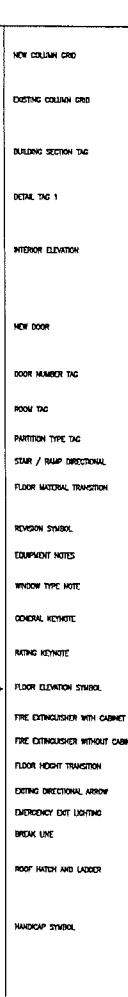
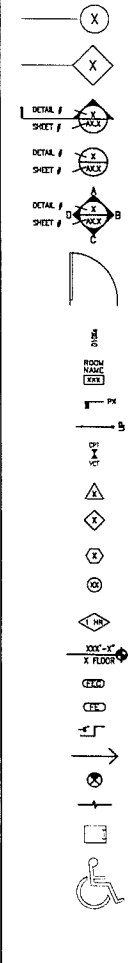


CONTACTS:

| | | | |
|--|---|---|---|
| OWNER: NORTHERN CT, LLC 1337 WILLIAMSON ST MADISON, WI 53703 | TENANT: STATE LINE DISTILLERY LLC 1109 MOHICAN PASS MADISON, WI 53711 | ARCHITECT: SHULFER ARCHITECTS, LLC 77810 ELMWOOD AVE, STE 208 MIDDLETON, WI 53562 | STRUCTURAL ENGINEER: MP SQUARED 583 D'ONOFRIO DR, STE 201 MADISON, WI 53719 |
| CONTACT: ERIC WELCH 608-770-4020 | CONTACT: JOHN MLEZNA 608-432-0037 | BRAD KONING (ARCHITECT) KIRK BODROWSKI (CONTACT) 608-838-7570 | MELISSA BERTON 608-821-4770 |

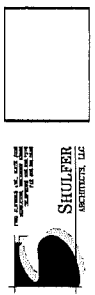
NOT FOR CONSTRUCTION

SYMBOLS KEY:



FIXTURE MOUNTING HEIGHTS
1/4\"/>

NOTES:
1. ACCESSORIES SHALL BE VERIFIED WITH THE OWNER & TOWAY FOR SELECTED MODEL/APR.
2. PROVIDE BLOODING WITHIN WALLS TO SUPPORT ACCESSORIES @ HEIGHTS INDICATED

