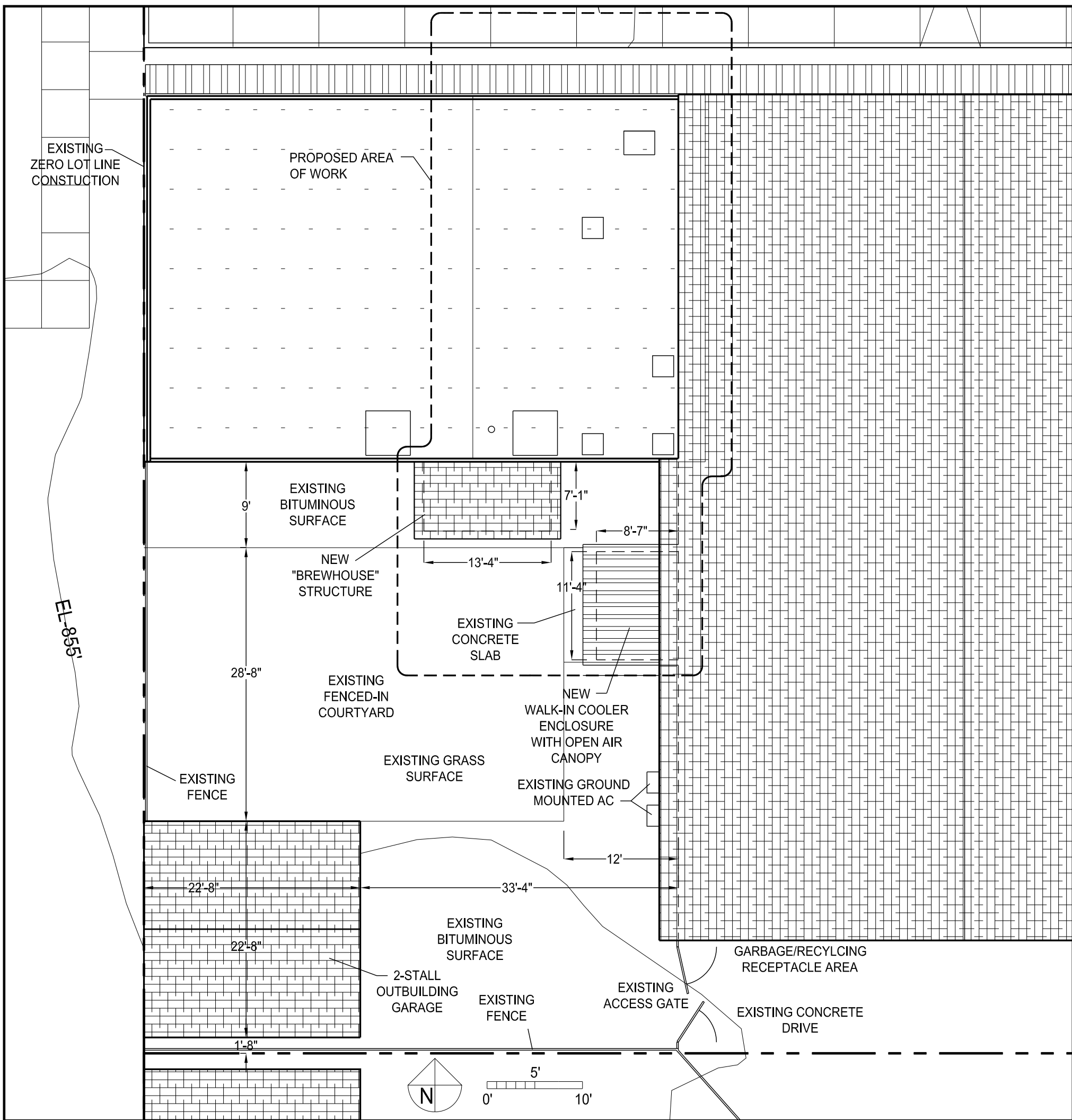


Minocqua Brewing Company
 Tasting Room
 2927 East Washington Ave.
 Madison, Wisconsin

