



# City of Madison

## Conditional Use

Location

931 E Main Street

Project Name

Giant Jones Brewing Company

Applicant

Commonwealth Development /  
Eric Jones, ehjones04@yahoo.com

Existing Use

Multi-tenant Commercial

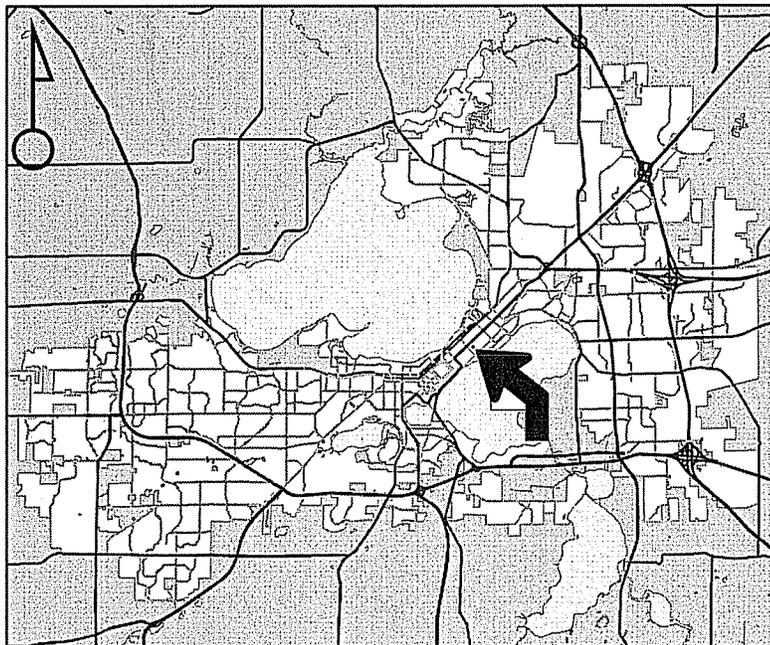
Proposed Use

Establish brewery with tasting room in  
existing multi-tenant commercial  
building

Public Hearing Date

Plan Commission

14 August 2017



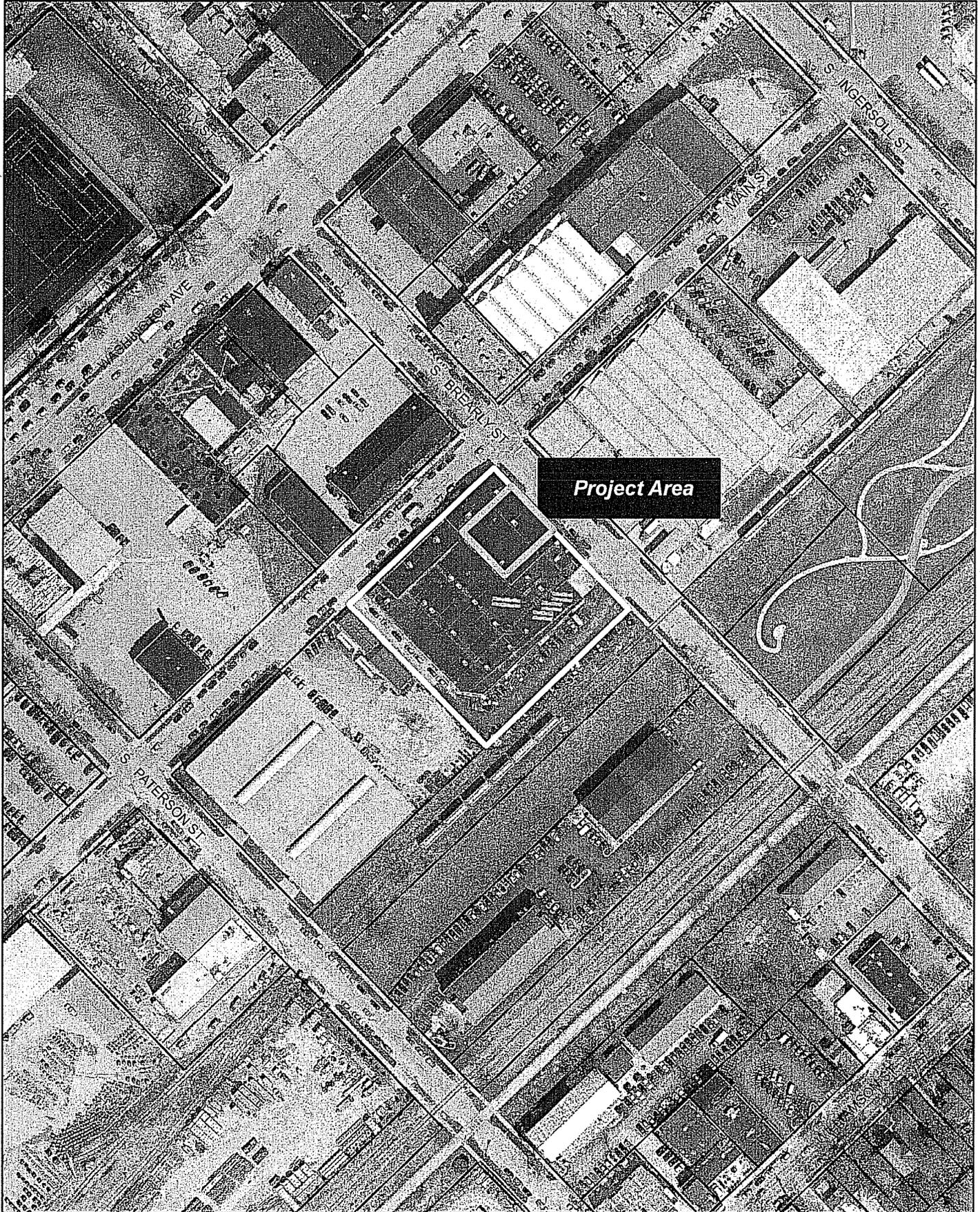
For Questions Contact: Colin Punt at: 243-0455 or cpunt@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 7 August 2017

