



Location
1806-1808 Wright Street

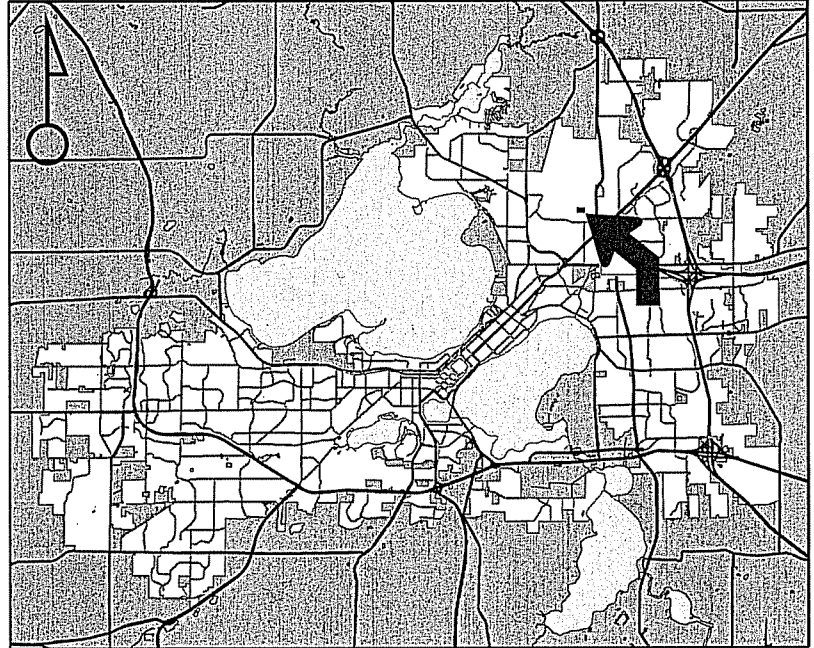
Project Name
Greenview Brewing

Applicant
McAllen Truax Business Park –
Trevor Easton-Greenview Brewing

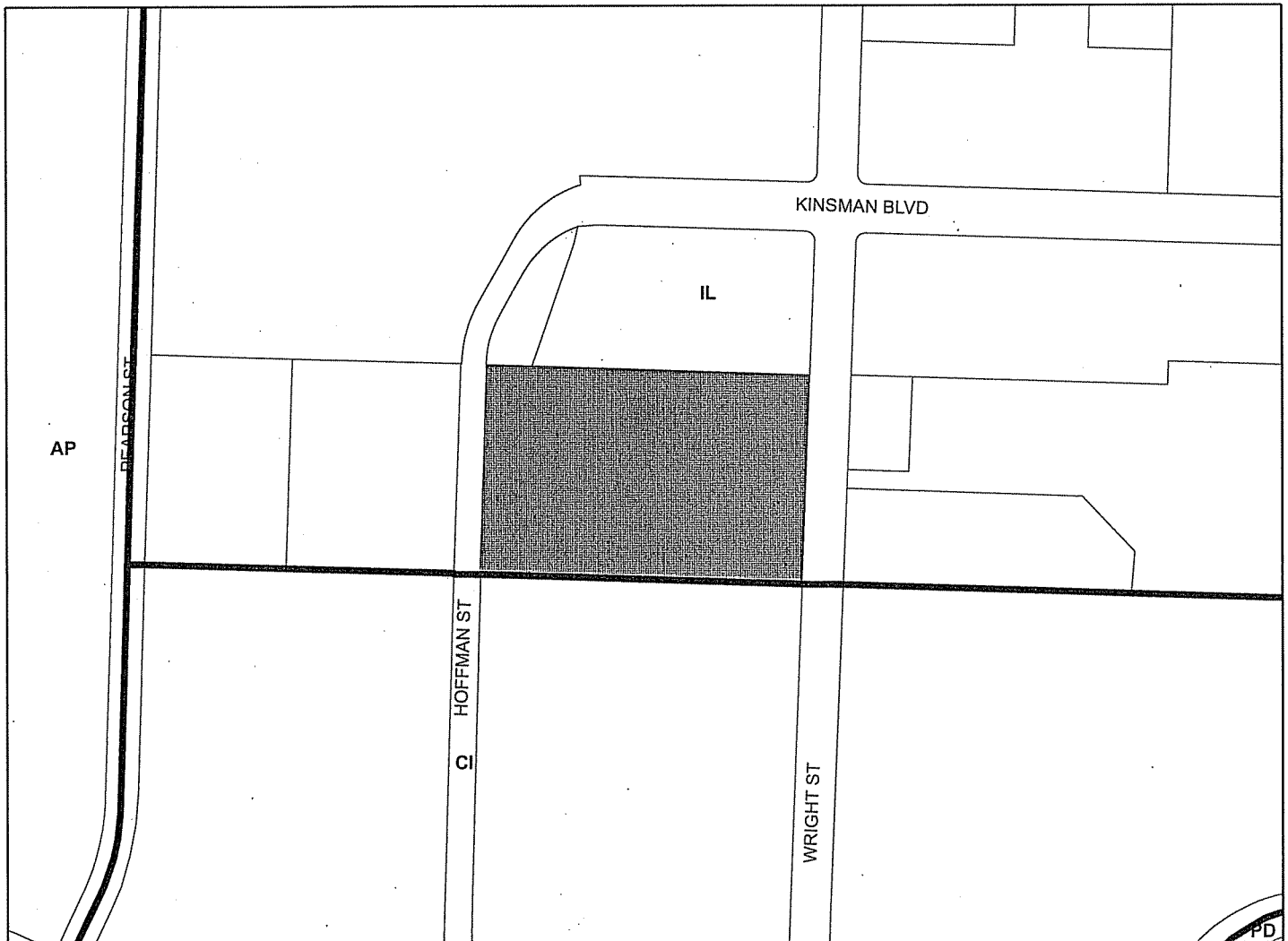
Existing Use
Multi-Tenant Space

Proposed Use
Construct brewery with outdoor
eating area and tasting room

Public Hearing Date
Plan Commission
22 June 2015

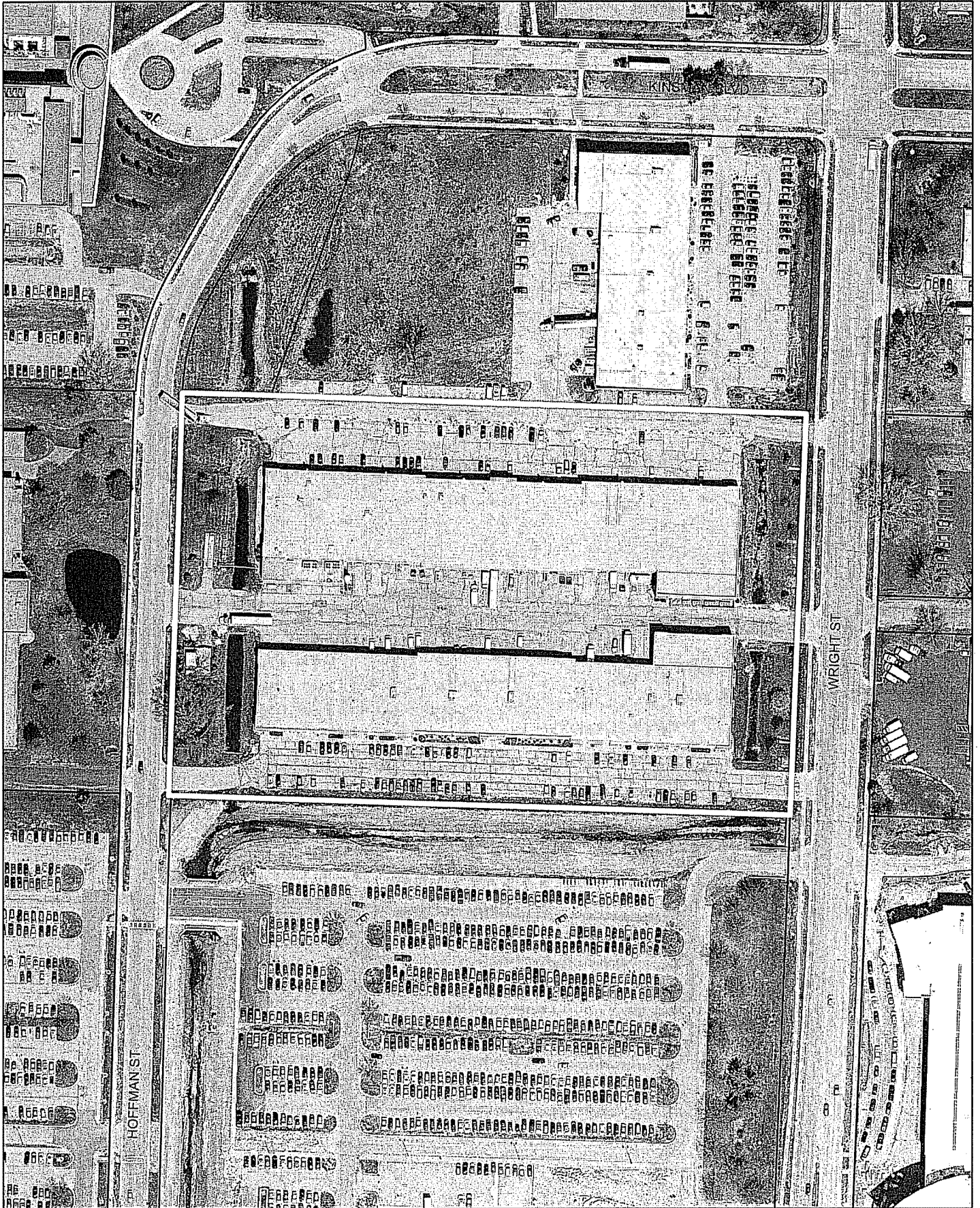


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 12 June 2015





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.265.4635 | 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 _____ Receipt No: _____

Date Received _____

Received By _____

Parcel No. _____

Aldermanic District _____

Zoning District _____

Special Requirements _____

Review Required By:

Urban Design Commission Plan Commission

Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 1806 & 1808 Wright St. Madison, WI 53704
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: Trevor Easton Company: Greenview Brewing LLC
 Street Address: 4539 Helgesen Drive City/State: Madison WI Zip: 53708
 Telephone: (608) 577-3838 Fax: () Email: trevor@greenviewbrewing.com

Project Contact Person: Same Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____

Property Owner (if not applicant): Mc Allen Trax Business Park
 Street Address: Wright Street City/State: Madison WI Zip: 53704

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Brewery