Conditional Use Submission
 Existing Site Plan - S1
 10/02/2023





1 PROPOSED AREA OF WORK - SITEPLAN
S-2 3/32" : 1'-0"

SITE DATA		LAND USE SUMMARY TABLE	
PROPOSED TENANT	MINOCQUA BREWING COMPANY TASTING ROOM	COMMERCIAL MULTI-TENANT OCCUPANCY	
PROPERTY ADDRESS	2927 EAST WASHINGTON AVENUE	(EXISTING)	2929 E. WASHINGTON
PROPERTY TYPE	EXISTING MULTI-TENANT COMMERCIAL PROPERTY		TRIXIE'S LIQUER
LEGAL DESCRIPTION	2929-2925 EAST WASHINGTON 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 M/L 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.		2-STALL GARAGE OUTBUILDING
PREVIOUS USE	TAVERN (GROWLERS TO GO)	(PROPOSED)	2927 E. WASHINGTON
PROPOSED USE	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 = 2-4 PROPOSED HOURS OF OPERATION 11am-9pm WED - SAT , 11am-6pm SUN- TUES		MINOCQUA BREWING COMPANY TASTING ROOM
SITE ZONING	CC-T (COMMERCIAL CORRIDOR - TRANSITIONAL) PROPOSED USE = CONDITIONALLY PERMITTED		(NEW) BREWHOUSE STRUCTURE
SITE PLAN ALTERATIONS	NO SIGNIFICANT CHANGES TO SITE PLAN* *ADDITION OF TWO SMALL SUPPORTIVE STRUCTURES ON BACK OF EXISTING BUILDING, BOTH TO BE BUILT OVER EXISTING CONCRETE OR REPLACING EXISTING BITUMINOUS SURFACE.		(NEW) WALK-IN COOLER ENLOSURE
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 LOCATION.	(EXISTING)	2925 E. WASHINGTON
			LEND NATION
			TOTAL BUILDING FOOTPRINT AREA
			8,400 SF
		LOT COVERAGE	
		(EXISTING)	BUILDING FOOTPRINT AREA
		(EXISTING)	CONCRETE (FRONT WALK, BACK DRIVE)
		(EXISTING)	BITUMINOUS FRONT (PARKING LOT)
		(EXISTING)	BITUMINOUS BACK (PARKING LOT, WALKWAY)
		(EXISTING)	LANDSCAPING (LAWN, PLANTERS, COURTYARD)
			SITE SUMMARY TOTAL SITE AREA
			26,142 SF (100%)