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*Project Area*

City of Madison  
Planning Division  
126 S. Hamilton St.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



FOR OFFICE USE ONLY:

Paid 8600 - Receipt # 031681-0007  
Date received 6/22/17  
Received by JEM  
Parcel # 070913409011  
Aldermanic district 6 RUMMEL  
Zoning district TE  
Special requirements OK  
Review required by \_\_\_\_\_  
 UDC  PC  
 Common Council  Other \_\_\_\_\_  
Reviewed By \_\_\_\_\_

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information

Address: 931 East Main St., Suite 9, Madison, WI 53703  
Title: Giant Jones Brewing Company

2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

3. Applicant, Agent and Property Owner Information

Applicant name Eric Jones Company \_\_\_\_\_  
Street address 1216 Spaight St City/State/Zip Madison, WI 53703  
Telephone 608-239-7182 Email ehjones04@yahoo.com  
Project contact person \_\_\_\_\_ Company \_\_\_\_\_  
Street address \_\_\_\_\_ City/State/Zip \_\_\_\_\_  
Telephone \_\_\_\_\_ Email \_\_\_\_\_  
Property owner (if not applicant) Common Wealth Development (Sarah Hole, Facilities Director)  
Street address 1501 Williamson St. City/State/Zip Madison, WI 53703  
Telephone 608-256-3527 Email sarah@cwd.org

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

Production brewery and tasting room

Scheduled start date 09/2017 Planned completion date 11/2017

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Checkboxes for Filing fee, Land Use Application, Letter of intent, Legal description, Pre-application notification, Vicinity map, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, Electronic Submittal\*.

\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

- Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff.

Planning staff Tim Parks Date 5/15/17
Zoning staff Jenny Kirchgatter Date 5/15/17

- Demolition Listserv
Public subsidy is being requested (indicate in letter of intent)
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), business association(s), AND the dates you sent the notices:
Alder Marsha Rummel, 05/06/2017
Marquette Neighborhood Association, 05/06/2017

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials.

