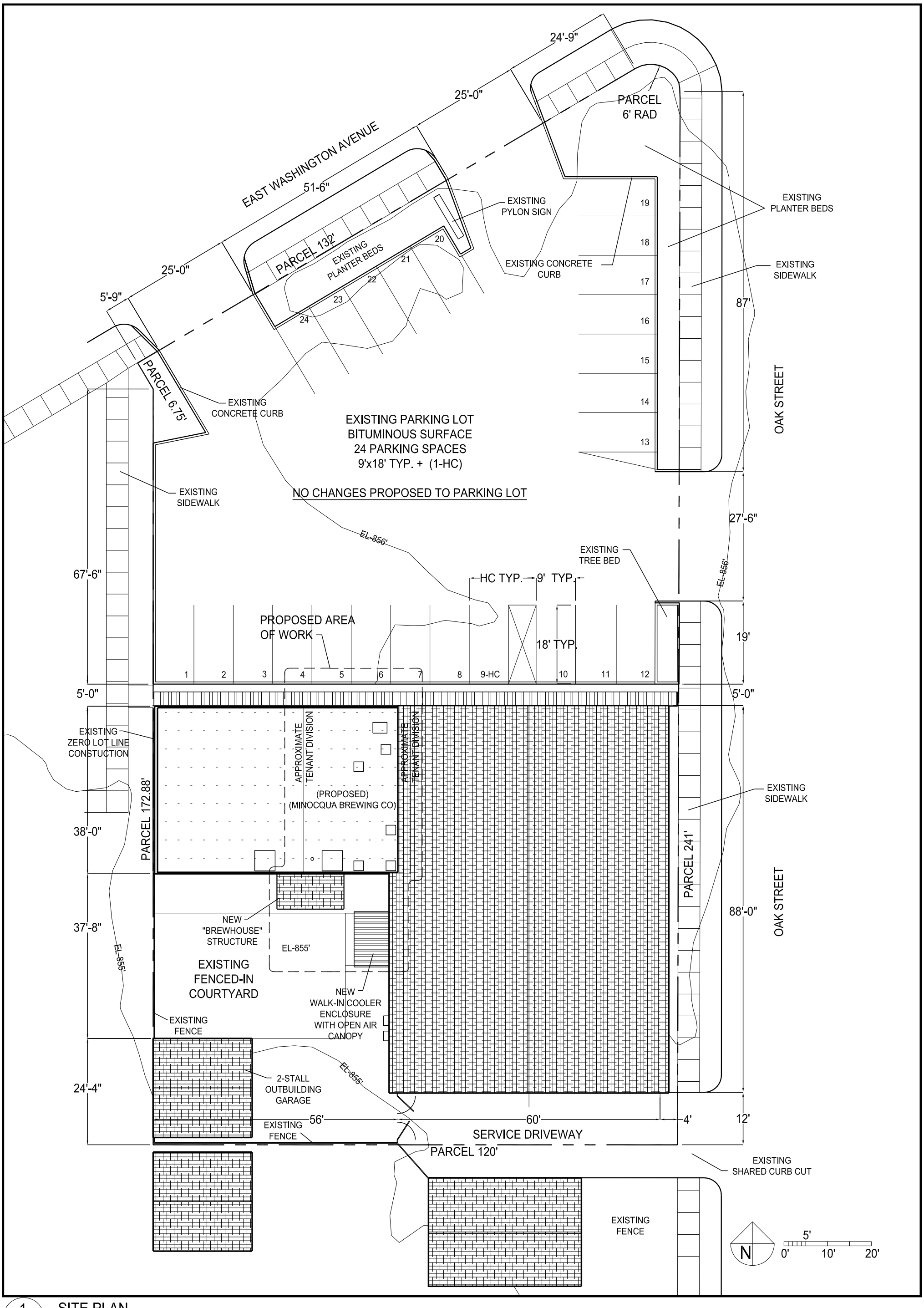


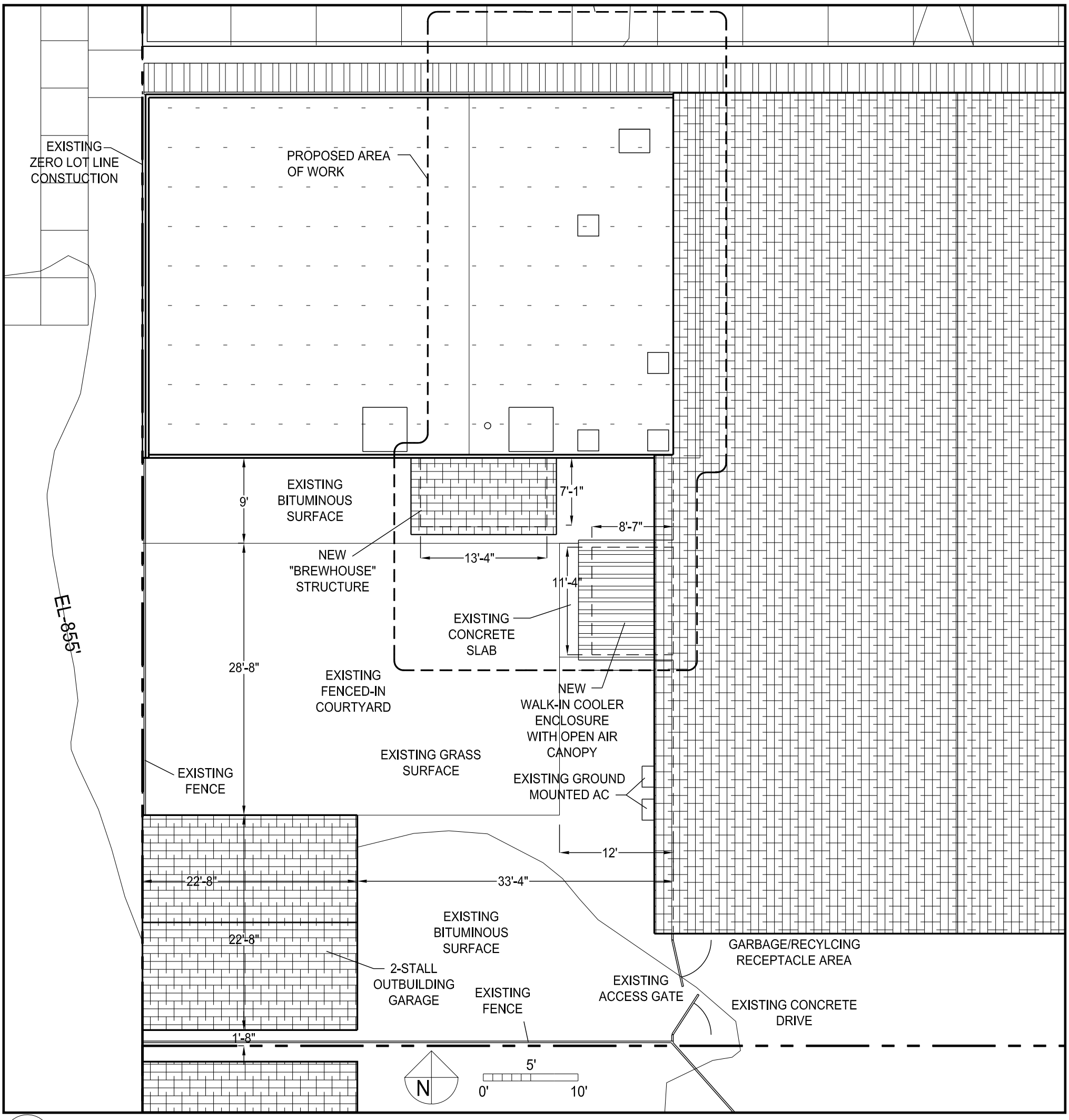
1 / S-1 SITE PLAN
1" : 20'-0"

MINOCQUA BREWING COMPANY

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

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

Christopher Max DESIGN & DEVELOPMENT LLC



1 S-2 PROPOSED AREA OF WORK - SITEPLAN

3/32" : 1'-0"

SITE DATA

PROPOSED TENANT	MINOCQUA BREWING COMPANY TASTING ROOM
PROPERTY ADDRESS	2927 EAST WASHINGTON AVENUE
PROPERTY TYPE	EXISTING MULTI-TENANT COMMERCIAL PROPERTY 2929-2925 EAST WASHINGTON
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 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.
PREVIOUS USE	TAVERN (GROWLERS TO GO)
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
SITE ZONING	CC-T (COMMERCIAL CORRIDOR - TRANSITIONAL) PROPOSED USE = CONDITIONALLY PERMITTED
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.
