



Location
1133 E. Wilson Street

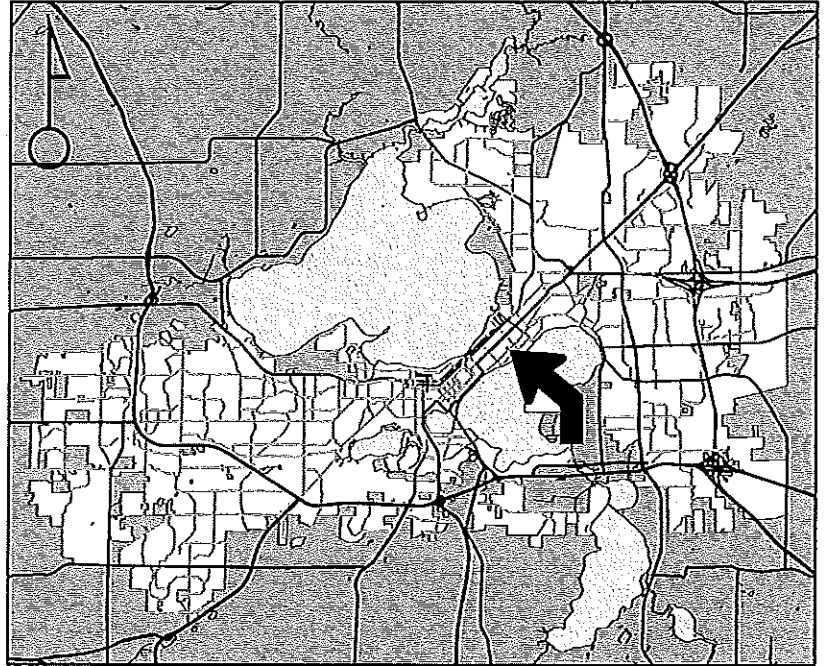
Project Name
Working Draft Beer Company

Applicant
Richard Karls / Ryan Browne, Working Draft Beer Company LLC

Existing Use
Commercial - Multi Tenant

Proposed Use
Establish brewpub in existing multi-tenant commercial building in TE zoning.