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

Name of applicant [Signature] Relationship to property tenant
Authorizing signature of property owner [Signature] Date 6.13.17

June 12, 2017  
Giant Jones Brewing LLC  
Letter of Intent

### **Existing conditions**

Main Street Industries is an office and light industrial space owned and operated by Common Wealth Development. Current tenants include Old Sugar Distillery, Quince and Apple, Underground Catering, Pat's Gym, and Lotions Limited. Giant Jones has applied and been approved by the Business Development Committee of Main Street Industries.

### **Proposed uses:**

A production brewery and tasting room at 931 E. Main St., Suite 9, Madison, WI 53703 (2,780 sq. ft.).

- 8.4 barrel brewing system
- ~1,000 barrels annual production
- Production Brewing space: ~950 ft<sup>2</sup>
- Tasting Room space: ~830 ft<sup>2</sup>; Est. capacity: 80
- Storage space: ~1000 ft<sup>2</sup>

### **Hours of operation**

- Production Brewery
  - Monday - Wednesday: 9am - 5pm
  - Thursday - Friday: 9am - 4pm
- Tasting Room
  - Thursday and Friday: 4pm - 11pm
  - Saturday: 11am - 11pm
    - Hours mirror established tasting room hours of Old Sugar Distillery

### **Anticipated impacts**

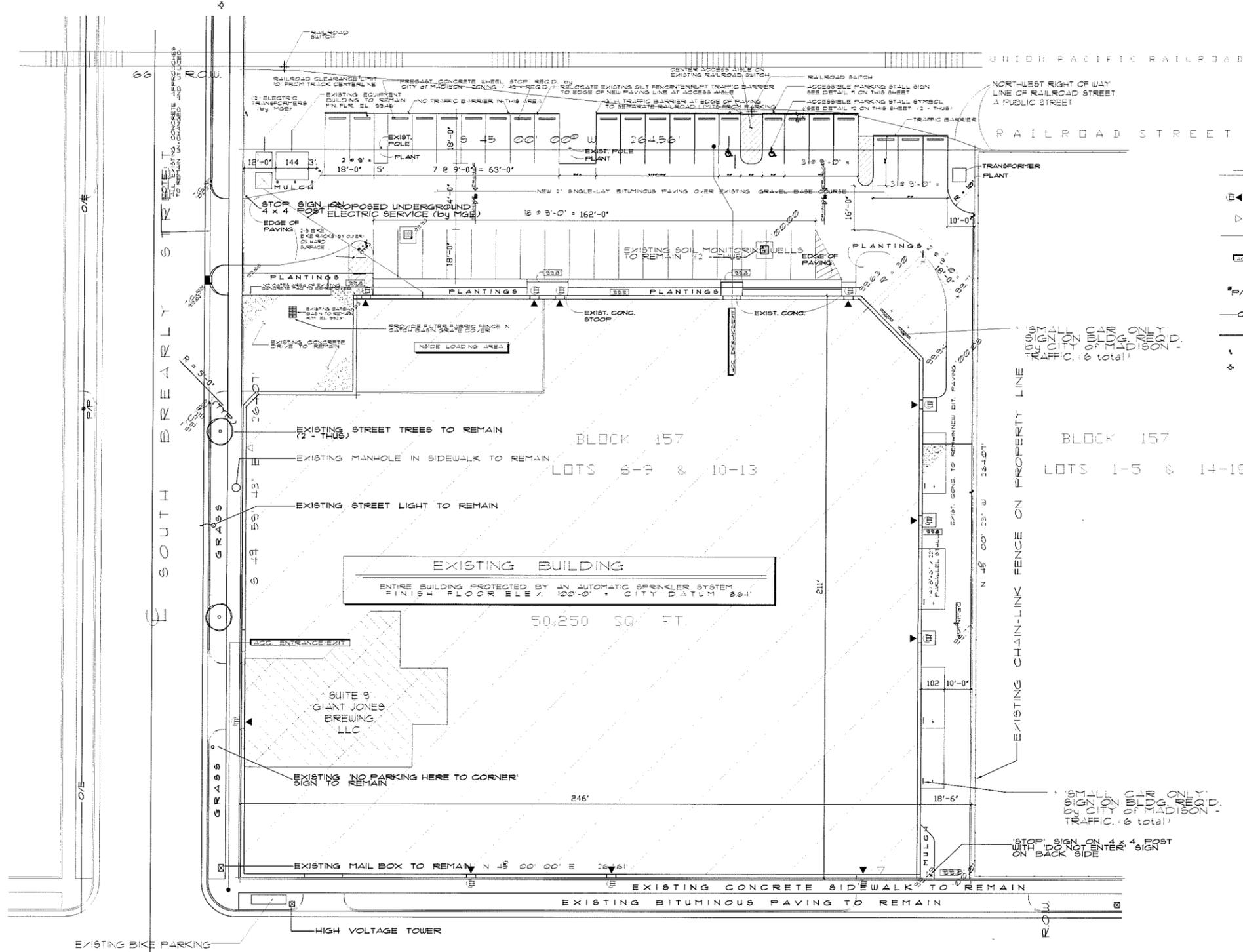
- Overall
  - Maximum of 4-5 employees working at any given time
  - No immediate residential neighbors
- Production Brewery
  - Grain and hop delivery by semi once/week between the hours of 9am and 3pm
  - Self-distribution using small cargo van, such as Ford Transit Connect
  - May be able to smell a grainy/bready aroma within ½ block of brewery for about an hour at a time 3-4 times per week during production brewery hours
- Tasting Room
  - Small pours for onsite consumption, and sell prefilled bottles for offsite consumption
  - Limited hours of operation
  - Shared on-site parking and ample public parking available with new public ramp on East Washington
  - No food production
    - Customers will be allowed to carry in their own food if desired
  - No outdoor seating, though may open garage door weather/mosquitoes permitting
    - Garage door will have bar height counter blocking opening
    - Garage door will never be open past 10 pm