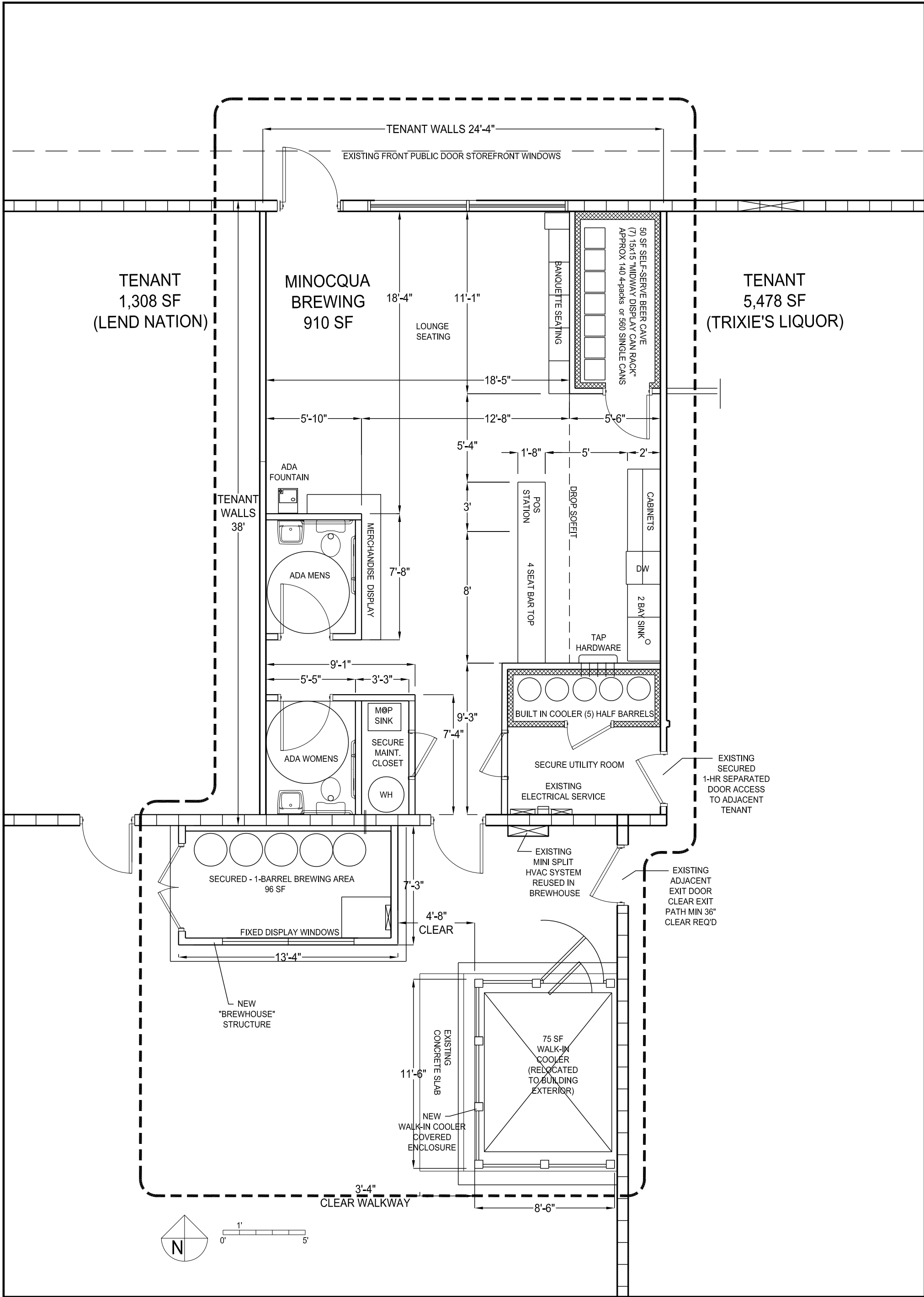
2 DATA TABLES
S-2 N.T.S.



Minocqua Brewing Company
 Tasting Room
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Conditional Use Submission
 Area of Work Concept Site Plan - S2
 10/02/2023





1 SOUTH ELEVATION

A-1 3/16" : 1'-0"