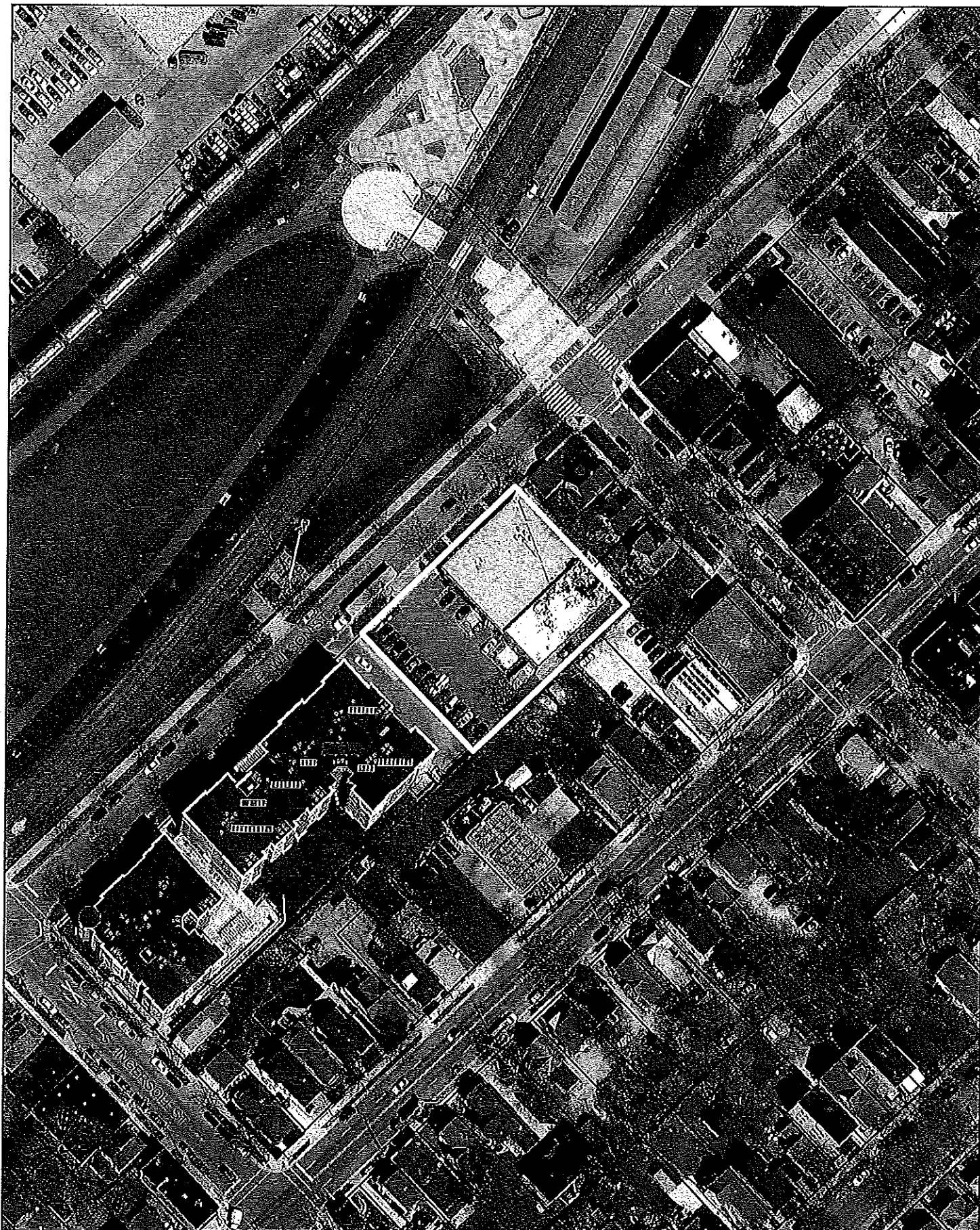
Public Hearing Date
Plan Commission
19 June 2017



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 <u>\$600</u>	Receipt No. <u>029989-0007</u>
Date Received <u>5/10/17</u>	
Received By <u>UP</u>	
Parcel No. <u>0709-131-2422-1</u>	
Aldermanic District <u>6-Rummel</u>	
Zoning District <u>TE</u>	
Special Requirements <u>Need above ground fuel storage</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 1133 EAST WILSON STREET, 1B, MADISON, WI 53703
 Project Title (if any): WORKING DRAFT BEER COMPANY

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: RYAN BROWNE Company: WORKING DRAFT BEER COMPANY LLC
 Street Address: 2821 VAN HISE AVE. City/State: MADISON, WI Zip: 53705
 Telephone: (608) 960-7234 Fax: () Email: RYAN@WORKINGDRAFTBEER.COM

Project Contact Person: RYAN BROWNE Company: WORKING DRAFT BEER COMPANY LLC
 Street Address: 2821 VAN HISE AVE. City/State: MADISON, WI Zip: 53705
 Telephone: (608) 960-7234 Fax: () Email: RYAN@WORKINGDRAFTBEER.COM

Property Owner (if not applicant): RICHARD KARLS
 Street Address: 4105 KEEWATIN TRAIL City/State: VERONA, WI Zip: 53593

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: BREW PUB + BUILD OUT OF EXISTING INTERIOR SPACE FOR DINING AND TAP ROOM
 Development Schedule: Commencement 07/01/17 Completion 12/15/17

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) ^{1 copy} copies of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- ✓ Twenty Five (25) ^{22 copies} 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:

MAESHA RUMMEL, ALDER DIST. 6 & MARGUERITE NEIGHBORHOOD ASSOCIATION; GREENE WILLIAMSON AREA BUSINESS ASSOCIATION 03/20/17

→ 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: *KEVIN FIRCHOW* Date: *1-23-2017* Zoning Staff: *MIRIT TUCKER* Date: *1-23-2017*