**Auto and bike parking**

- Auto: At least 40 spaces of shared on-site parking
- Bike: rack on corner of Main St. & Brearly St, plus additional rack on Main Street Industries' premise

**Number of jobs created**

- 4-8 full-time employment positions
- 3-9 part-time employment positions



DRAWING INDEX	
SHEET NO.	TITLE
1.	SITE PLAN
2.	FLOOR PLAN, PARTIAL ELEVATION TOILET ROOM ELEVATIONS, NOTES

LEGEND	
	REQUIRED ACCESSIBLE EXIT
	EXISTING EXIT TO REMAIN
	ACCESSIBLE ROUTE
	ACCESSIBLE ENTRANCE WITH DUAL APPROVED SIGN DENOTING ACCESSIBLE ENTRANCE
	ROLLER POLE
	OVERHEAD ELECTRIC LINE
	EROSION CONTROL SILT FENCE
	EXISTING WELL WITH 1/2" ON 30" HOLE 1 1/2" DIA.
	FIRE HYDRANT

NOTE THAT THIS IS THE ORIGINAL SITE PLAN FROM A PREVIOUS SUBMITTAL. ADDED INFORMATION INCLUDES CAR AND BIKE PARKING INFORMATION, NEW LOCATION OF BIKE PARKING, AND THE HATCHED AREA SHOWING THE PROPOSED LOCATION OF SUITE 9, GIANT JONES BREWING LLC.