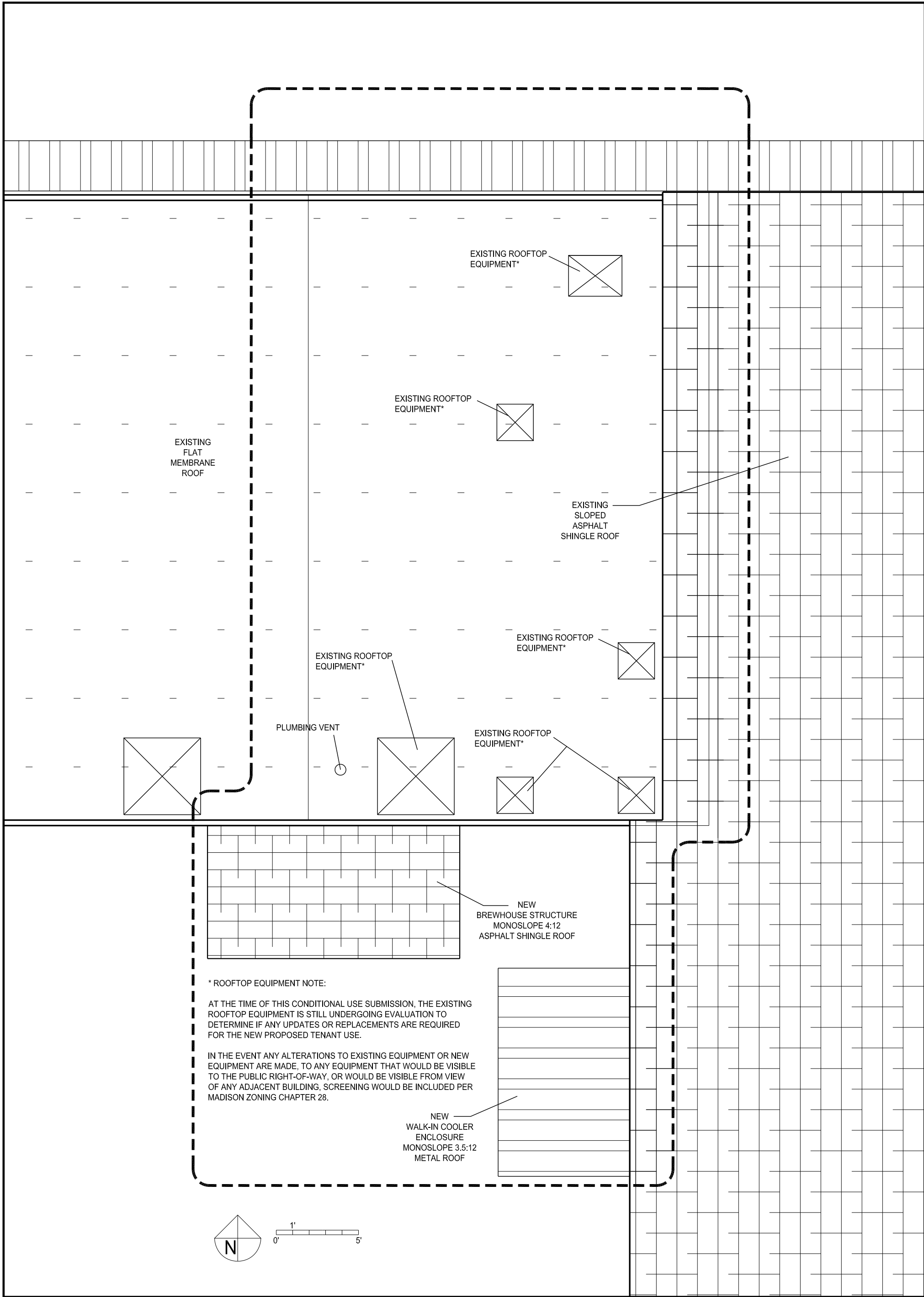


Minocqua Brewing Company
Tasting Room
2927 East Washington Ave.
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Conditional Use Submission
Concept Floor Plan - A1

10/02/2023





*** ROOFTOP EQUIPMENT NOTE:**

AT THE TIME OF THIS CONDITIONAL USE SUBMISSION, THE EXISTING ROOFTOP EQUIPMENT IS STILL UNDERGOING EVALUATION TO DETERMINE IF ANY UPDATES OR REPLACEMENTS ARE REQUIRED FOR THE NEW PROPOSED TENANT USE.

IN THE EVENT ANY ALTERATIONS TO EXISTING EQUIPMENT OR NEW EQUIPMENT ARE MADE, TO ANY EQUIPMENT THAT WOULD BE VISIBLE TO THE PUBLIC RIGHT-OF-WAY, OR WOULD BE VISIBLE FROM VIEW OF ANY ADJACENT BUILDING, SCREENING WOULD BE INCLUDED PER MADISON ZONING CHAPTER 28.