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

Name of Applicant *SPK INVESTMENT CO* Relationship to Property: *OWNER*

Authorizing Signature of Property Owner *Richard J. Fink* Date: *5/10/17*

* Contingent on Pending Lease being signed by 7-1-17

May 10, 2017

Mr. Matt Tucker
City of Madison Planning & Zoning Department
215 Martin Luther King, Jr. Blvd. Room LL-100
Madison, WI 53701-2985

Re: Land Use Application – Conditional Use Letter of Intent

Dear Matt,

Working Draft Beer Company (WDBC) is writing to inform you of its intention to seek a Conditional Use approval from the Plan Commission to open and operate a small brewpub in a Traditional Employment (TE) District at 1133 East Wilson Street 1B. WDBC will serve food from Underground Food Collective and sell 90% of its house-made beer over the bar.

Approvals required

In order to operate, WDBC will require the approval of the Plan Commission (Conditional Use Permit), the Wisconsin Department of Revenue (Wisconsin Brewery Permit), and the Alcohol and Tobacco Tax and Trade Bureau (Brewer’s Permit). Dane County Food and Drink Licenses and Operator's Licenses (Bartender License) must also be obtained.

Project team

The project team includes Ryan Browne, Benjamin Feifarek, Jonny Hunter, Mel Trudeau, J Bowen, Jacob Harlow (designer), Rowe Design and Construction Inc, (general contractor), Rodney Helt, AIA (architect) .

Proposed building and site plan changes

The building is 3,997 square feet. Production Brewing and Food Service space will be approximately 1,900 square feet, the Dining and Tap Room about 1,700 square feet, and future Outdoor Seating (request and plans not included in this application). Two ADA compliant restrooms will allow for a maximum capacity of 130, including staff. The following building upgrades and installations must occur: Installation of 7-barrel and 1-barrel brew plants (1 barrel is the equivalent of 31 gallons, or two 15.5 standard kegs), including kettle, mash tun, cellar tanks, glycol chiller; installation of food service equipment, including hot holding and refrigeration; buildout of production brewing space and dining and tap room.

Hours of operation

The Production Brew Plant will operate Monday - Friday, 7am - 3pm.

The Dining and Tap Room hours will be:

Monday - Thursday	3pm - 10pm
Friday & Saturday	11am - 11pm
Sunday	11am - 9pm

Anticipated impacts of noise, traffic, and deliveries

WDBC's operations will reflect awareness of the business's location to nearby domiciles. No amplified sound will be used for outdoor seating. Auto traffic and parking impact will be minimal because of 16 dedicated parking spaces and on-site bicycle parking. Grain and hop delivery by semi will occur once per week on average and typically between the hours of 9am and 2pm. Spent grain and other organic waste diversion will be arranged with a local farmer and be removed after each production.

Project schedule

- May 10: Conditional Use permit application submission
- June 19: Planning Commission hearing
- July 1: Lease start date
- July: TTB federal Brewer's Permit & DOR Wisconsin Brewery Permit applications submission
- July - November: Buildout and equipment installation
- December: Opening

Estimated Project Cost

Startup cost is \$1,325,000 (\$325,000 of facility renovations).

Number of jobs created

- 3 full-time employment positions
- 10 part-time employment position

Public subsidy requested

N/A

Attachments

Site Plan

Floor Plan

Front Elevation Drawing

Please do not hesitate to contact me if you have questions. We look forward to working with you as we prepare to launch our project.

