



City of Madison
APPLICATION FOR ALTERATION OF EXISTING CONDITIONAL USE
CITY OF MADISON

FEB 15 2017

Planning & Community
 & Economic Development

FOR OFFICE USE ONLY	
Date:	2/15/17
LNDMAC:	2017-00015
Parcel #	0709.214 07127

TO ZONING ADMINISTRATOR:

The undersigned owner (contract owner) of property herein described hereby applies for approval to make minor alterations to an existing conditional use.

Location of Property/Street Address: 1602 Gilson St Ald. District: 13
 Zoning District: TF

Existing Conditional Use: Brewery

Proposed Alteration (Describe): I would like to build a tap room in part of the building to allow people to visit our brewery.

This application must be accompanied by four (4) sets of construction and plot plans indicating the proposed alteration, if there are no exterior changes to the site or parking lot. Eight (8) sets of construction and parking lot plans are required, if exterior changes are proposed to the site or parking lot. An Adobe Acrobat PDF File of the submitted plans, either on a non-returnable CD or USB flash drive, or emailed to zoning@cityofmadison.com, must also be submitted. The application fee is \$100, in addition to applicable site plan review fees.

Section 28.183(8), states: "No alteration of a conditional use shall be permitted unless approved by the City Plan Commission provided, however, the Zoning Administrator following consideration by the alderperson of the district, may approve minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the Plan Commission and the standards in subsection 28.183(6)."

Respectfully submitted,

Name Levi Funk Address 403 W. Doty St
Madison, WI 53703
 Telephone 608 403 5384 Email LEVIFUNK@gmail.com

ALDER'S RECOMMENDATION:

Support alteration of conditional use to allow for tap room, as intended on original conditional use application.
Steve
J. Erik Strand 2/14/17

ZONING ADMINISTRATOR'S COMMENTS:

Occupancy Certificate Status	<u>7ENDW6</u>
Outstanding Orders	<u>NONE</u>
Conditions of Approval Met	<u>YES</u>
Compatibility of Proposed Alteration with Concept Approved By Plan Commission	<u>YES</u>
Compatibility of Proposed Alteration with Standards 28.183(6)	<u>YES</u>

Approved according to 28.183(8).	<u>[Signature]</u> <u>3/22/17</u>
	<input checked="" type="checkbox"/> Director of Planning & Community & Economic Development/Date
Disapproved - Refer to Plan Commission	
	<input type="checkbox"/> Director of Planning & Community & Economic Development/Date



City of Madison Site Plan Verification

PROJECT: LNDMAC-2017-00015

Address: 1602 Gilson ST

Current Revision #: 1

Submitted by: Funk Factory Taphouse

Contact: Levi Funk
(607) 403-5384
levifunk@gmail.com

Project Type: Minor Alteration to Approved Conditional Use

Description: Construct tap room to existing brewery

Status: Closed

Revision History: 0 1

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Mar 10 2017
Engineering Review Main Office	Approved	Timothy Troester	Mar 27 2017
Fire Review	Approved	William Sullivan	Mar 14 2017
Planning Review	Approved	Heather Stouder	Mar 23 2017
Zoning Review	Approved	Patrick Anderson	Mar 24 2017
Plan Director Review	Administrative Approval	Heather Stouder	

ENGINEERING

Supplement Accepted **Comment Date:** 03/06/2017

Submit PDFs of plan for Engineering records. File(s) can be emailed to Tim Troester at ttroester@cityofmadison.com

ZONING

Note **Comment Date:** 03/24/2017

If existing bike parking stalls are moved a revised site plan shall be required.

PLAT OF SURVEY

PART OF LOTS 9 AND 10 AND ALL OF LOTS 11, 12 AND 13, BLOCK SEVEN WOODLAWN, RECORDED IN VOLUME 2, PAGE 25, DOCUMENT NUMBER 237891A, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SCALE: ONE INCH = TWENTY FEET