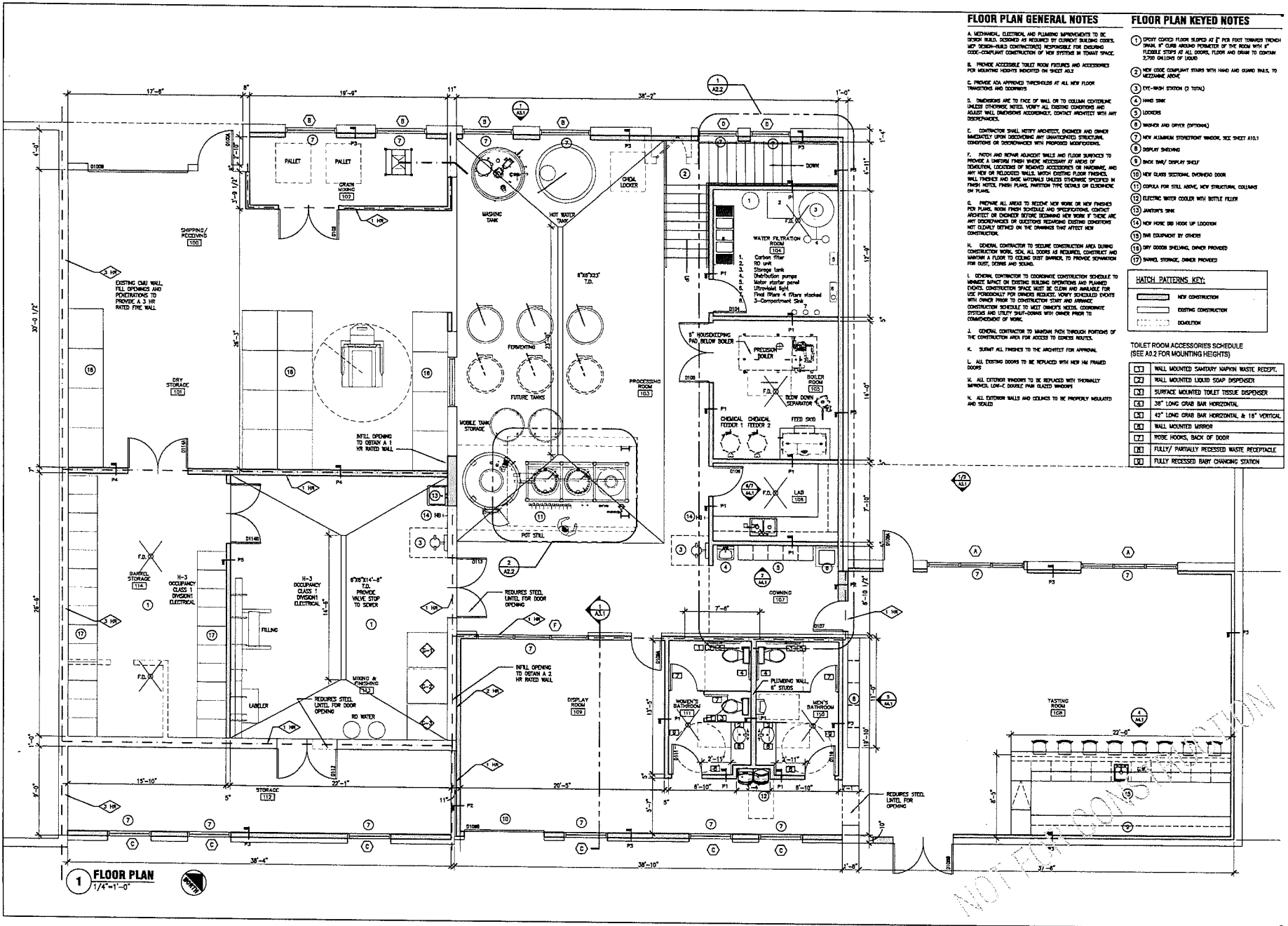


STATE LINE DISTILLERY, LLC
TENANT IMPROVEMENT
1415 BOSTWICK CT
MIDDLETOWN, VT

SYMBOLS & ABBREVIATIONS

07/28/2018
30

A0.2



FLOOR PLAN GENERAL NOTES

- A. MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS TO BE DETAIL DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. MEP DESIGN SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY CODE-COMPLIANT CONSTRUCTION OF NEW SYSTEMS IN EXISTING WALLS.
- B. PROVIDE ACCESSIBLE TOILET ROOM FIXTURES AND ACCESSORIES FOR MOUNTING HEIGHTS SPECIFIED ON SHEET A10.2.
- C. PROVIDE ADA APPROVED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS.
- D. IMPROVING ARE TO FACE OF WALL OR TO COLLAR CONTAINING UNLESS OTHERWISE NOTED. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- E. CONTRACTOR SHALL VERIFY ARCHITECT, ENGINEER AND OTHER MANDATED UPON OCCUPANCY ANY UNAPPROVED STRUCTURAL CONDITIONS OR DISCREPANCIES WITH PROPOSED IMPROVEMENTS.
- F. PATCH AND REPAIR ADJACENT WALLS AND FLOOR SURFACES TO PROVIDE A UNIFORM FINISH WHERE NECESSARY AS A RESULT OF DEMOLITION, LOCATION OF REMOVED ACCESSORIES OR IMPROVING AND ANY NEW OR RELOCATED WALLS WITH EXISTING FLOOR FINISHES. WALL FINISHES AND DATE MATERIALS UNLESS OTHERWISE SPECIFIED IN THESE NOTES. FINISH PLANS, PARTITION THIS DECISION ON ELEVATION OR PLANS.
- G. PROVIDE ALL AREAS TO RECEIVE NEW WORK OR NEW FINISHES FOR FINISH FROM FINISH SCHEDULE AND OPERATIONAL CONTACT ARCHITECT OR ENGINEER BEFORE BEGINNING NEW WORK IF THERE ARE ANY DISCREPANCIES OR QUESTIONS REGARDING EXISTING CONDITIONS NOT CLEARLY SETFORTH ON THE DRAWINGS THAT AFFECT NEW CONSTRUCTION.
- H. GENERAL CONTRACTOR TO SECURE CONSTRUCTION AREA DURING CONSTRUCTION WORK. SEAL ALL DOORS AS REQUIRED, CONTACT AND WARNOWN A FLOOR TO CEILING DUST BARRIER TO PROVIDE SEPARATION FOR FLOOR, FLOORING AND SOUND.
- I. GENERAL CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE TO MINIMIZE IMPACT ON EXISTING BUILDING OPERATIONS AND PLANNED EVENTS. CONSTRUCTION SPACE MUST BE CLEAR AND AVAILABLE FOR USE. PROVIDE ACCESS TO EXISTING RECEPTION, VERIFY SCHEDULED EVENTS WITH OWNER PRIOR TO CONSTRUCTION START AND PROVIDE CONSTRUCTION SCHEDULE TO MEET OWNER'S NEEDS. COORDINATE SYSTEMS AND UTILITY SHUT-DOWNS WITH OWNER PRIOR TO COMMENCEMENT OF WORK.
- J. GENERAL CONTRACTOR TO HANGING FROM THROUGH ROOFING OF THE CONSTRUCTION AREA FOR ACCESS TO EXCESS ROOFING.
- K. SUBMIT ALL FINISHES TO THE ARCHITECT FOR APPROVAL.
- L. ALL EXISTING DOORS TO BE REPLACED WITH NEW ALL FINISH DOORS.
- M. ALL EXTERIOR WINDOWS TO BE REPLACED WITH THERMALLY IMPROVED LOW-E DOUBLE PANE GLAZED WINDOWS.
- N. ALL EXTERIOR WALLS AND CEILING TO BE PROPERLY INSULATED AND SEALED.

FLOOR PLAN KEYED NOTES

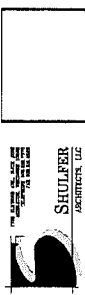
- 1) EMPTY COATED FLOOR FINISH AS F PER FOOT THROUGH THICKNESS. 1/2" CLEAR AROUND PERIMETER OF THE ROOM WITH 1/2" FLEXIBLE STRIPS AT ALL ROOMS, FLOOR AND CEILING TO CORNER. 2,000 GALLONS OF LIQUID.
- 2) NEW CODE COMPLIANT STAIRS WITH HAND AND GUARD RAILS TO MEZZANINE ABOVE.
- 3) FIVE-WEIR STATION (3 TONS)
- 4) WINE SHED
- 5) LOCKERS
- 6) WORKER AND OWNER OFFICES
- 7) NEW ALUMINUM STOREFRONT WINDOW, SEE SHEET A10.1
- 8) DISPLAY SHELVING
- 9) BACK BAR/ DISPLAY SHELF
- 10) NEW GLASS SECTIONAL OVERHEAD DOOR
- 11) CORNER FOR STEEL BEAM, NEW STRUCTURAL COLUMN
- 12) ELECTRIC WITH COOLER WITH BOTTLE FILLER
- 13) JANITOR'S SHED
- 14) NEW HOSE BID HOOK UP LOCATION
- 15) BAR EQUIPMENT BY OTHERS
- 16) DRY DOOR (SHELVING, OTHER PROVIDED)
- 17) BARREL STORAGE, OTHER PROVIDED

