



SITE PLAN BASE INFORMATION DERIVED FROM DANE COUNTY GIS, BASE FILES, AERIAL PHOTOGRAPHY VIA GOOGLE EARTH, TOPOGRAPHY BY STATE OF WISCONSIN, AND EXISTING SITE PLAN CONDITIONS PER SITE PLAN SUBMITTED TO CITY OF MADISON MARCH 7, 2000 BY ARCHITECT, JUD KNOLL.

NOTE:
THOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, CONSULTANTS & CONTRACTORS MUST CHECK ALL DETAILS, DIMENSIONS & EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT AND OWNER PRIOR TO CONSTRUCTION

NO	DATE	REV DESCRIPTION
	11/13/23	PERMIT SET
△	11/16/23	ADDENDUM 1
		CLIP UPDATES
△	12/12/23	REVISED PERMIT

Minocqua Brewing Company
Tasting Room
2927 East Washington Ave.
Madison, WI

SP01

PROJECT: CMDD-2023-1010
DATE: 11/13/2023
DRAWN BY: CMN
CHECKED BY: CMN

SITE DATA

PROPOSED TENANT	MINOCQUA BREWING COMPANY TASTING ROOM
PROPERTY ADDRESS	2927 EAST WASHINGTON AVENUE
PROPERTY TYPE	EXISTING MULTI-TENANT COMMERCIAL PROPERTY
LEGAL DESCRIPTION	Lot Number: 0 Block: 0 FARWELLS ADDN, PRT LOT 115 DESC AS FOL: BEG AT A PT ON W LN OAK ST 332 FT N OF S LN SD LOT 115, TH N ALG SD W STREET LN 250.2 FT, TH S 58 DEG 55 MIN W 144.1 FT, TH SE AT RT ANGLES 6.1 FT, TH S PARA TO OAK ST 165 FT MIL TO A PT 332 FT N OF S LN LOT 115, TH E 120 FT TO POB, EXCEPT THAT PART AS DESC IN PARCEL 4, TRANSPORTATION PROJECT NO. 5992-05-74-4.03.
PREVIOUS USE	TAVERN (GROWLERS TO GO)
PROPOSED USE	MINOCQUA BREWING TASTING ROOM LIMITED ON-SITE BEER PRODUCTION (1-BARREL BREWING SYSTEM) PRODUCT SALES AND ON-SITE CONSUMPTION LICENSED PER STATE OF WISCONSIN BREWERS LICENSE PROPOSED STAFFING = 24 PROPOSED HOURS OF OPERATION 11am-9pm WED - SAT , 11am-6pm SUN- TUES
SITE ZONING	CC-T (COMMERCIAL CORRIDOR - TRANSITIONAL) PROPOSED USE = CONDITIONALLY PERMITTED, CURRENTLY PENDING CITY PLAN COMMISSION APPROVAL SCHEDULED 11/13/23

△ SITE PLAN ALTERATIONS NO SIGNIFICANT CHANGES TO EXISTING SITE PLAN*
*ADDITION OF ONE SMALL ASSESSORY STRUCTURE ON BACK OF EXISTING BUILDING, AND NEW SCREENING FOR EXISTING RELOCATED EQUIPMENT, (WALK-IN) COOLER BOTH TO BE BUILT OVER EXISTING CONCRETE OR REPLACING EXISTING BITUMINOUS SURFACE.

PARKING FACILITY SERVED BY 24 PARKING SPACES (9' x 18' STANDARD, 1 ACCESSIBLE WITH LOADING ISLE)
NO PROPOSED CHANGES TO PARKING PER ZONING CODE, NO MIN. PARKING REQUIRED AS THERE ARE NO RESTAURANTS, TAVERNS, NIGHTCLUB, OR BREWPUB WITHIN 300 FEET OF PROPOSED TASTING ROOM

LAND USE SUMMARY TABLE

COMMERCIAL MULTI-TENANT OCCUPANCY			
(EXISTING)	2929 E. WASHINGTON TENANT - TRIXIE'S LIQUOR PARTIAL BASEMENT (2929 E. WASHINGTON)	5,478 SF (GLA)	5,200 SF (GLA)
(PROPOSED)	2927 E. WASHINGTON MINOCQUA BREWING COMPANY TASTING ROOM PROPOSED ACCESSORY BLDG "BREWHOUSE"	925 SF (GLA)	54 SF (GLA)
(EXISTING)	2925 E. WASHINGTON LEND NATION	1,308 SF (GLA)	
(EXISTING)	ACCESSORY BUILDING 2-STALL GARAGE OUTBUILDING	+ 510 SF (GLA)	
	BUILDING TOTAL GROSS LEASED AREA	+13,475 (GLA)	
LOT COVERAGE			
(EXISTING)	PRIMARY BUILDING FOOTPRINT AREA	7,325 SF	
(EXISTING)	ACCESSORY BUILDING GARAGE	480 SF	
	PROPOSED ACCESSORY BUILDING "BREWHOUSE"	62 SF	
(EXISTING)	CONCRETE (BACK DRIVE)	1,230 SF	
(EXISTING)	BITUMINOUS SURFACES (PARKING LOT)	11,604 SF	
(EXISTING)	BITUMINOUS SURFACES (REAR WALK)	449 SF	
(EXISTING)	EXISTING LOT COVERAGE (MAX ALLOWED PER CODE = 85%)	21,152 SF (83.93%)	
(EXISTING)	LANDSCAPING (LAWN, PLANTERS, REAR COURTYARD)	4,048 SF (16.07%)	
	SITE SUMMARY TOTAL SITE AREA	25,200 SF (100%)	