Sincerely,

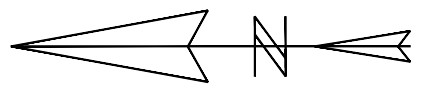
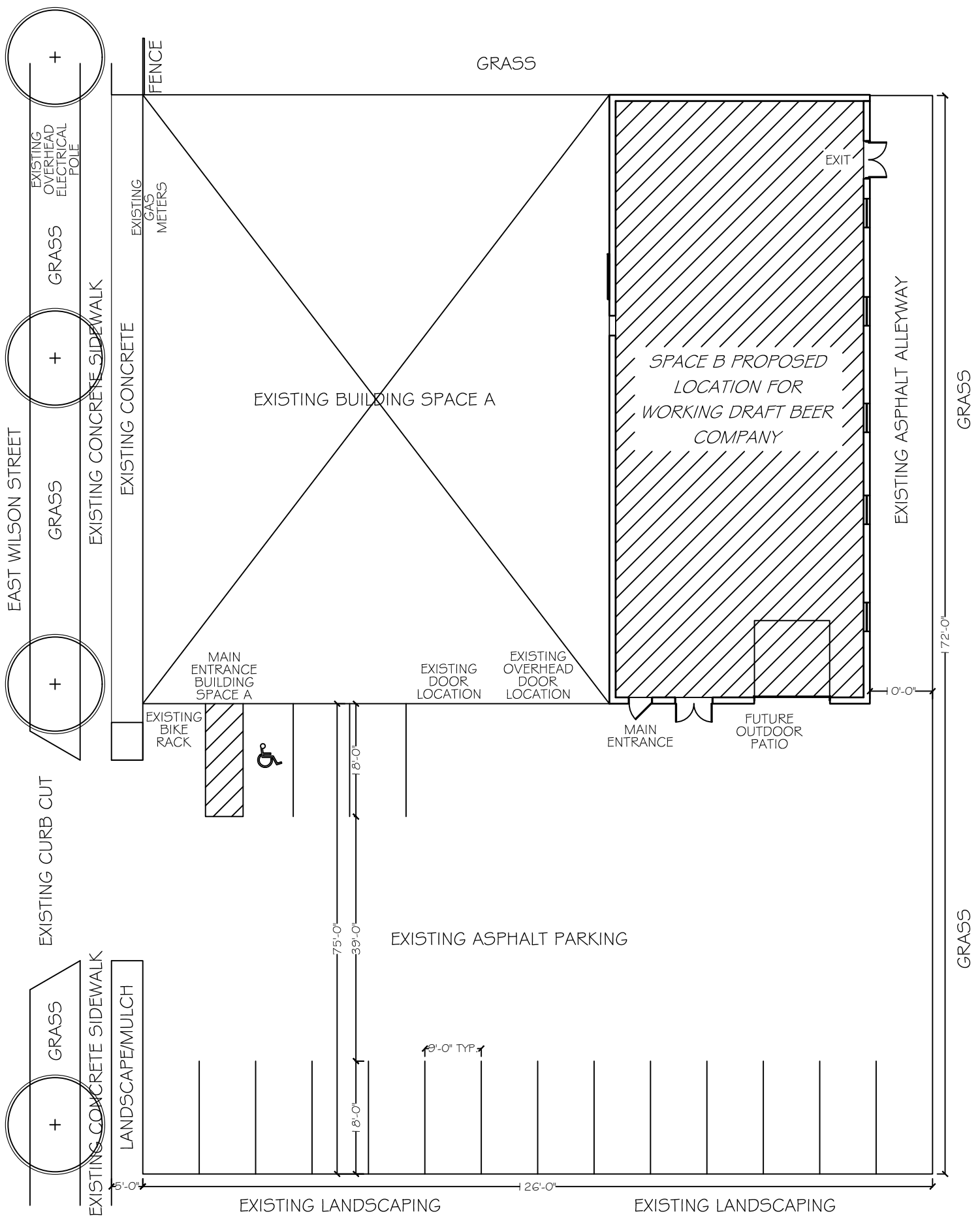
Ryan Browne