HATCH PATTERNS KEY:

| | |
|--|-----------------------|
| | NEW CONSTRUCTION |
| | EXISTING CONSTRUCTION |
| | DEMOLITION |

TOILET ROOM ACCESSORIES SCHEDULE (SEE A10.2 FOR MOUNTING HEIGHTS)

| | |
|-----|---|
| CT1 | WALL MOUNTED SANITARY WASTE RECEIPT |
| CT2 | WALL MOUNTED LIQUID SOAP DISPENSER |
| CT3 | SURFACE MOUNTED TOILET SOAP DISPENSER |
| CT4 | 30" LONG GRAB BAR HORIZONTAL |
| CT5 | 42" LONG GRAB BAR HORIZONTAL & 18" VERTICAL |
| CT6 | WALL MOUNTED MIRROR |
| CT7 | ROSE HOOKS, BACK OF DOOR |
| CT8 | FULLY/PARTIALLY RECESSED WASTE RECEPTACLE |
| CT9 | FULLY RECESSED BABY CHANGING STATION |

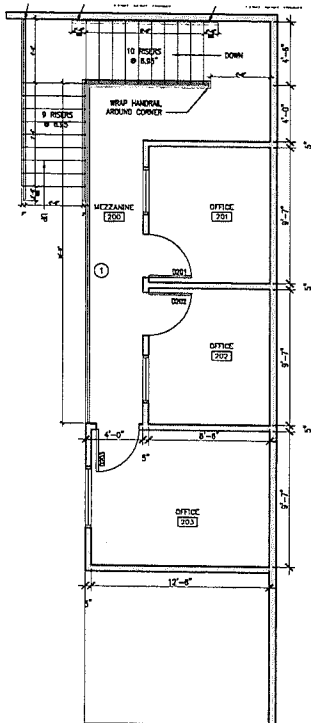


STATE LINE DISTILLERY, LLC
 TENANT IMPROVEMENT
 1413 ADAMS ST
 MADISON, WI

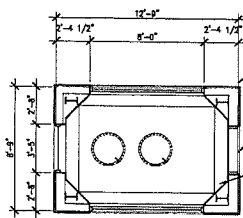
FIRST FLOOR PLAN

07/26/2018
 SD

A2.1



1 MEZZANINE PLAN
1/4"=1'-0"



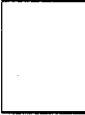
2 CUPOLA PLAN
1/4"=1'-0"

FOUR EXTERIOR WALL PANEL OVER
2x4 1/2" BLANK INSULATION
MATCH EXISTING STYLE AND FINIS
SEE ELEVATIONS FOR COLOR.

DRAINABLE BLADE MECHANICAL
LOUVERS, COORDINATE WITH
MECHANICAL CONTRACTOR FOR
LOUVER DIMENSIONS.

PLASTIC LINER PANEL FASTENED TO
FRAMING. PROVIDE FLASHING
WINDOW SILL AND HEAD TRIM AT
EDGES AND CORNERS.