with tasting room

Development Schedule: Commencement June 1, 2015 Completion July 15, 2015

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/alterd 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 1/2 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:

Alder Larry Patton, Waived notification May 8th 2015

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

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: Heather Steuber Date: May 7 2015 Zoning Staff: Neil Tucker Date: May 7th 2015

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

Name of Applicant Trevor Easton Relationship to Property: Leasee

Authorizing Signature of Property Owner [Signature] Date 12 May 2015

May 12th, 2015

Zoning Administrator
215 Martin Luther King Jr. Blvd
Room LL-100
Madison, Wisconsin 53701-2985

Dear Zoning Administrator,

Greenview Brewing, LLC intends to open a commercial packaging brewery, and tasting room in the combined properties of 1806 & 1808 Wright Street, McAllen Truax Business Park, Madison, Wisconsin 53704. (Exhibit A & B)

Greenview Brewing, LLC DBA ALT Brew ("Greenview") was formed in June 2012 for the purpose of brewing gluten-free craft beer. In September of 2013, Greenview subleased space at 4539 Helgesen Drive, Madison, WI to establish a brewing facility in alternation with an existing brewery House of Brews. In May of 2014, Greenview completed the Federal and State permitting process for a brewery and began marketing and selling gluten-free beer under the brand ALT Brew. ALT Brew makes gluten-free beer using alternative malted grains. Demand for ALT Brew has outgrown the current facilities capabilities. To keep up with local demand and expand into larger regional markets Greenview needs a larger dedicated facility for brewing, packaging and distributing its product.

Project Team

- Trevor Easton - Owner
- Maureen Easton - Owner
- Jim Hansen - Carpentry
- Chris Murphy - Electrician
- Kevin Krutchner - Plumbing
- Tom Phillips - McAllen Properties Representative

Existing Conditions

1806 & 1808 Wright Street are currently being used by a office furniture installation company for warehousing furniture and equipment. The 1808 side has an air conditioned office, bathroom, enclosed utility room, warehouse space, and loading dock. The 1806 side has a 1,600 square foot (50'x32) air conditioned showroom, bathroom, utility sink, warehouse space, and a shared loading dock. The two spaces are connected by an 8' opening between the shared wall near the loading docks. (Exhibit C)

Proposed Renovation and Use

We plan to convert the existing utility room into a space for a one barrel brewhouse, create a space for packaging, add a walk-in cooler for cold storage, and convert the existing showroom into a tasting room with cellaring space. Further details below and in the attached plan (Exhibit D).