NEW
WALK-IN COOLER
ENCLOSURE
MONOSLOPE 3.5:12
METAL ROOF

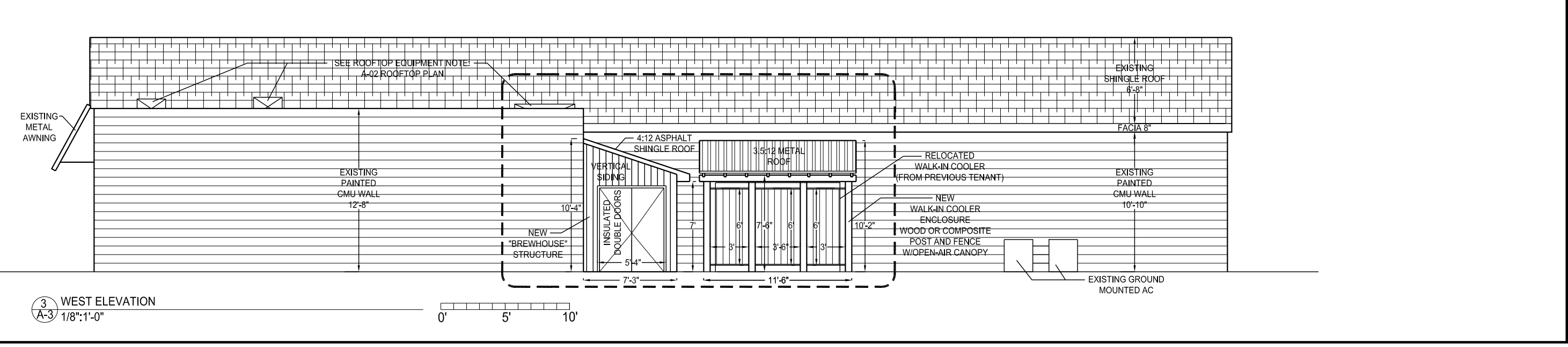
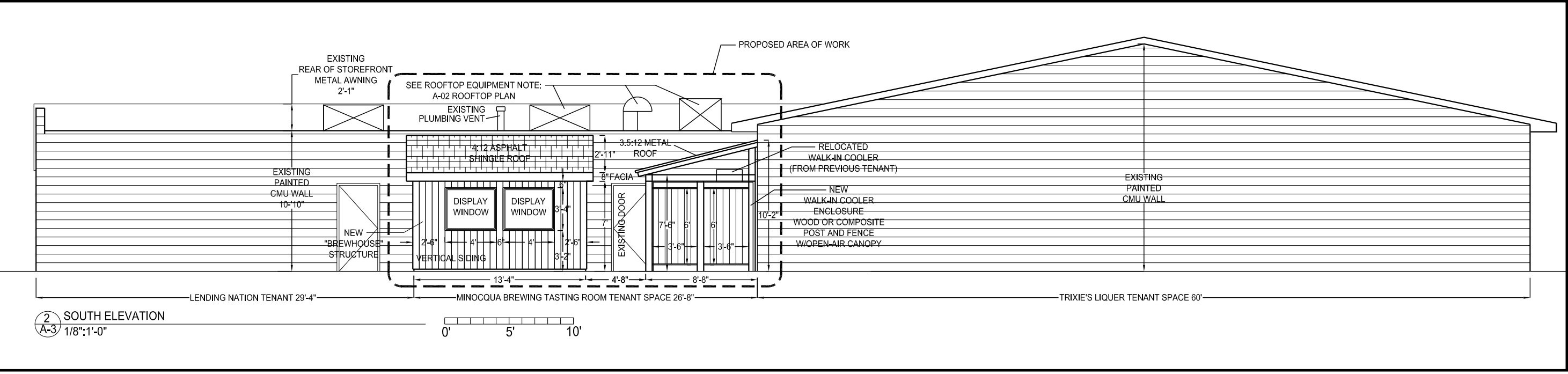
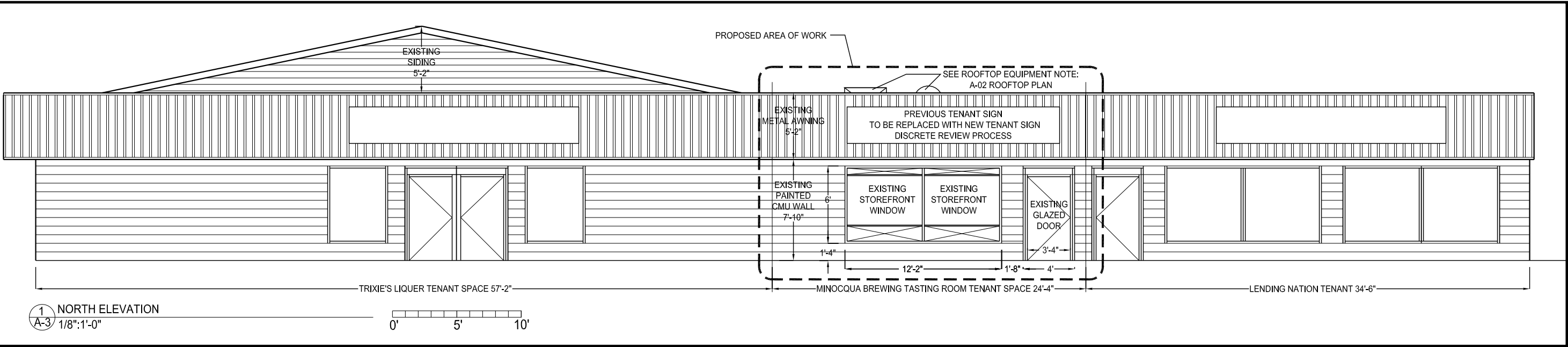
1 SOUTH ELEVATION
A-2 3/16" : 1'-0"