NOT FOR CONSTRUCTION

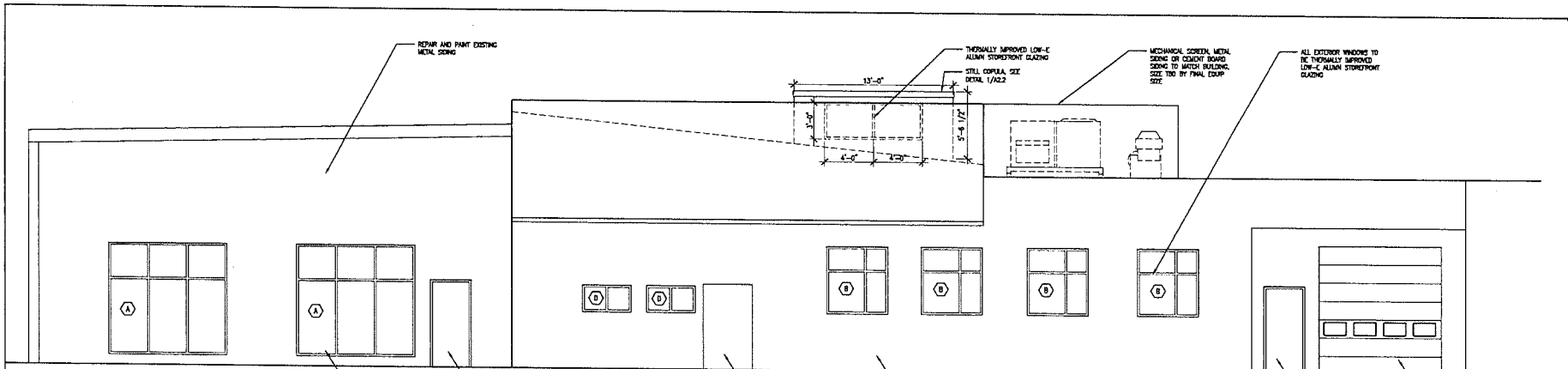


STATE LINE DISTILLERY, LLC
TENANT IMPROVEMENT
1412 BOUTWELL CT
MADISON, VT

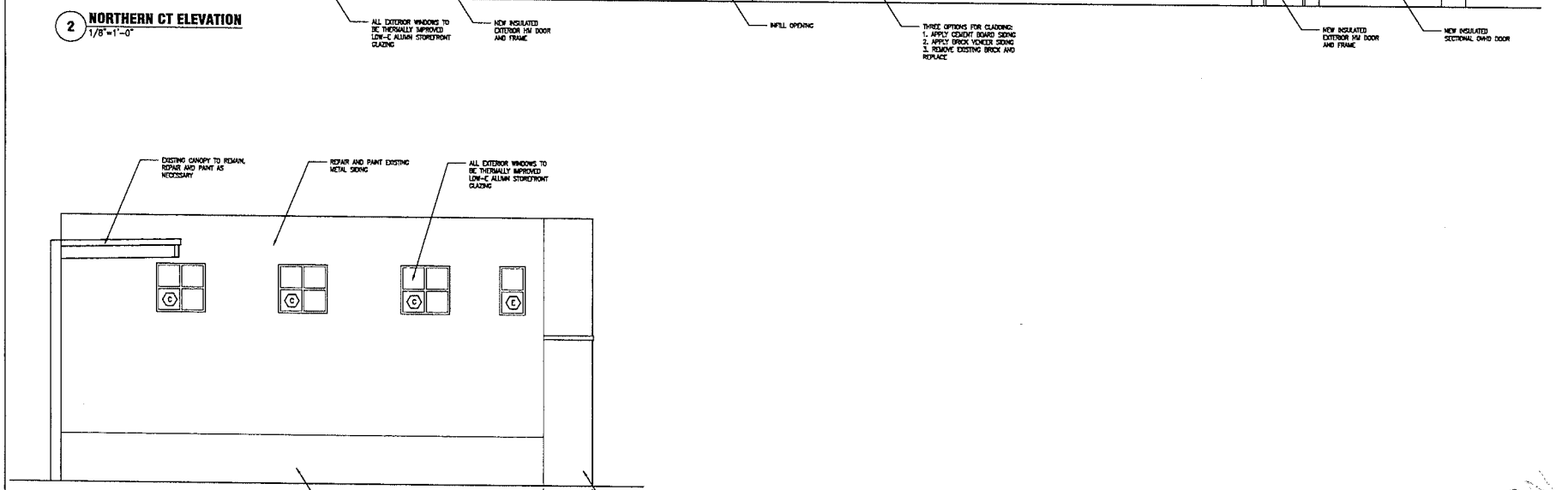
MEZZANINE FLOOR PLAN

07/26/2016
SD

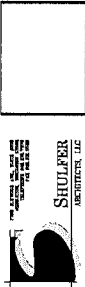
A2.2



2 NORTHERN CT ELEVATION
1/8"=1'-0"



1 SIDE ELEVATION
1/8"=1'-0"



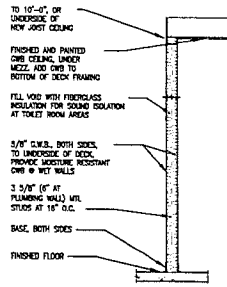
STATE LINE DISTILLERY, LLC
TENANT IMPROVEMENT
1415 BROADVIEW CT
MADISON, VT

BUILDING ELEVATIONS

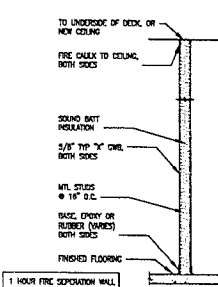
07/28/2019
20

NOT FOR CONSTRUCTION

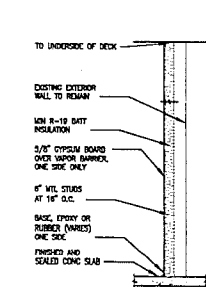
A3.1



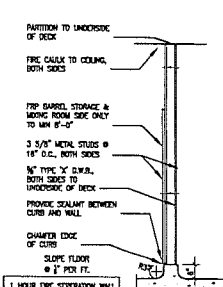
PARTITION TYPE P-1
1/2"=1'-0"



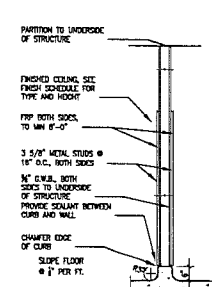
PARTITION TYPE P-2
1/2"=1'-0"



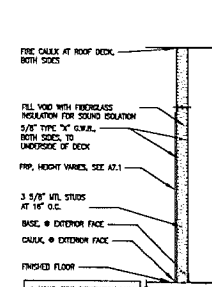
PARTITION TYPE P-3
1/2"=1'-0"



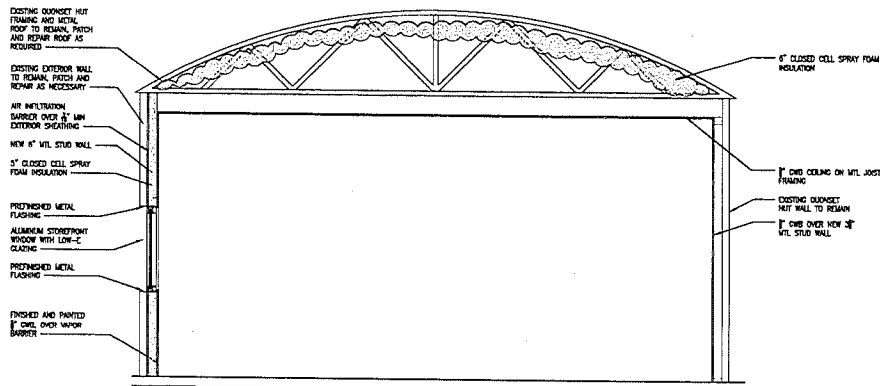
PARTITION TYPE P-4
1/2"=1'-0" 1 HOUR RATED



PARTITION TYPE P-5
1/2"=1'-0" 1 HOUR RATED

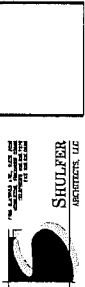


PARTITION TYPE P-6
1/2"=1'-0"



BUILDING SECT THRU QUONSET HUT
1/2"=1'-0"