Remove:

- Interior, non-supporting walls used to enclose the 1808 utility room

Alterations for the tasting room:

- Open the shared wall between the proposed tasting room and the 1808 space to allow better access to the entry way, office and bathroom.
- Add interior windows to the shared wall to make brewing operations visible to the tasting room
- Add stainless steel sink
- Add commercial dish washer
- Add tapping and serving equipment
- Add serving rail
- Add privacy wall to front of bathroom
- Add door to opening between tasting room and 1806 warehouse space
- Add drop lights and interior lighting

Alterations for the brewhouse:

- Add fiberglass reinforced board (FRB), aka milk board, to the walls for easy cleaning
- Add stainless vent hood, and ventilation through the roof
- Add 1 barrel brewhouse equipment
- Add walk-in cooler
- Add glass security door between the brewhouse and tasting room
- Add door to cellaring space
- Add temperature controlled cellaring space

Outdoor Signage:

- Add a 4'x4' color logo sign facade near 1808 entrance. (Exhibit E)

We hope to create 4.5 full-time equivalent jobs over the course of the next year.

- Brewmaster: 1
- Brewers Assistant: 1
- Tasting Room Servers: 2.5

Project Schedule

June 1st: Greenview Brewing occupies spaces

June 22nd: Build out of Tasting Room and 1 BBL brewhouse

July 15th: Open tasting room and brewery to the public

Proposed Uses (and sqft of each)

Total Space 5,800 square feet

- Brewing: 4,200 square feet
- Tasting Room: 1,600 square feet

Hours of Operation

- Brewery: The nature of brewing beer requires nearly continuous production at varying hours during the day. The following are hours that the brewery would be available for inspections and general meetings
 - Tuesday - Friday: 10 am - 4pm
- Tasting Room
 - Tuesday - Friday: 12 pm - 2 am
 - Saturday: 10 am - 2 am

Building Square Footage

Total building 63,728 square feet. Lease premise: 5,800 Square Feet

Auto and Bike Parking

The McAllen Business Park has a shared parking lot with 3 van accessible handicapped spots in close proximity to 1806 & 1808. Roughly 14 standard parking spots immediately adjacent to the front of 1806 and 1808.

Greenview brewing intends to add bike parking to the front of 1808.