BIKE PARKING
10 ON-SITE EXISTING SPACES
8 EXISTING TERRACE SPACES
<b>18 TOTAL STALLS</b>

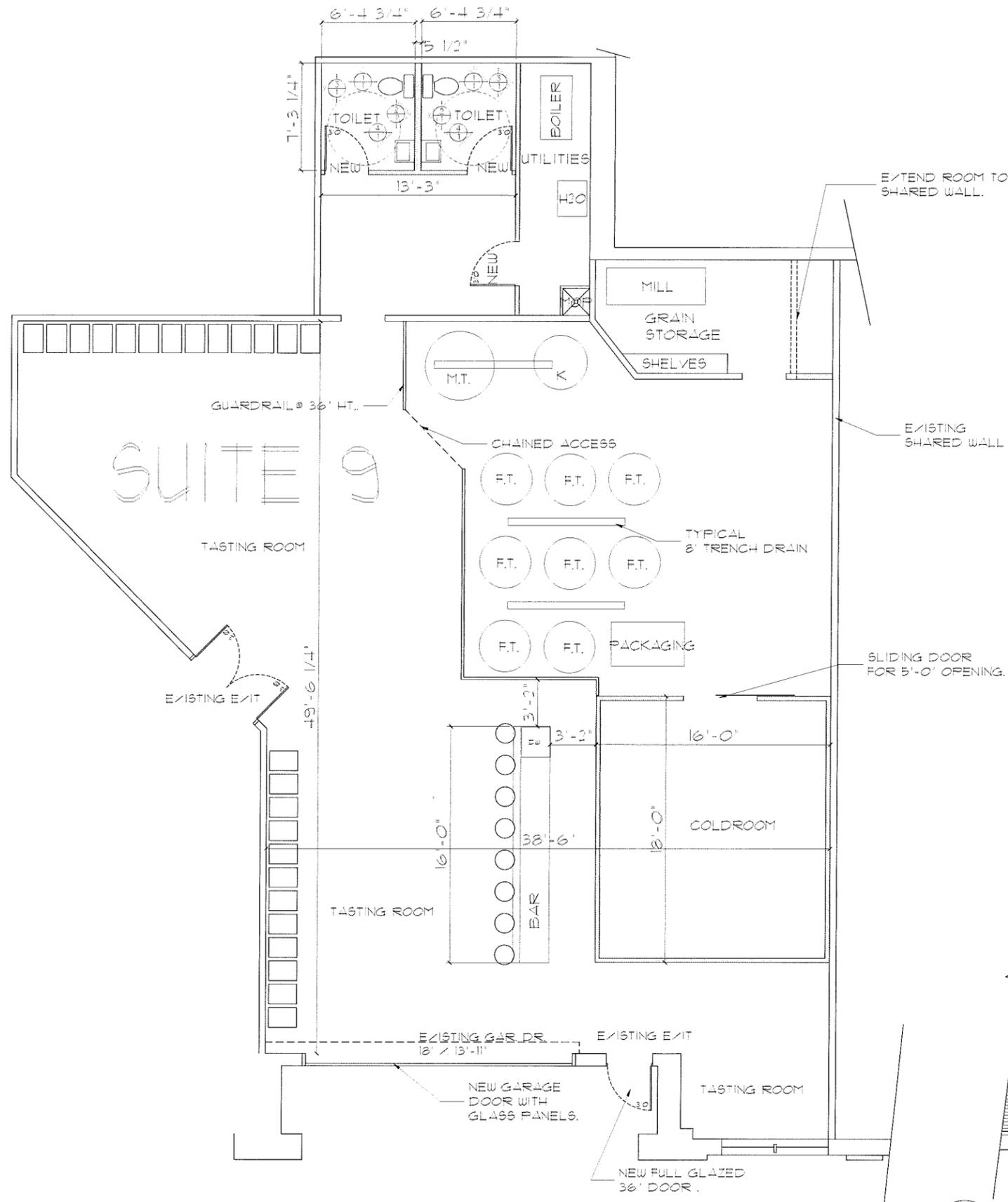
  

PARKING SPACES
38 LARGE CAR STALLS
6 SMALL CAR STALLS
2 ACCESSIBLE
<b>46 TOTAL STALLS</b>

**LEGAL DESCRIPTION**  
 Lots 6, 7, 8, 9, 10, 11, 12 and 13, Block 157  
 Original plat of Madison City of Madison,  
 Dane County Wisconsin

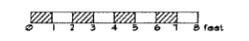
**SITE PLAN**  
 SCALE: 1" = 20'-0"

**NOTE:**  
 Revision based on information provided by the project owner to reflect expansion of parking into former railroad right of way. No changes to grading information have been performed as part of this revision.