NOT FOR CONSTRUCTION

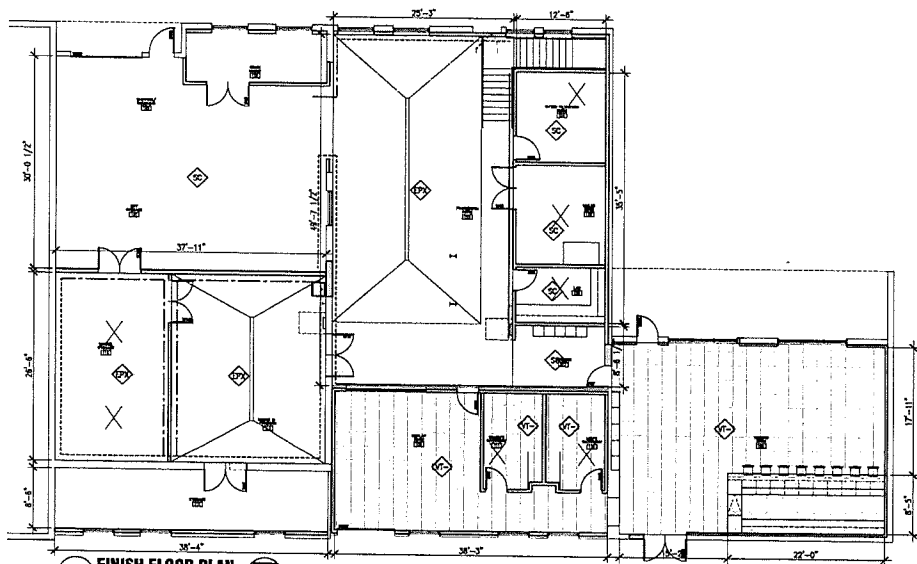


STATE LINE DISTILLERY, LLC
TENANT IMPROVEMENT
14118 BOWEN CT
MADISON, WI

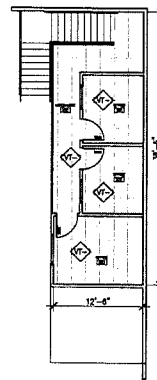
BUILDING SECTIONS

07/28/2016
10

A4.1



1 FINISH FLOOR PLAN
1/8"=1'-0"



2 MEZZANINE FINISH FLOOR PLAN
1/8"=1'-0"

FINISH FLOOR PLAN GENERAL NOTES

- A. DISPLAY ALL MANUFACTURE RECOMMENDATIONS ARE MET FOR PERFORMANCE OF SUBSTRATE INCLUDING ACCEPTING CONTRACTOR, CLEANLINESS, AND APPLICATION OF FINISHES IF NEEDED.
- B. VERIFY ALL COLOR AND MATERIAL SELECTIONS WITH OWNER AND ARCHITECT PRIOR TO CONSTRUCTION.
- C. OBTAIN ALL SPECIFIED FINISHING UNDER MILLWORK, WALLS, ETC.
- D. CONTINUOUS COVED BASE MIN 4" UP WALL AT EVERY FLOOR
- E. EXPOSED CEILING TO BE PAINTED, U.S.A.
- F. OUTDOOR WALLS TO RECEIVE SUBMIT TILE THE FULL HEIGHT OF WALL AT SET WALL LOCATIONS
- G. FINISH ALL AREAS TO RECEIVE NEW WORK OR NEW FINISHES FOR FLOOR, ROOM FINISH SCHEDULE AND SPECIFICATIONS. CONTACT ARCHITECT OR ENGINEER BEFORE BEGINNING NEW WORK IF THERE ARE ANY DISCREPANCIES OR QUESTIONS REGARDING EXISTING CONDITIONS NOT CLEARLY DETECTED ON THE DRAWINGS THAT AFFECT NEW CONSTRUCTION.
- H. GENERAL CONTRACTOR TO SECURE CONSTRUCTION AREA DURING CONSTRUCTION WORK. HOLD ALL DOORS AS REQUIRED, CONSTRUCT AND MAINTAIN A FLOOR TO CEILING DUST BARRIER, TO PROVIDE SCHEDULING FOR DIRT, DUST AND NOISE.
- I. GENERAL CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE TO MINIMIZE IMPACT ON EXISTING BUILDING OPERATIONS AND PLANNED EVENTS. CONSTRUCTION SPACE MUST BE CLEAN AND AVAILABLE FOR USE PERIODICALLY PER OWNER REQUEST. NOTIFY SCHEDULED EVENTS WITH OWNER PRIOR TO CONSTRUCTION START AND ADJUST CONSTRUCTION SCHEDULE TO MEET OWNER'S NEEDS. COORDINATE SCHEDULE AND TRUCK TRAFFIC WORKS WITH OTHER PRIOR TO COMMENCEMENT OF WORK.
- J. GENERAL CONTRACTOR TO MAINTAIN PATH THROUGH PORTIONS OF THE CONSTRUCTION AREA FOR ACCESS TO EXISTING ROUTES.
- K. SUBMIT ALL FINISHES AND FINISHES TO THE ARCHITECT FOR APPROVAL.
- L. ALL EXISTING DOORS TO BE REPLACED WITH NEW 1M FINISH DOORS
- M. ALL EXTERIOR WINDOWS TO BE REPLACED WITH THERMALLY BROKEN, LOW-E DOUBLE PANE GLAZED WINDOWS
- N. ALL EXTERIOR WALLS AND CEILING TO BE PROPERLY INSULATED AND SEALED

FINISH PLAN FLOOR FINISHES

- ◆ EPOXY FLOOR, 1/8" POLYURETHANE, STYLED FLOORFINISH 50, COLOR: TR0
- ◆ LUXURY VINYL TILE FLOOR, 1/8" THK, STYLED TR0, COLOR: TR0
- ◆ RESILIENT RUBBER FLOOR, 1/8" THK, PROTECT-ALL, STYLED TR0 COLOR: TR0
- ◆ SEALED CONC

HATCH PATTERNS KEY:

| | |
|--|------------------------------------|
| | FPP, FULL HEIGHT |
| | FPP, UP TO 4'-0" |
| | WORKABLE/ MOISTURE RESISTANT PAINT |
| | EPOXY FLOOR |
| | LVT FLOOR |
| | RESILIENT RUBBER FLOOR |