ASSUMED NORTH
 BEARINGS ARE BASED ON
 THE 1983 NAD 83 DATUM
 UNLESS OTHERWISE NOTED

- LEGEND**
- SET 3/4" x 1" IRON ROD
 - SINK HOLE AND FOUND (SEE REPORT)
 - IRON PIPE FOUND (SEE REPORT)
 - OPENED UTILITY WIRES
 - OPENED GAS LINE
 - DI. WATER MAIN
 - SANITARY SEWER
 - BURIED GAS LINE
 - BURIED ELECTRIC
 - WATER VALVE
 - GAS VALVE
 - UTILITY BOX
 - ELECTRIC BOX
 - FIRE ALARM
 - FIRE ALARM
 - STORM SEWER LAUNCH
 - SANITARY SEWER MANHOLE
 - DECISION TREE
 - CONSTRUCTION TRAIL
 - () INDICATES RECORDED AS DISTRICT ADJUNCTION OF A FOOT (SEE REPORT)

SECTION CORNER AND ADJACENT CORNER ELEVATION TABLE

SECTION	CORNER	ELEVATION	ADJACENT SECTION	CORNER	ELEVATION
11	11-1	11.88	12	12-1	11.88
	11-2	11.88		12-2	11.88
	11-3	11.88		12-3	11.88
	11-4	11.88		12-4	11.88
12	12-1	11.88	13	13-1	11.88
	12-2	11.88		13-2	11.88
	12-3	11.88		13-3	11.88
	12-4	11.88		13-4	11.88

DESCRIPTION, PURPOSES:
 The town 50 feet of Lots Nine (9) and Ten (10), one of Lots Eleven (11), Twelve (12) and Thirteen (13), Block Seven (7), Woodlawn (also shown on Woodlawn Addition to South Madison), in the City of Madison, Dane County, Wisconsin.

STATEMENTS, CERTIFICATE:
 I, Michele L. Burs, Registered Land Surveyor, No. 2020, hereby certify that the foregoing survey was made by me or under my direct supervision and that I am a duly licensed and qualified professional surveyor of the Wisconsin Administrative Code (S. 19.02) and the map herein is correct to the best of my knowledge and belief.

Dated this 14th day of June, 2008.

Surveyor *Michele L. Burs*
 Michele L. Burs, R.L.S. No. 2020

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES RECORDS, CONTACT THE FOLLOWING:

CALL DIGGERS HOTLINE TOLL FREE 1-800-242-8511

1000 FOR THE HEARING IMPAIRED (800) 542-2288
 WIS. STATUTE 19.07(5) (1974)
 NOTICE BEFORE YOU EXCAVATE

WISCONSIN LAND SURVEYORS

Burse
 SURVEYING & ENGINEERING
 1400 Z Washington Ave, Suite 150
 Madison, WI 53703 608.250.9263
 Fax: 608.250.9264
 www.burseengineering.com

REGISTERED FIRM:
 BURSE ENGINEERING, INC.
 MADISON, WISCONSIN 53715
 SURVEYED BY:
 MICHELE L. BURS

02/28/2017

Letter of Intent
Alteration of Conditional Use Application
1602/1604 Gilson Street
Madison, WI

This Letter of Intent is regarding the property at 1602 & 1604 Gilson St, Madison, Wisconsin.


We are currently operating a low impact brewery at 1604 Gilson St. We do not do any of the actual brewing on site, but transport wort in from other breweries and conduct the fermentation, aging, fruiting, and packaging at our location. The primary use of space is storing beer in oak barrels where it ages for, on average, 2 years. We have been doing this for the past 2 years and now are at a point to start packaging and serving our beer.

As stated in the Letter of Intent with the original Conditional Use Application, the 1602 Gilson St location is where I will expand into in order to build a tap room. This tap room will allow us to serve our beer now that it is finally ready. We are an unusual brewing operation and there are a number of people who would like to come see what Funk Factory looks like. This tap room would also provide an orderly way for them to see our operation.

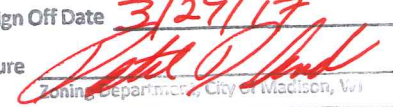
Our plan for the tap room is to be open Thursday through Saturday from no earlier than 12:00 pm to no later than 12:00 am. If we hold hours from Sunday to Wednesday, we would open no earlier than 12:00 pm to no later than 10:00 pm. While we don't plan to initially hold hours during Sunday through Wednesday, there may be occasions such as Madison Craft Beer Week that we would host special events during those days. Our capacity is estimated to be around 35 people. We will not have a kitchen, however may offer incidental food such as pretzels or cheese boards as is common and expected in tap rooms.

We look forward to opening our doors and allowing the community to finally see what we've been up to.