ryan@workingdraftbeer.com

608-960-7234

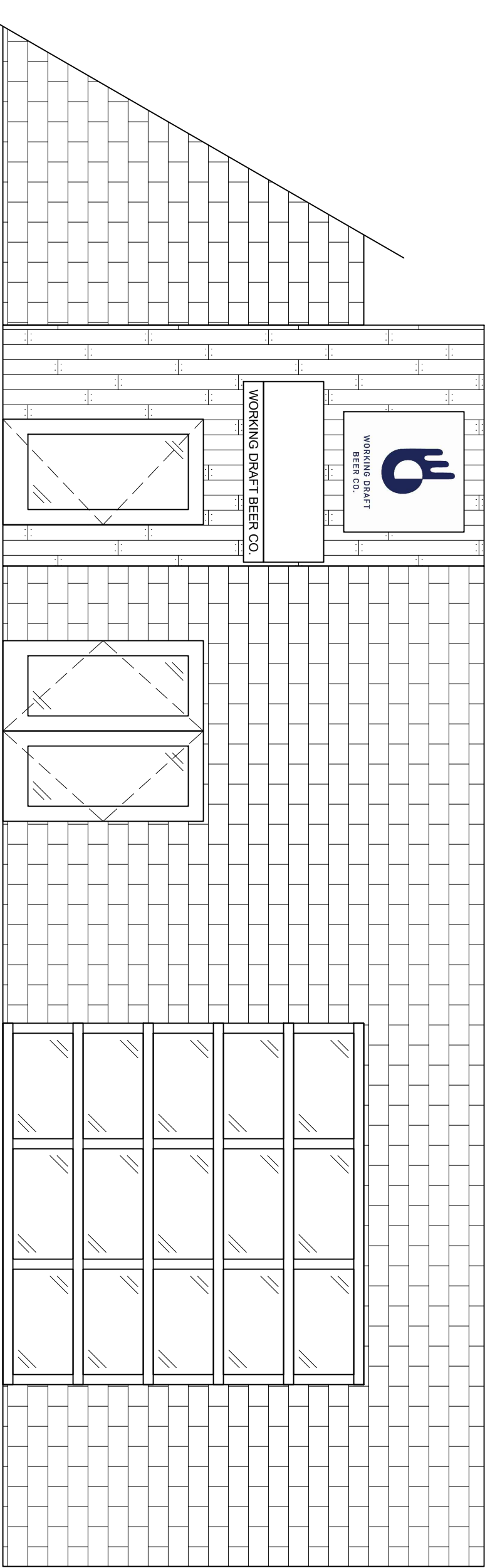
2821 Van Hise Avenue

Madison, WI 53705



SITE PLAN
 scale: 1"=20'

DATE: May 10, 2017 CAD DWG FILE: WORKING DRAFT BEER COMPANY (5-10-2017).DWG DRAWN BY:	 <p> ROWE DESIGN and CONSTRUCTION INC. <i>"A Lasting Impression"</i> <small>RESIDENTIAL DESIGN 7421 Voss Parkway GENERAL CONTRACTING Middleton, Wisconsin INTERIOR DESIGN 53602-3661 OFFICE (608) 836-1900 • FAX (608) 831-7693 rowe@rowedesignandconstruction.com • rowedesignandconstruction.com</small> </p>	SHEET TITLE: SITE PLAN PROJECT: REMODEL/NEW BUSINESS LOCATION: WORKING DRAFT BEER COMPANY 1133 EAST WILSON STREET MADISON, WI 53703 SHEET # 1 of 3	<p style="text-align: center;">SCALE: 1"=20'</p>
---	---	---	---



FRONT ELEVATION CONCEPT

scale: 1/4" = 1'

DATE: May 10, 2017

CAD DWG FILE:
WORKING DRAFT BEER COMPANY
(5-10-2017).DWG

DRAWN BY:

ROWE DESIGN and CONSTRUCTION INC.
"A Lasting Impression"
 RESIDENTIAL DESIGN 7421 Voss Parkway
 GENERAL CONTRACTING Middleton, Wisconsin
 INTERIOR DESIGN 53662-3661
 OFFICE (608) 836-1900 • FAX (608) 831-7693
 rowe@rowedesignandconstruction.com • rowedesignandconstruction.com

SHEET TITLE: **FRONT ELEVATION**

PROJECT: **REMODEL/NEW BUSINESS**

LOCATION: WORKING DRAFT BEER COMPANY
1133 EAST WILSON STREET
MADISON, WI 53703

SHEET #
2 of 3

SCALE: 1/4" = 1'