NOT FOR CONSTRUCTION

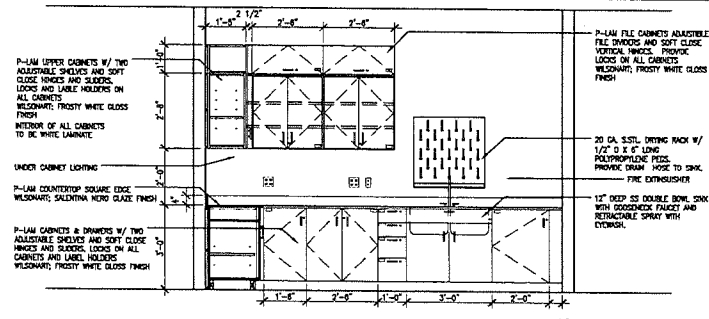


STATE LINE DISTILLERY, LLC
TENANT IMPROVEMENT
1413 BOSTONIA CT
MADISON, VT

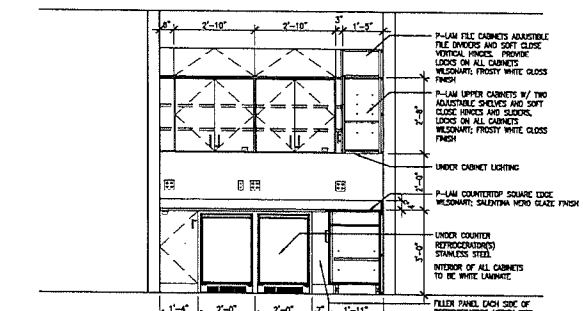
FINISH FLOOR PLAN

07/28/2018
20

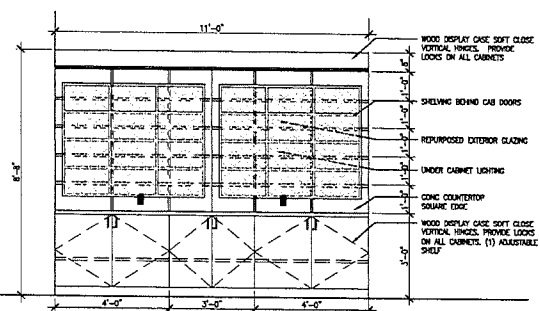
A7.1



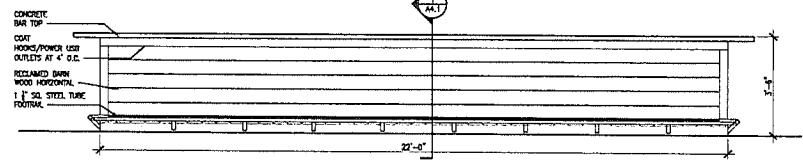
7 LAB SIDE WALL ELEVATION
1/2"-1'-0"



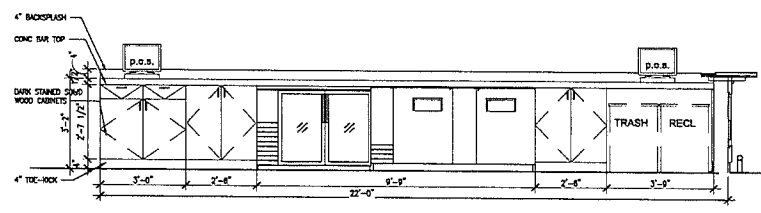
6 LAB BACK WALL ELEVATION
1/2"-1'-0"



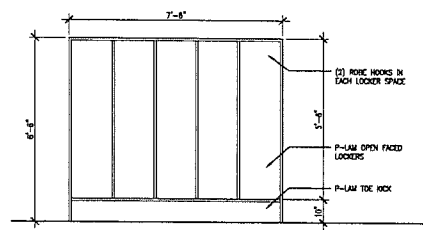
5 DISPLAY CABINET
1/2"-1'-0"



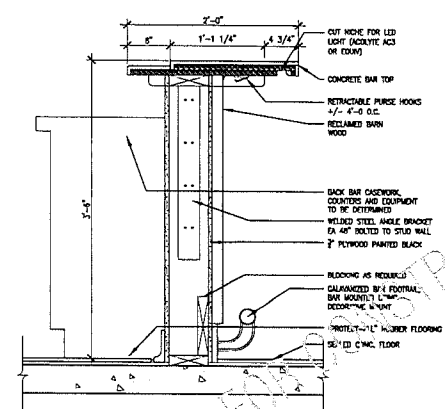
4 TASTING ROOM BAR
1/2"-1'-0"



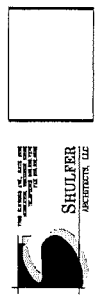
3 BACK BAR ELEVATION
1/2"-1'-0"