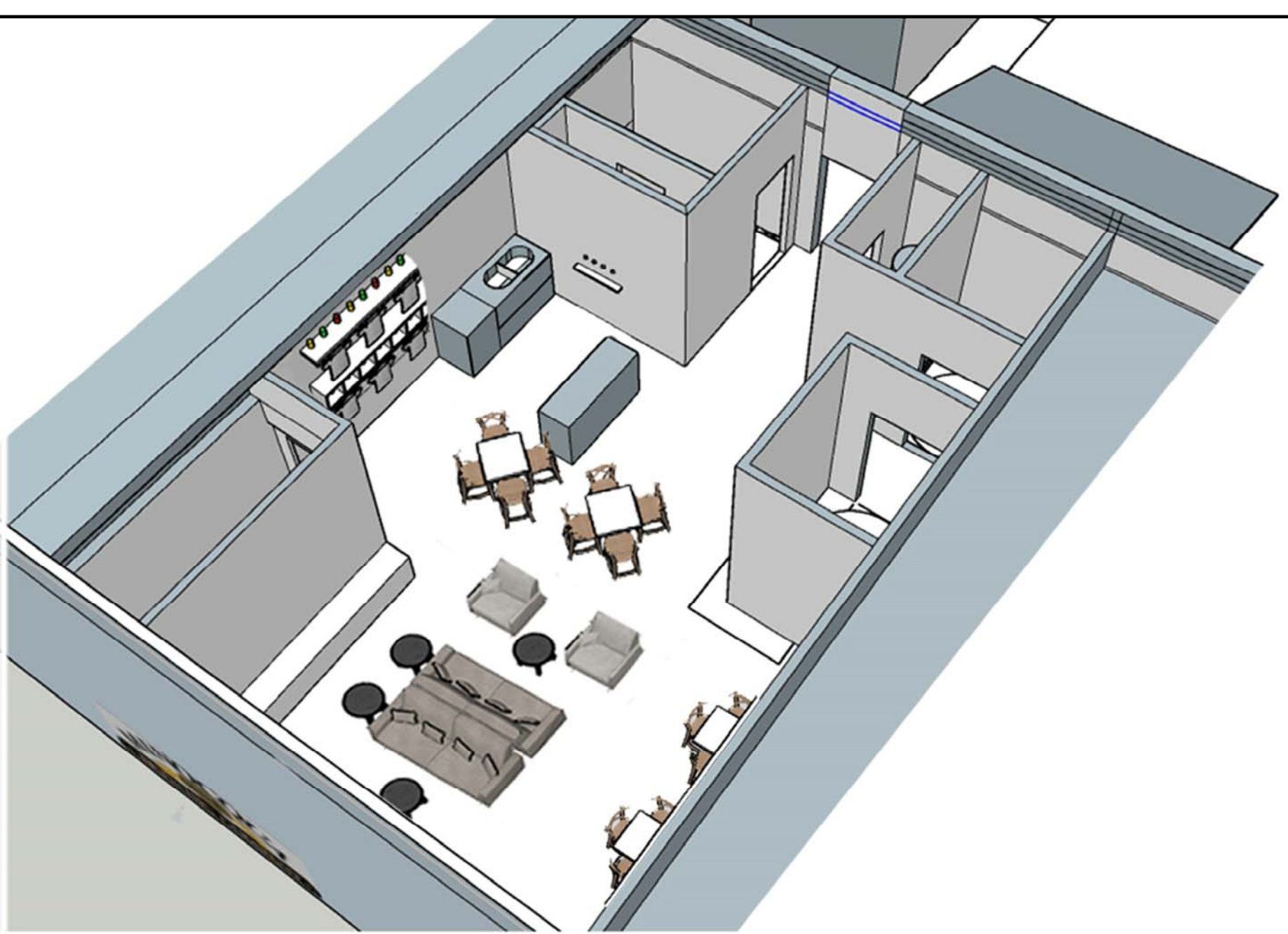


Minocqua Brewing Company
Tasting Room
2927 East Washington Ave.
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Conditional Use Submission
Concept Roof Plan - A2
10/02/2023