Estimated Project Cost

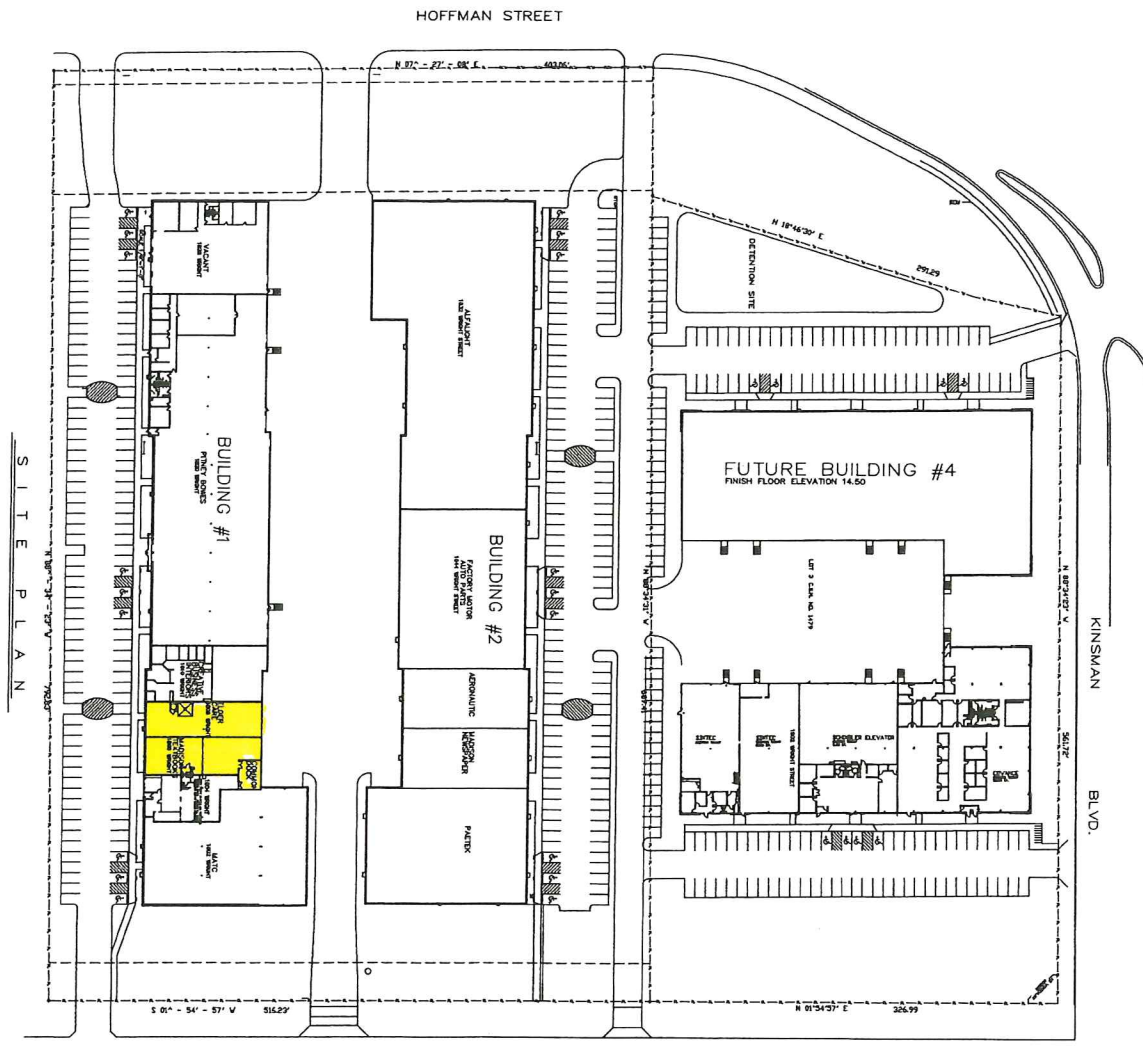
- Establishing tasting room and 1 barrel brewhouse - \$50,000

Thank you for your consideration. Please contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Trevor Easton". The signature is fluid and cursive, with the first name "Trevor" written in a larger, more prominent script than the last name "Easton".