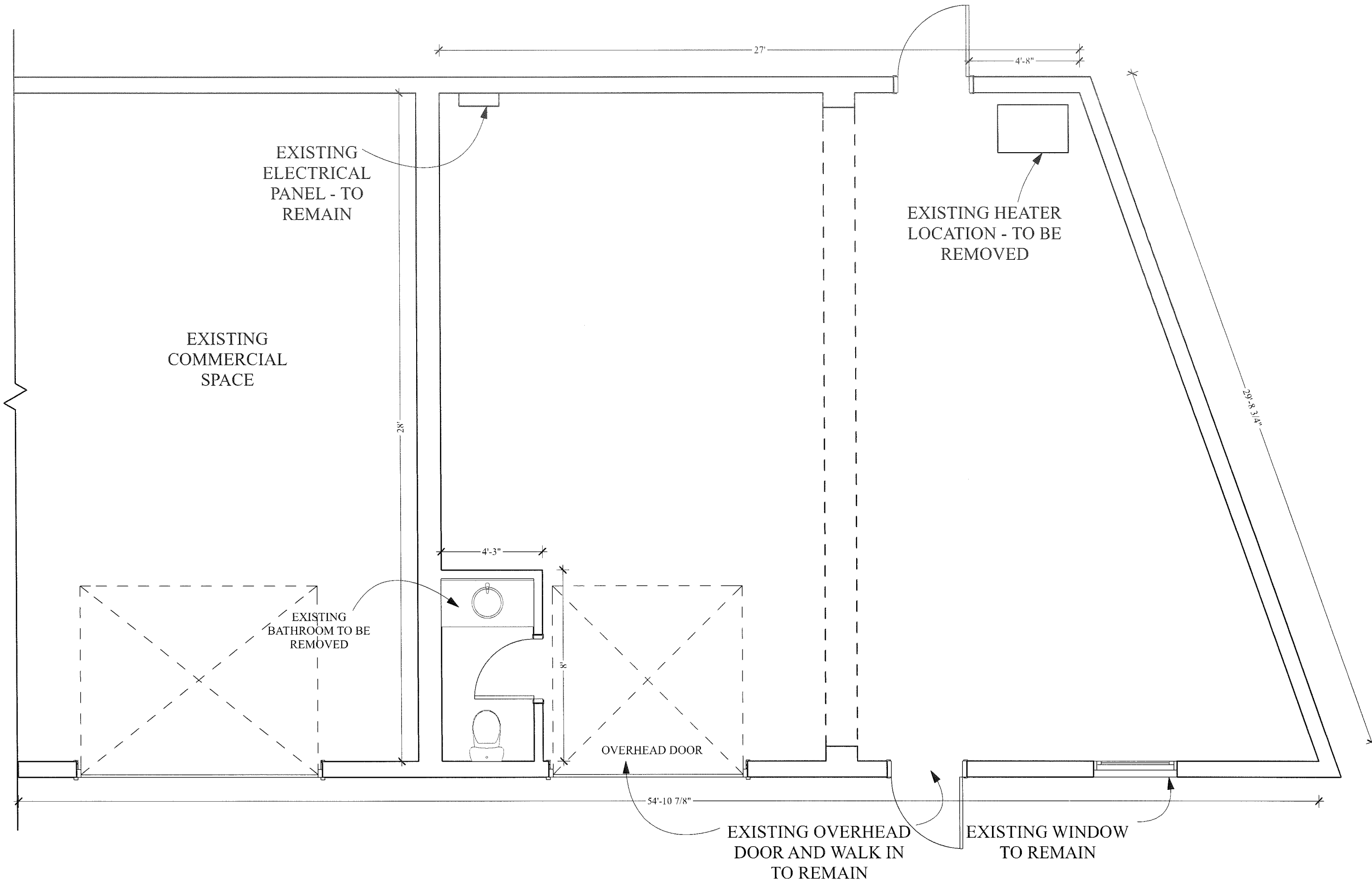
Thank you



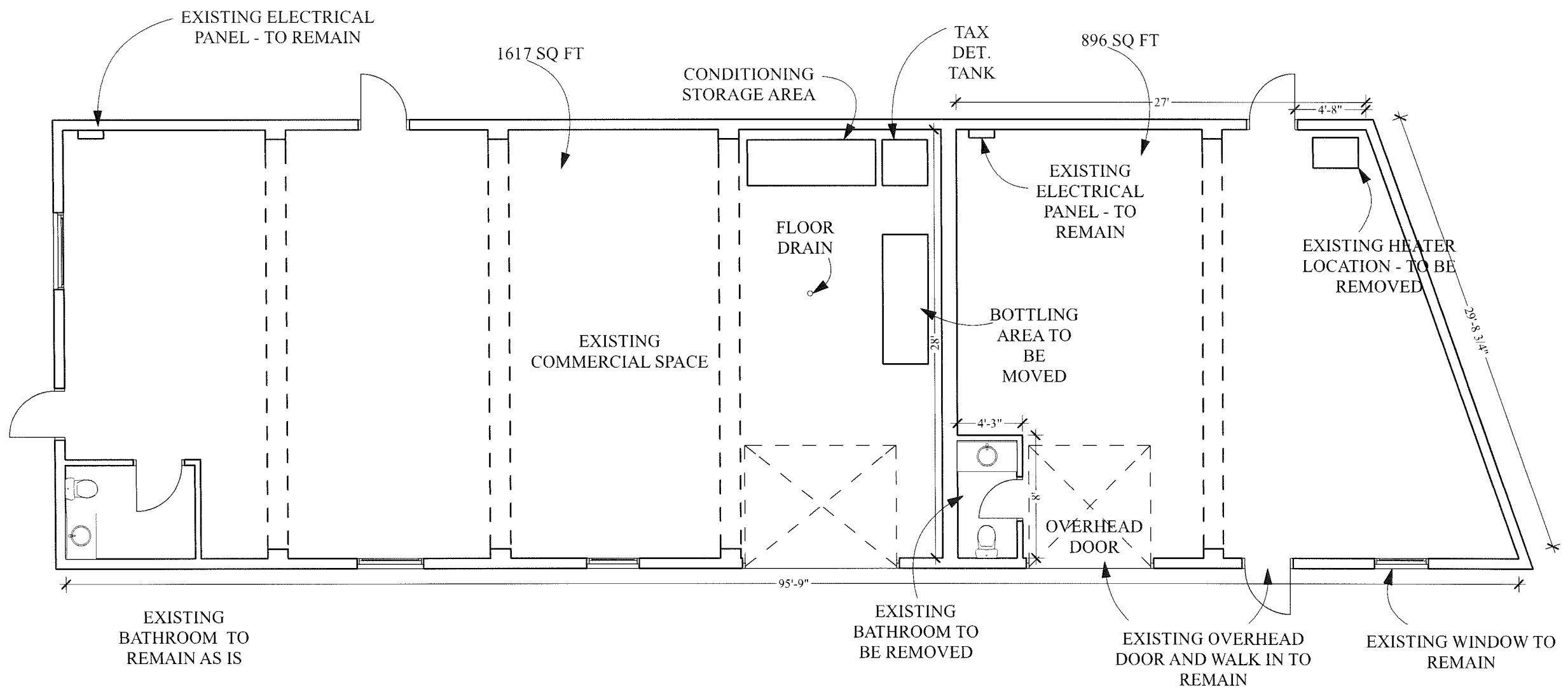
Levi Funk

SITE PLAN APPROVAL	
(MGO 28.186)	
Address	1602 GILSON ST.
Permit #	LWDMAF-2017-00015
Date Submitted	3/3/17
Original	Revision # 1
Final Sign Off Date	3/27/17
Signature	
Zoning Department, City of Madison, WI	