2 OPEN FACED LOCKERS
1/2"-1'-0"



1 BAR CASEWORK SECTION
1/2"-1'-0"



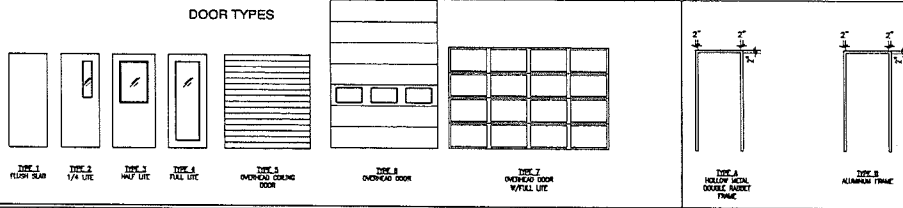
STATE LINE DISTILLERY, LLC
TENANT IMPROVEMENT
1411 BORTHMAN CT
MADISON, VT

MEZZANINE FLOOR PLAN

07/22/2018
ED

A8.1

DOOR SCHEDULE



| NO. | DOOR | | | | FRAME | | | WALL | HARDWARE | REMARKS | |
|-----------|-------------------|------|----------|-------------|------------|----------|--------|-------------|----------|---|---|
| | SIZE | TYPE | MATERIAL | FINISH | TYPE | MATERIAL | FINISH | | | | |
| D100A | 3'-0" x 7'-0" | 1 | HM | PANT | A | HM | PANT | - | HW-8 | EXTERIOR, INSULATED HM DOOR AND FRAME, W/ CLOSURE | |
| D100B | 10'-0" x 10'-0" | 8 | STL | WPC | - | - | - | - | - | OVERHEAD SECTIONAL DOOR, SECURE | |
| D102 | (2) 3'-0" x 8'-0" | 3 | HM | PANT | - | A | HM | PANT | 1 HR | HW-8 | |
| D104 | 3'-0" x 7'-0" | 1 | HM | PANT | - | A | HM | PANT | - | HW-8 | |
| D105 | (2) 3'-0" x 8'-0" | 1 | HM | PANT | - | A | HM | PANT | - | HW-8 | |
| D106 | 3'-0" x 7'-0" | 1 | HM | PANT | - | A | HM | PANT | - | HW-8 | |
| D107 | 3'-0" x 7'-0" | 1 | HM | PANT | - | A | HM | PANT | 1 HR | HW-10 | |
| D108A | 3'-0" x 7'-0" | 4 | ALUM | CLEAR ANOD. | 1/4" TEMP. | B | ALUM | CLEAR ANOD. | - | HW-8 | EXTERIOR, INSULATED ALUMINUM DOOR AND FRAME, W/ CLOSURE |
| D108B | (2) 3'-0" x 7'-0" | 4 | ALUM | CLEAR ANOD. | 1/4" TEMP. | B | ALUM | CLEAR ANOD. | - | HW-8 | EXTERIOR, INSULATED ALUMINUM DOOR AND FRAME, W/ CLOSURE |
| D109A | 3'-0" x 7'-0" | 3 | HM | PANT | - | A | HM | PANT | 1 HR | HW-8 | |
| D109B | 8'-0" x 10'-0" | 7 | ALUM | CLEAR ANOD. | 1/4" TEMP. | - | - | - | - | OVERHEAD DOOR W/FULL LITE, LOCKABLE, MANUAL LIFT | |
| D110 | 3'-0" x 7'-0" | 1 | HM | PANT | - | A | HM | PANT | - | HW-11 | CLOSURE |
| D111 | 3'-0" x 7'-0" | 1 | HM | PANT | - | A | HM | PANT | - | HW-11 | CLOSURE |
| D112 | (2) 3'-0" x 7'-0" | 1 | HM | PANT | - | A | HM | PANT | 1 HR | HW-8 | |
| D113 | (2) 3'-0" x 8'-0" | 3 | HM | PANT | 1/4" TEMP. | A | HM | PANT | 1 HR | HW-8 | |
| D114A | (2) 3'-0" x 8'-0" | 3 | HM | PANT | 1/4" TEMP. | A | HM | PANT | 1 HR | HW-8 | |
| D114B | (2) 3'-0" x 8'-0" | 3 | HM | PANT | 1/4" TEMP. | A | HM | PANT | - | HW-8 | |
| MEZZANINE | | | | | | | | | | | |
| D201 | 3'-0" x 7'-0" | 1 | HM | PANT | - | A | HM | PANT | - | HW-10 | |
| D202 | 3'-0" x 7'-0" | 1 | HM | PANT | - | A | HM | PANT | - | HW-10 | |
| D203 | 3'-0" x 7'-0" | 1 | HM | PANT | - | A | HM | PANT | - | HW-10 | |

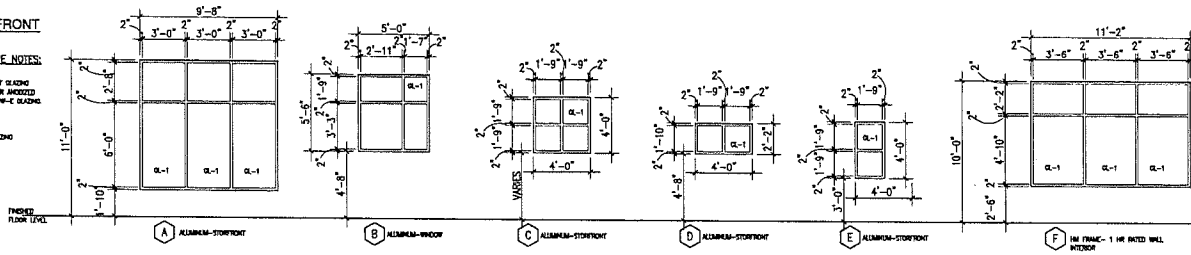
- DOOR AND FRAME TYPE NOTES:**
1. PROVIDE SAFETY GLAZING PER CODE IN ALL DOORS AND FRAMES.
 2. PROVIDE ISOLATED GLAZING IN EXTERIOR DOORS AND FRAMES.
 3. PROVIDE ACCESSIBLE HANDRAILS AND THRESHOLDS AT ALL NEW DOORS.
 4. ALL EXTERIOR HOLLOW METAL DOORS AND FRAMES SHALL BE GALVANIZED.
 5. REWORK ALL DOORS FOR HANDICAP.
 6. VERIFY WITH OWNER THE LOCATION AND REQUIREMENTS OF SPECIAL SECURITY DEVICES AND HARDWARE.
 7. PROVIDE AUTOMATIC OCCUPANCY SENSORS FOR OPEN/CLOSE OPERATION OF MAIN ENTRY DOORS. DOORS SHALL OPEN OUTWARD FOR EMERGENCY EGRESS.

- HARDWARE SET NOTES:**
- HW-3 = PUSH/PULL OPERATING TRIM, KICK PLATES AND WALL STOP
 - HW-5 = SANITARY ROOM LOCKSET
 - HW-6 = EXTERIOR ENTRY PULL TRIM AND KICK, PUSH BAR, CYLINDER LOCK, AUTOMATIC CLOSER, EXIT STOP, THRESHOLD-BROKEN THRESHOLD, WEATHERSTRIP
 - HW-7 = GLASS/FRONT FUNCTION LOCKSET; AUTOMATIC CLOSER, WALL STOP
 - HW-8 = PRIVACY LOCKSET, WALL STOP, CLOSURE
 - HW-9 = GEOMETRIC SURFACE MOUNTED SLIDING DOOR HARDWARE WITH PULLS
 - HW-10 = OFFICE FUNCTION LOCKSET, WALL STOP
 - HW-11 = PASSAGE LOCKSET, WALL STOP

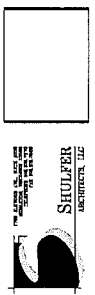
WINDOW/STOREFRONT ELEVATIONS

WINDOW/STOREFRONT TYPE NOTES:

- A. ALL EXTERIOR WINDOW/STOREFRONT GLAZING SHALL BE THERMALLY BROKEN CLEAR ANODIZED ALUMINUM FRAME SYSTEM WITH 1" GLAZING.
- B. GL-1 = 1/4" CLEAR GLAZING
- C. GL-2 = 1/4" THERMALLY BROKEN CLEAR GLAZING



NOT FOR CONSTRUCTION



STATE LINE DISTILLERY, LLC
 TENANT IMPROVEMENT
 1415 ROUTE 108 CT
 BURLINGTON, VT

SCHEDULES

07/28/2018
20

A11.1

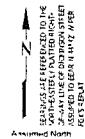
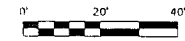
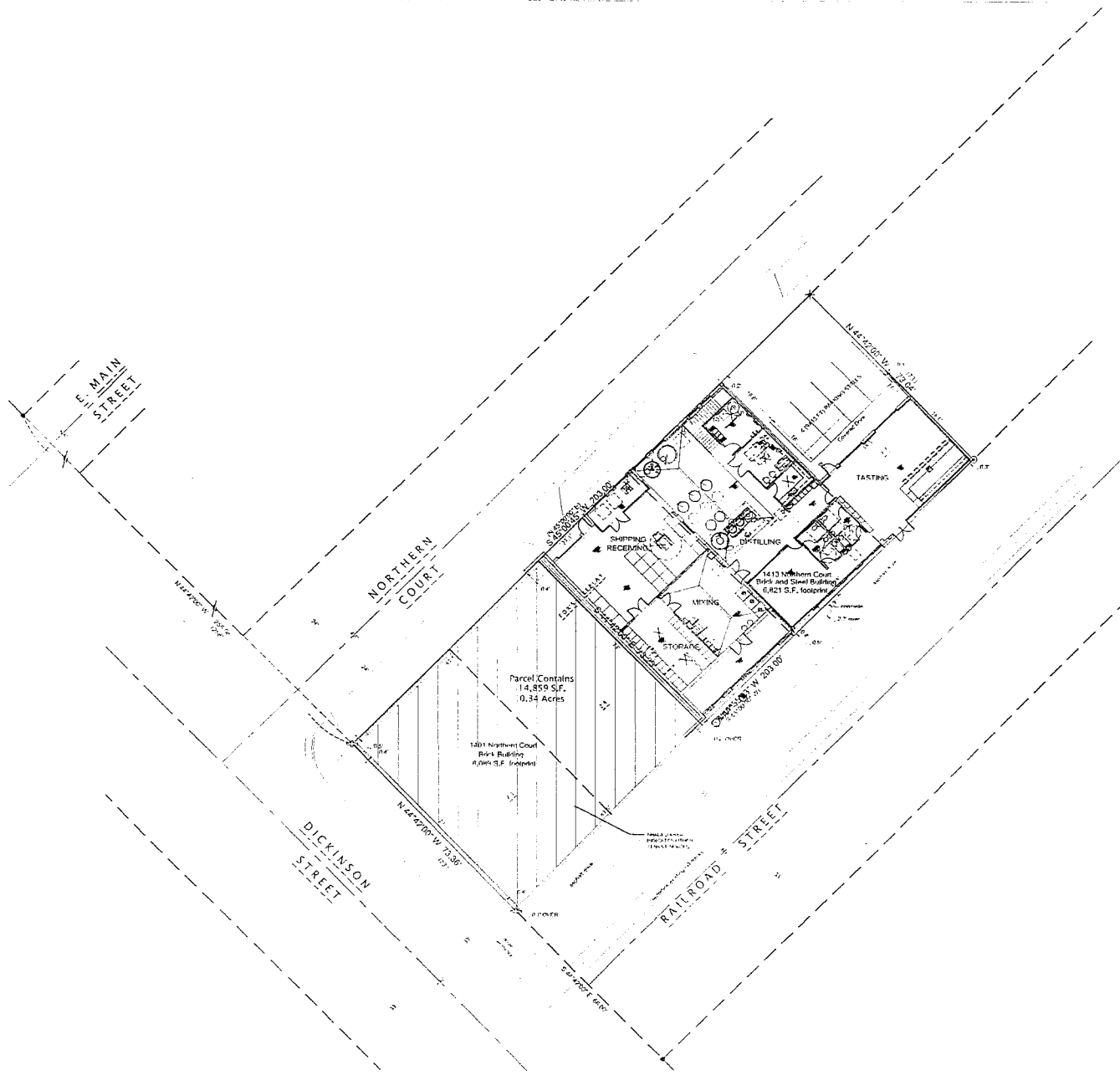
Plat of Survey

Legal Description of Record: Document Number 5234888

Lots Twenty-two (22) and Twenty-four (24), Fav's Replat of a part of Blocks Two Hundred Twenty-five (225) and Two Hundred Thirty-nine (239), of the City of Madison, in the City of Madison, Dane County, Wisconsin

Legal Description of Record: Document Number 5234888

Lots Twenty-five (25), Twenty-six (26) and Twenty-seven (27) Fav's Replat of a part of Blocks Two Hundred Twenty-five (225) and Two Hundred Thirty-nine (239), of the City of Madison, in the City of Madison, Dane County, Wisconsin



LEGEND

- SOLID BROWN ROD FOUND (0.75" Dia. unless noted)
- OPEN END ROD FOUND (1.5" x 1.5" Flange Diameter)
- ⊕ FOUND DRILL HOLE IN CONCRETE
- ⊖ SET CUT " IN CONCRETE
- △ SET MAG NAIL IN ASPHALT
- ⊥ INDICATES BECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.

Notes

1. Building dimensions and associated offset distances were measured along the outside of the brick walls.
2. This parcel may be subject to, or benefit from, Easements or agreements, as shown or otherwise, not shown herein.
3. Note on Tax's Record shows a 16 foot building setback line indicated to and along Northern Court.