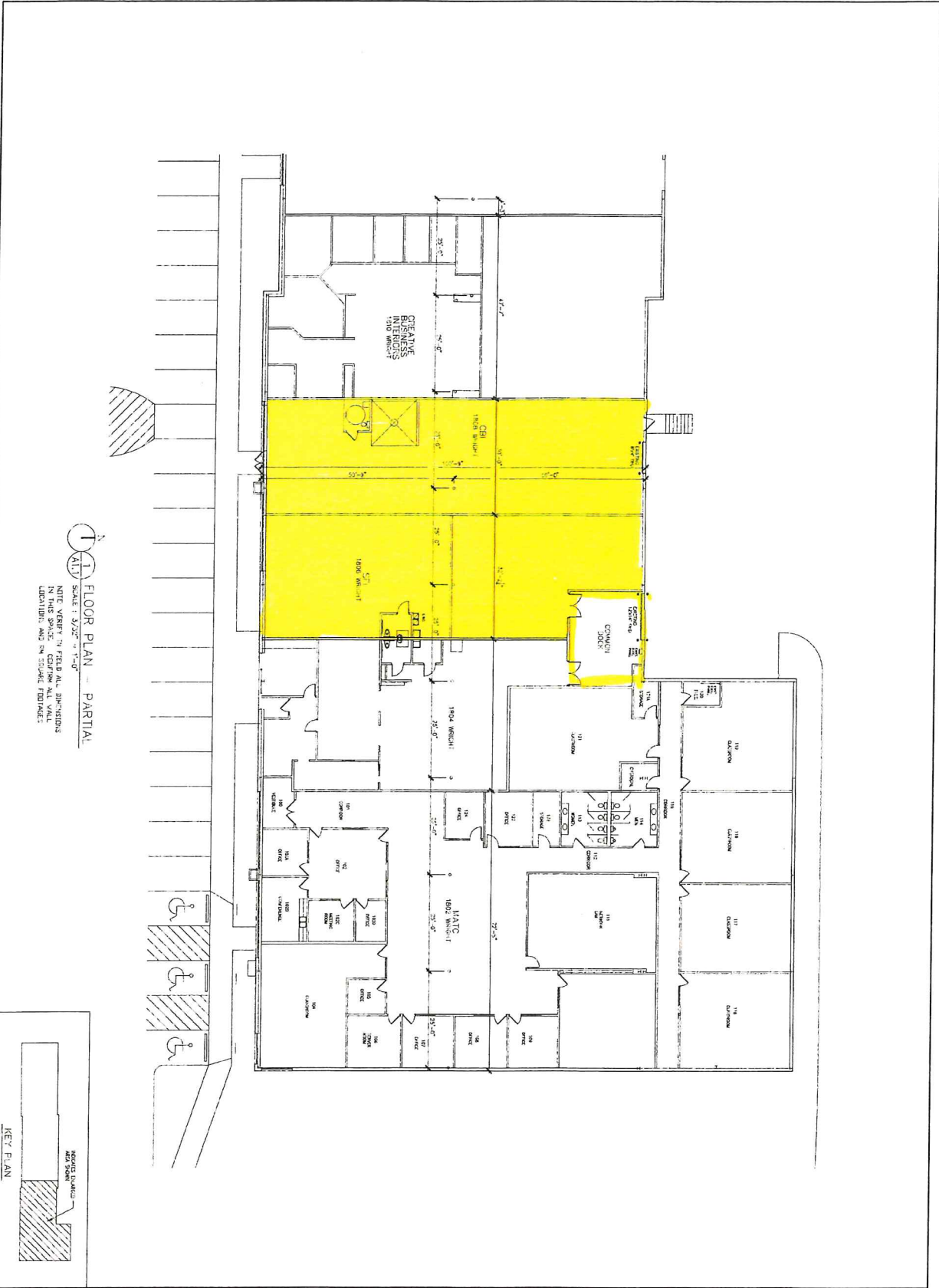
Trevor Easton
President
Greenview Brewing, LLC
4539 Helgesen Drive
Madison, WI 53718



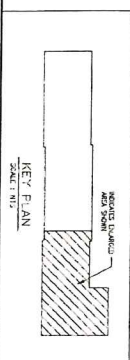
S I T E P L A N



EXHIBIT A



D-1 FLOOR PLAN - PARTIAL
 DATE: 08/27/13
 SCALE: 1/8" = 1'-0"
 NOTE: VERIFY IN FIELD ALL DIMENSIONS
 IN THIS SPACE. CORRECT ALL WALL
 CENTER LINES AND IN-DOOR FLOOR LINES



NO.	DATE	BY	DESCRIPTION
1	08/27/13
2
3
4
5
6
7
8
9
10

McALLEN TRUAX
 BUSINESS PARK
 WRIGHT STREET
 MADISON, WISCONSIN
 53704

**RUEDEBUSCH
 DEVELOPMENT &
 CONSTRUCTION**
 DEVELOPMENT - CONSTRUCTION - REDEVELOPMENT - ENVIRONMENTAL
 1400 E. MICHIGAN STREET, SUITE 200, MADISON, WI 53704
 PHONE: 608.748.2011 FAX: 608.748.2012