ZONING

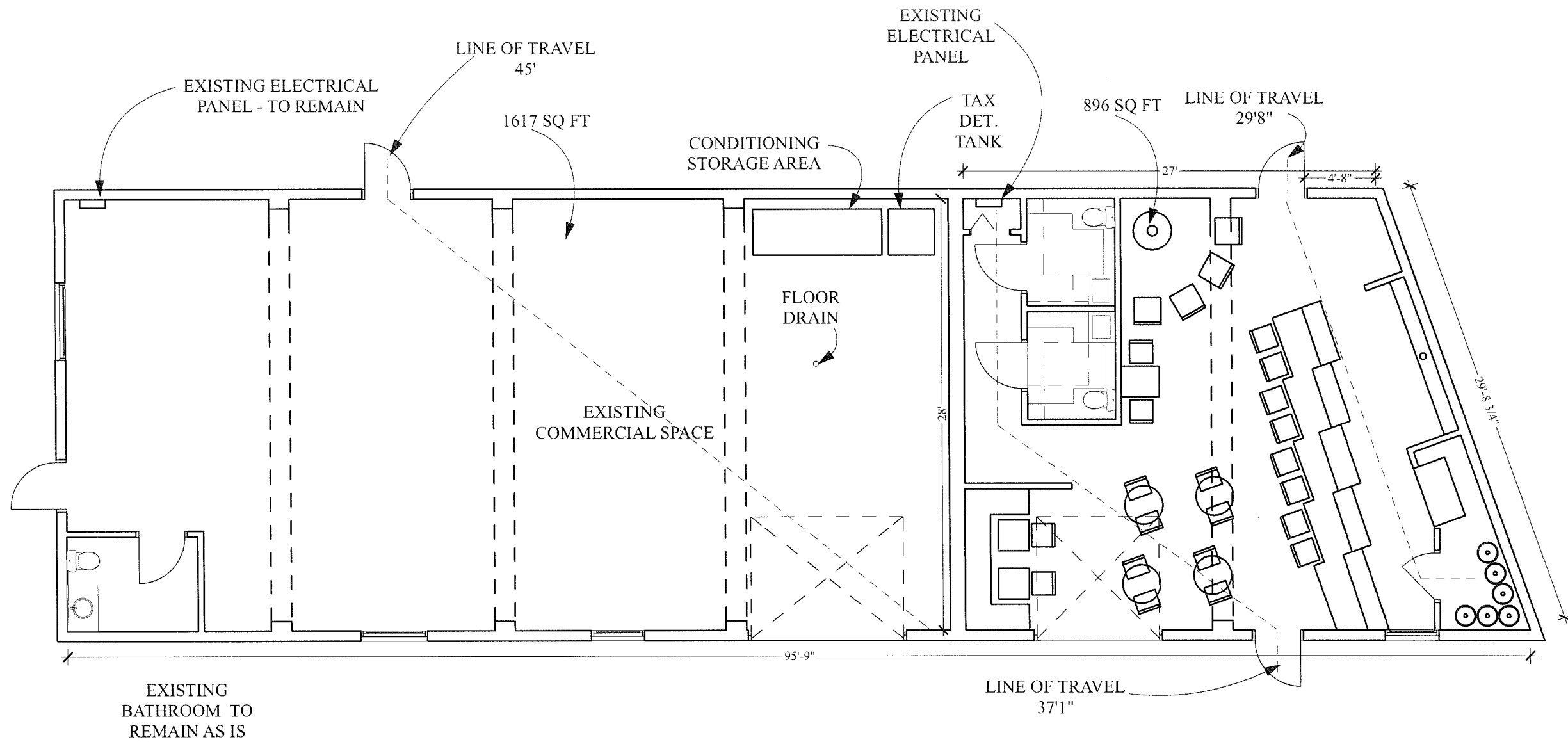


AD01	PROJECT NAME: FUNK FACTORY TAPHOUSE REMODEL	LOCATION: 1523 GILSON ST MADISON, WI	SCALE: 1/4"=1' REVISION: 01	DATED: 2-23-17 DRAWN BY CMR
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HATCH INDICATES STACKED BARRELS

AD02	PROJECT NAME: FUNK FACTORY TAPHOUSE REMODEL	LOCATION: 1523 GILSON ST MADISON, WI	SCALE: 1/8"=1' REVISION: 01	DATED: 2-23-17 DRAWN BY CMR
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HATCH INDICATES STACKED BARRELS