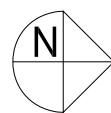


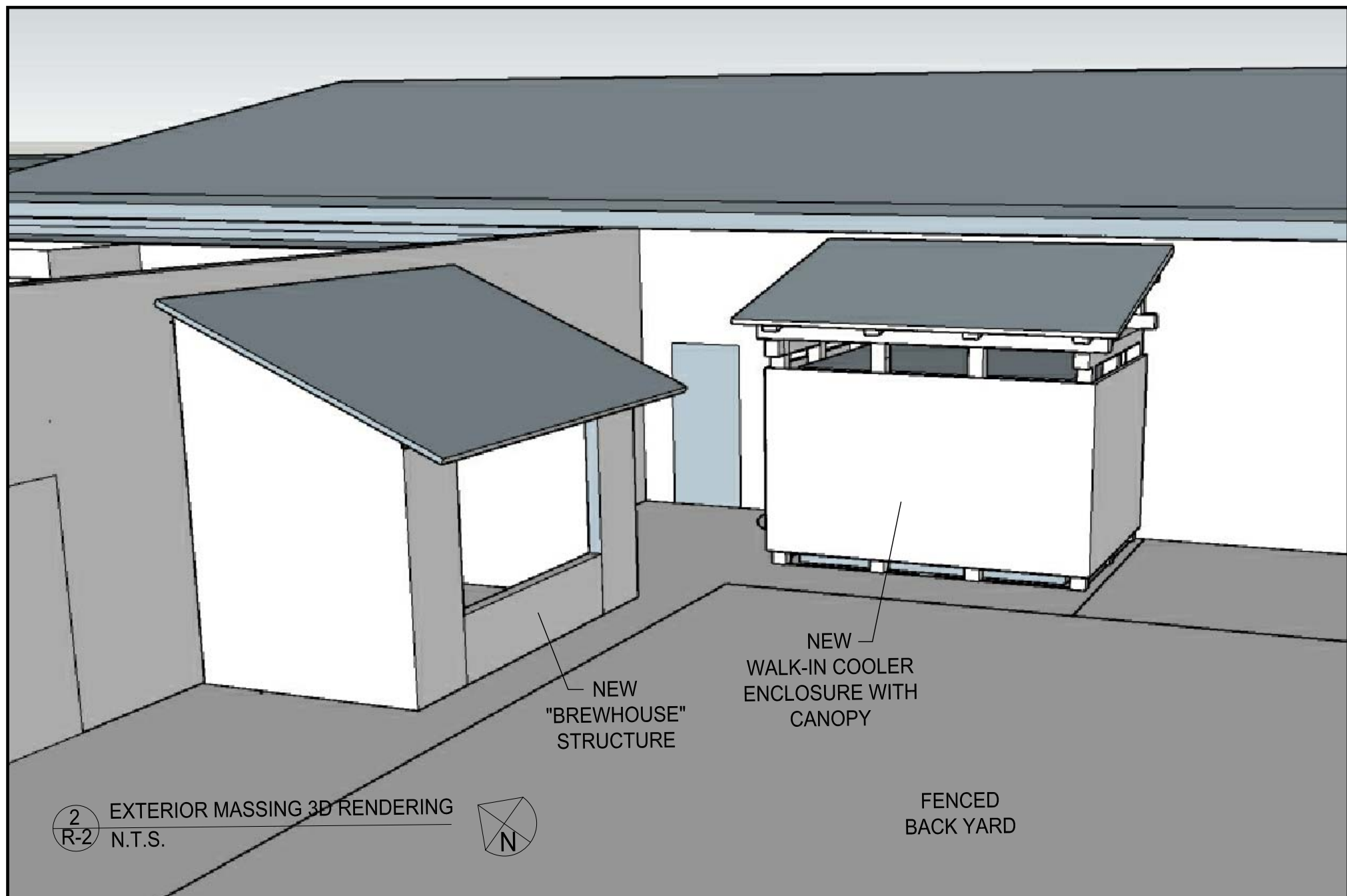
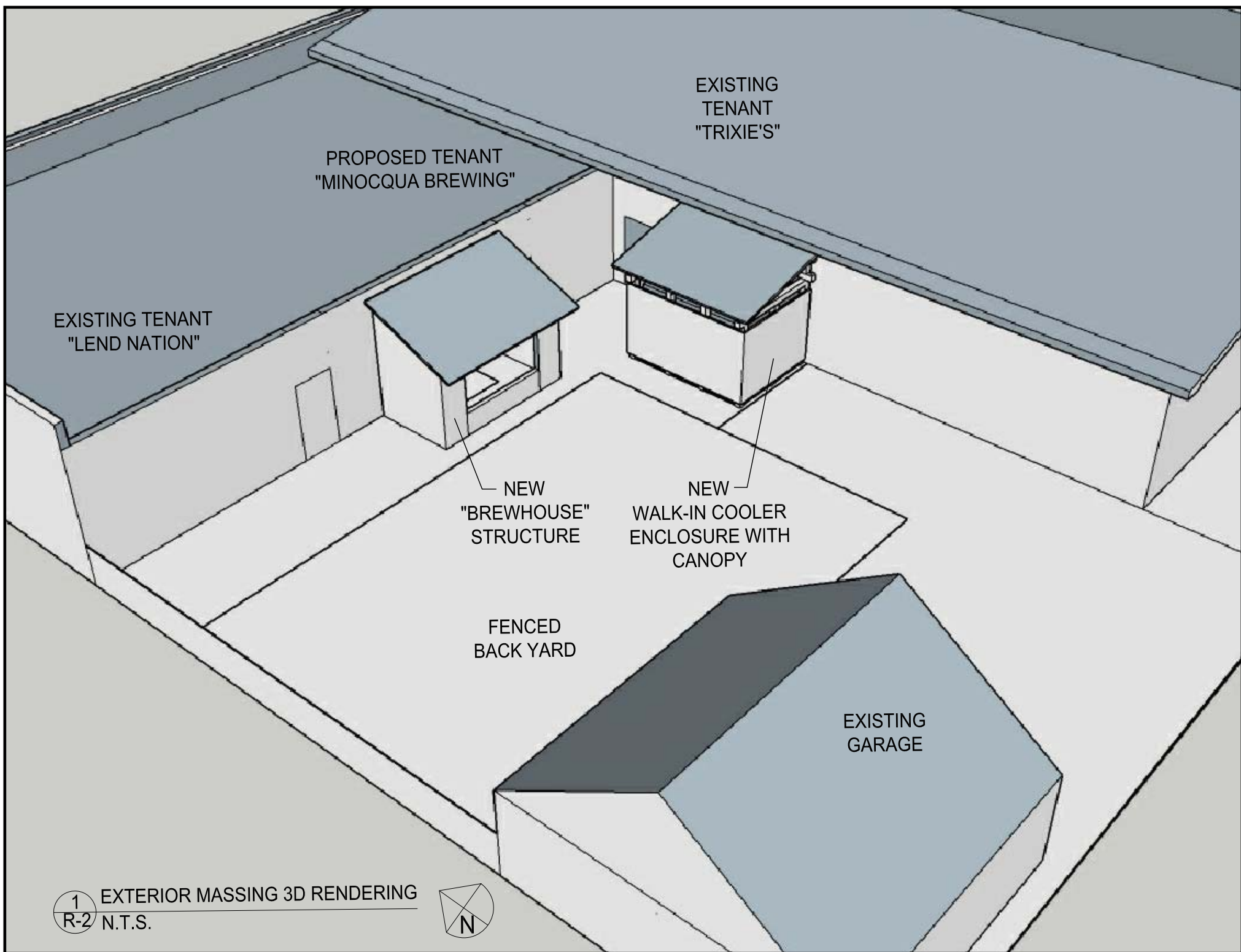


1 INTERIOR 3D RENDERING
R-1 N.T.S.



2 INTERIOR 3D RENDERING
R-2 N.T.S.





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Conditional Use Submission
Concept 3D Rendering - R2
10/02/2023