AI.1

EXHIBIT B

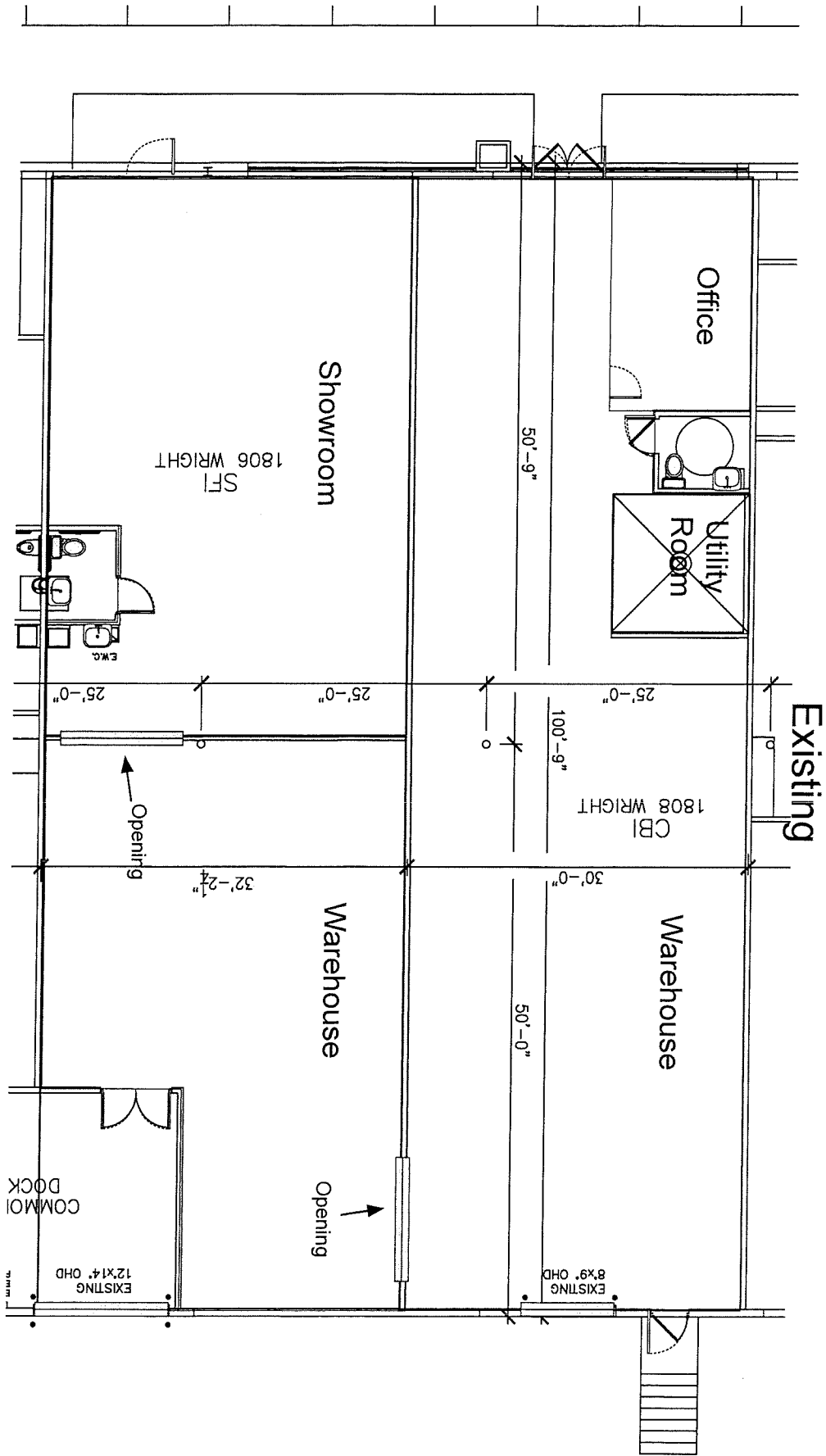


EXHIBIT C

Alterations for Tasting Room and Brewhouse

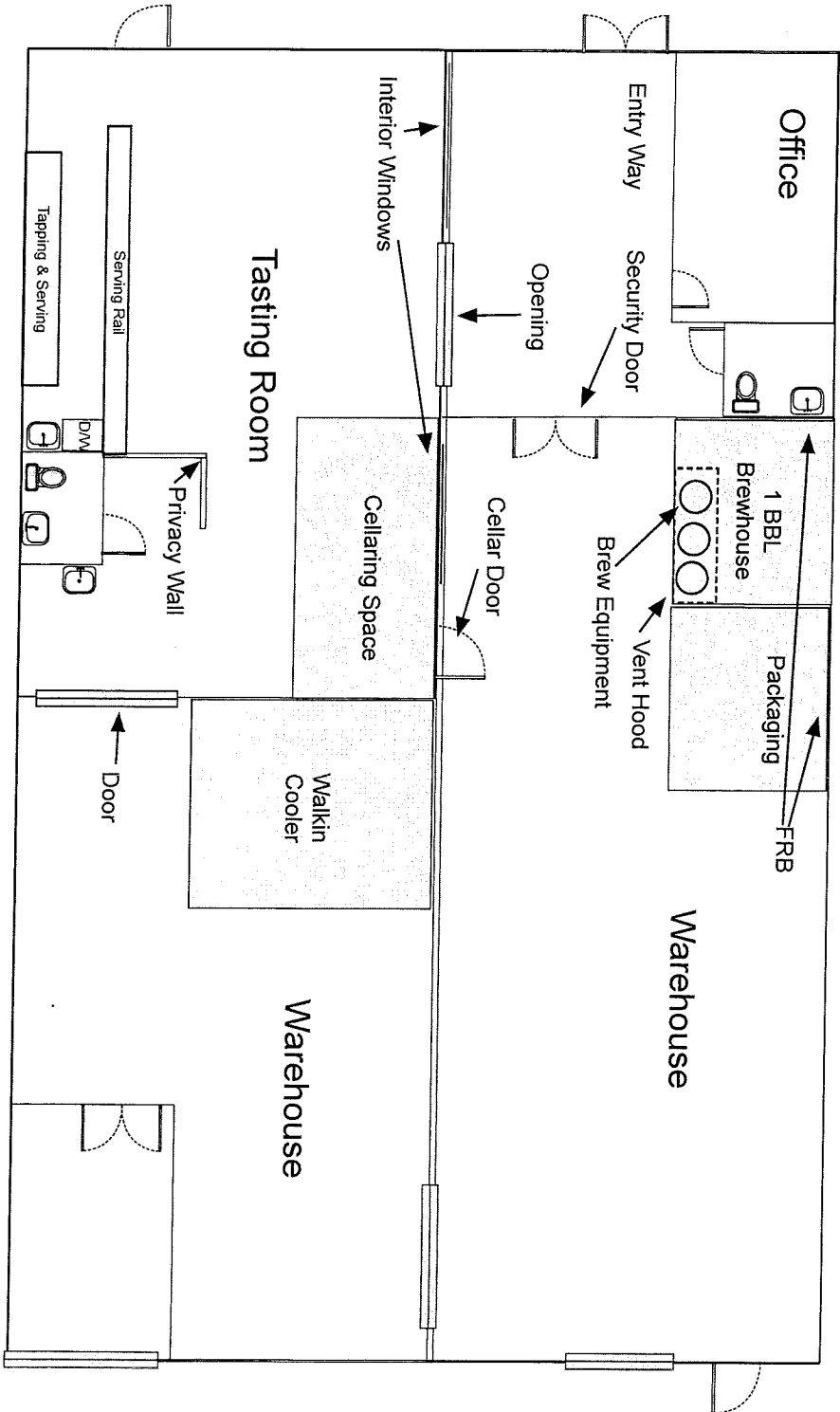


EXHIBIT D



EXHIBIT E



Alt Brew <trevor@greenviewbrewing.com>

Brewery at 1808-06 Wright Street

2 messages

Alt Brew <trevor@greenviewbrewing.com>

Fri, May 8, 2015 at 11:53 AM

To: district12@cityofmadison.com

Cc: Maureen Easton <measton@foley.com>

Dear Alder Palm,

Thank you for talking with me this week about locating a brewery in the McCallen Traux Business Park. I am the owner of Greenview Brewing which brews ALT Brew. We have been brewing beer for just over a year in a shared brewing space with House of Brews on Helgesen Drive. ALT Brew is based on the simple idea that gluten-free beer should taste good. Crafted in small batches we are bringing the quality and flavor of craft beer to the beer lover who needs a gluten-free choice. We have out grown our current facility and need to expand.

I am writing to notify you that we are moving forward with the project for a brewery at 1808-06 Wright Street. We meet with the City Planner and Zoning departments and will need to apply for a conditional use for this property to function as a brewery with tasting room.

I am also hoping that you would waive the 30 day notification period so that we can submit the plan to the city before the May 13th deadline.

Thank you for your help. I look forward to working with you and being on the Northside.

Trevor Easton
Greenview Brewing, LLC. - ALT Brew
4539 Helgesen Drive
Madison, WI 53718
608-352-3373

Palm, Lawrence <district12@cityofmadison.com>

Fri, May 8, 2015 at 1:11 PM

To: Alt Brew <trevor@greenviewbrewing.com>

Cc: Maureen Easton <measton@foley.com>

Sure.

[Quoted text hidden]