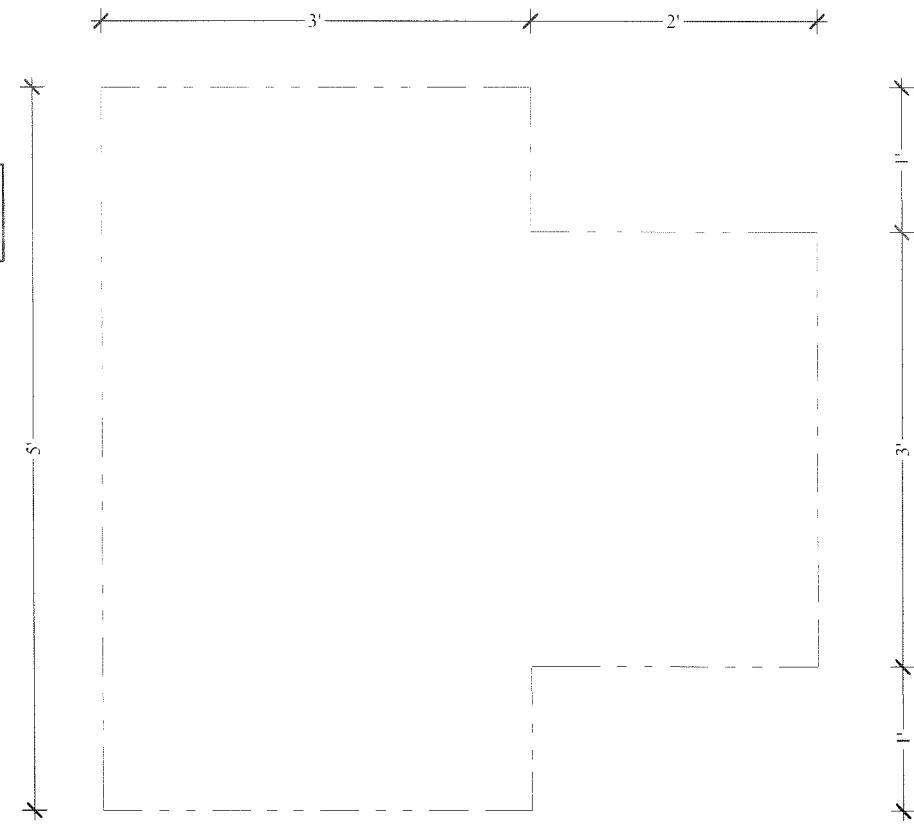
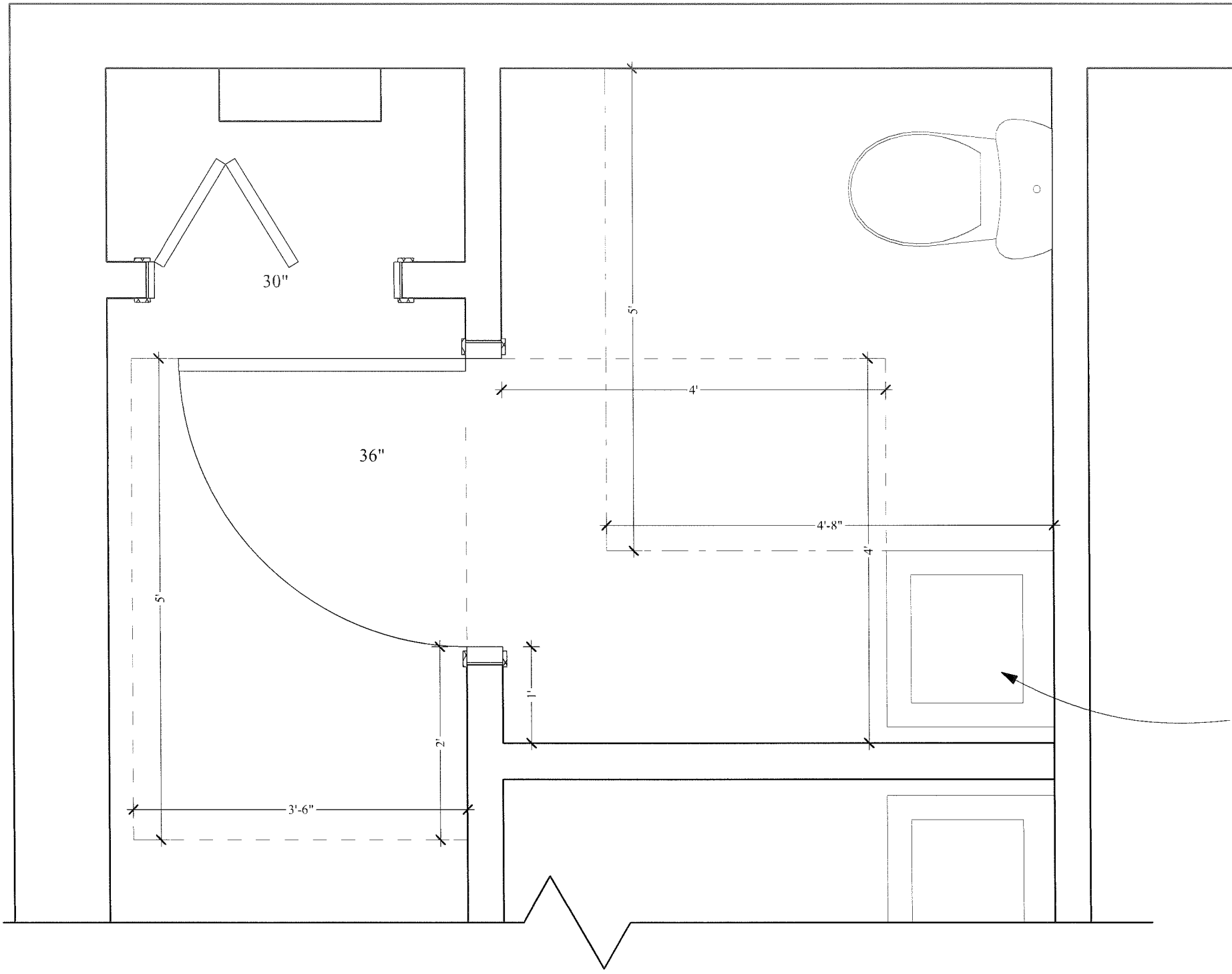
DATED: 2-23-17
DRAWN BY CMR