PROPOSED FLOOR PLAN

SCALE 1/4" = 1'-0"



APPROX 2180 SQ FT  
'SUITE 9'

PLAN KEY:

- EXISTING WALL
- - - PROPOSED WALL
- REMOVED WALL

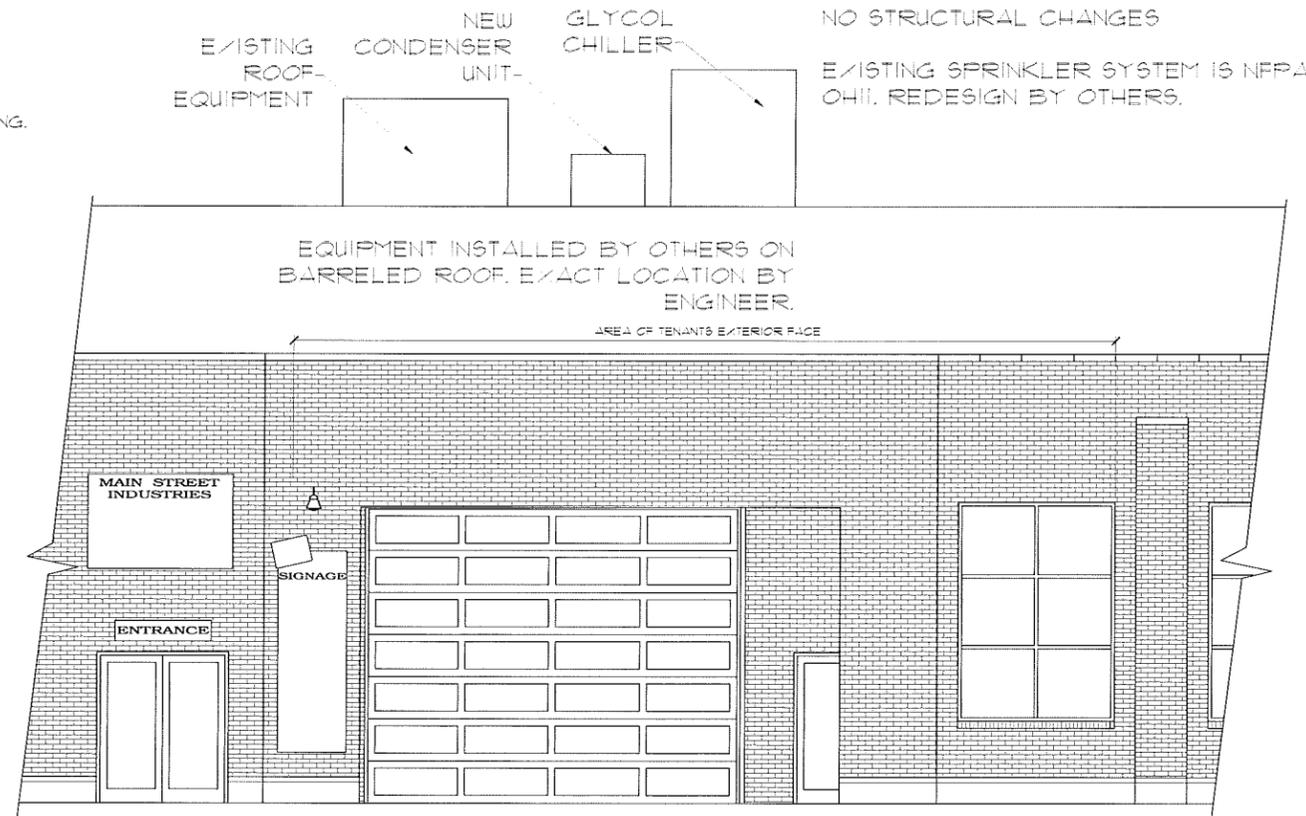
PLUMBING  
HVAC AND ELECTRICAL  
DESIGN BY OTHERS

ALL DOORS AND WINDOWS ARE  
EXISTING UNLESS NOTED

PROVIDE LEVER HANDLES AND ADA  
COMPLIANT THRESHOLDS ON ALL NEW  
OR ALTERED DOORS

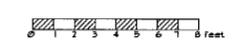
NO STRUCTURAL CHANGES

EXISTING SPRINKLER SYSTEM IS NFPA 13,  
CHIL. REDESIGN BY OTHERS.



PROPOSED BREARLY STREET PARTIAL ELEVATION

SCALE 1/4" = 1'-0"



6/20/17	MAIN STREET INDUSTRIES ALTERATIONS AT SUITE #9 931 EAST MAIN STREET MADISON, WISCONSIN GIANT JONES BREWING LLC
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**glueck architects**  
116 North Few Street, Madison, WI 53703 (608)251-2551