

July 14th, 2021
Young Blood Beer Company, LLC
Letter of Intent

To Whom It May Concern:

Young Blood Beer Company (YBBC) is writing to inform you of our intention to seek a Conditional Use approval from the Plan Commission to open a brewery at 1915 South Stoughton Rd. This will be a secondary location to our existing location on King Street in Downtown Madison. YBBC will install a brewhouse to meet increased demand for its products. Additionally, a canning line will be installed to package beer in house. Lastly, additional fermentation vessels will be installed to increase available fermentation space and output of product for sale. The facility will be production only with no taproom or tasting facilities for the public. This facility will allow YBBC to meet existing demand as well as open new markets around the state of Wisconsin.

Project Team

The team involved is Tom Dufek, William DuPlanty, Kyle Gregorash, Jay Petter JP Craft Brewing Solutions (Brewery Installer) and Jeff Davis (Architect Angus Young).

Proposed Building and Site Plan Changes

The building is 6972 square feet and is on the first floor of an industrial park. There is approximately 2000 sf for the brewing operations and an additional 4972 square feet of storage space. There is a loading dock with leveler as well as an overhead drive in door. The building is a steel and metal framed building with poured concrete floors. The building is connected to the building that houses Certi-Dry a water damage restoration service.

No major site plan changes are requested or anticipated. Existing site can be used as is by installing brewhouse, tanks and coolers for brewing operations.

Hours

The brewery will be operate during normal business hours.

Normal Brewing Operations

Mon - Fri 8 am – 5 pm

Anticipated impacts of noise, traffic, and deliveries

Overall impacts will be minimal as there are no immediate residential neighbors. The building is in an industrial park bordered to the south and west by other business, the east by the Capitol City bike path and the north by a service road. Deliveries will take place between 8 am and 5 pm, which coincides with deliveries and business traffic that is already standard for this area.

Number of jobs created

- 3 full time employees
- All full time employees will be offered health insurance and other benefits

Thank you for your time and I look forward to sharing our project with you.

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