SCALE: 1/8"=1'
REVISION: 01

LOCATION:
1523 GILSON ST
MADISON, WI

PROJECT NAME:
FUNK FACTORY TAPHOUSE
REMODEL

A02



H/C TURNING T

1'10" X 1'9" PED SINK

BATHROOM 01

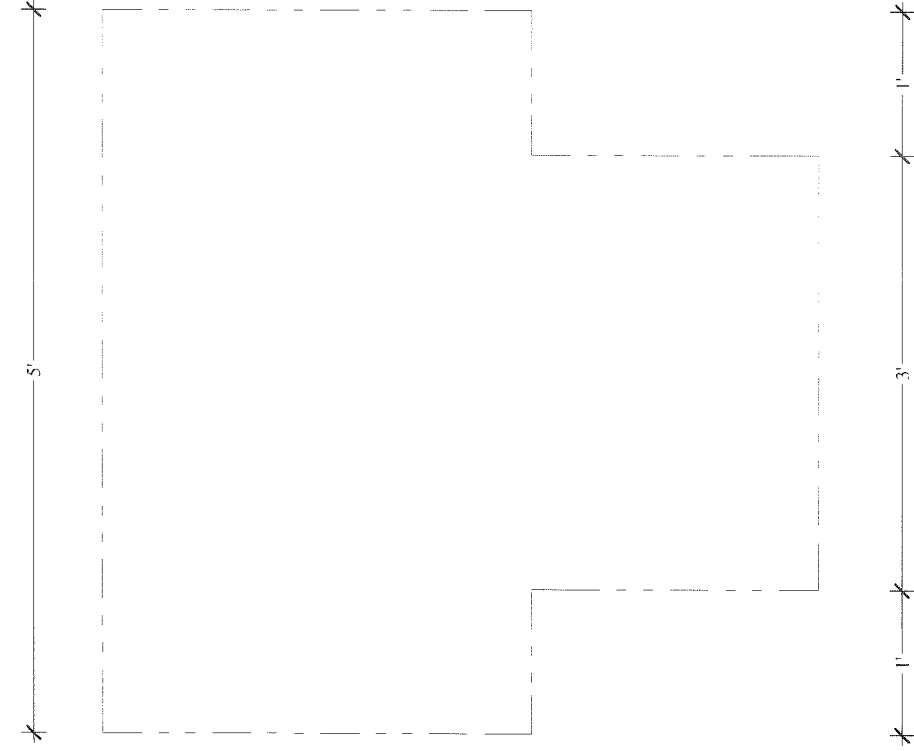
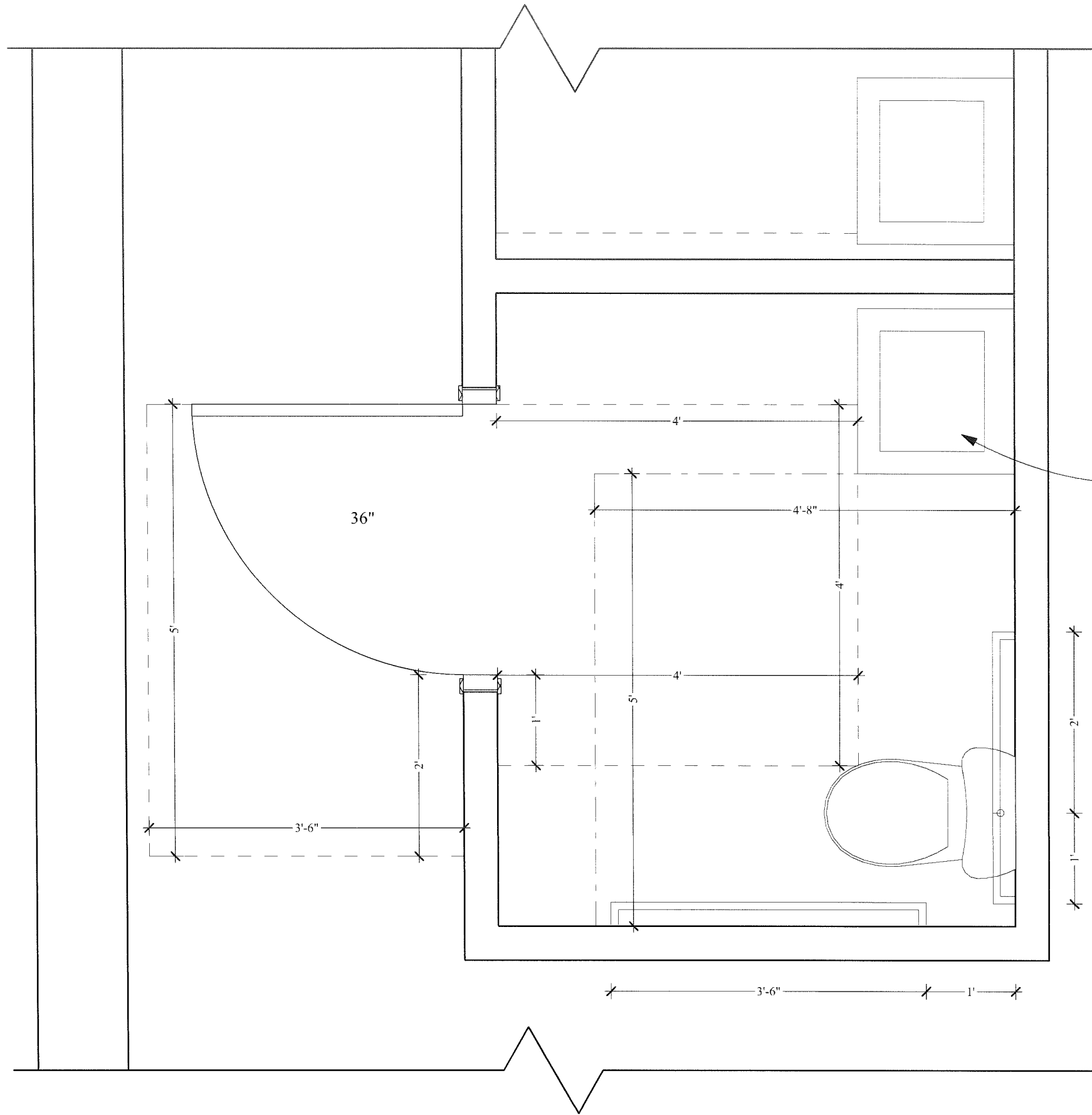
A03

PROJECT NAME:
FUNK FACTORY TAPHOUSE
REMODEL

LOCATION:
1523 GILSON ST
MADISON, WI

SCALE: 3/4"=1'
REVISION: 01

DATED: 2-23-17
DRAWN BY CMR



H/C TURNING T

1'10" X 1'9" SINK

BATHROOM 02

A04	PROJECT NAME: FUNK FACTORY TAPHOUSE REMODEL	LOCATION: 1523 GILSON ST MADISON, WI	SCALE: 3/4"=1' REVISION:01	DATED: 2-23-17 DRAWN BY CMR
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