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.

LAND USE SUMMARY TABLE

COMMERCIAL MULTI-TENANT OCCUPANCY

(EXISTING)	2929 E. WASHINGTON	
	TRIXIE'S LIQUER	5,478 SF
	2-STALL GARAGE OUTBUILDING	+-510 SF
(PROPOSED)	2927 E. WASHINGTON	
	MINOCQUA BREWING COMPANY TASTING ROOM	910 SF
	(NEW) BREWHOUSE STRUCTURE	96 SF
	(NEW) WALK-IN COOLER ENLOSURE	98 SF
(EXISTING)	2925 E. WASHINGTON	
	LEND NATION	1,308 SF
	TOTAL BUILDING FOOTPRINT AREA	8,400 SF

LOT COVERAGE

	BUILDING FOOTPRINT AREA	8,400 SF (32.1%)
(EXISTING)	CONCRETE (FRONT WALK, BACK DRIVE)	1,407 SF (5.4%)
(EXISTING)	BITUMINOUS FRONT (PARKING LOT)	11,612 SF (44.4%)
(EXISTING)	BITUMINOUS BACK (PARKING LOT, WALKWAY)	1,183 SF (4.5%)
(EXISTING)	LANDSCAPING (LAWN, PLANTERS, COURTYARD)	3,540 SF (13.6%)
	SITE SUMMARY TOTAL SITE AREA	26,142 SF (100%)

2 S-2 DATA TABLES

N.T.S.

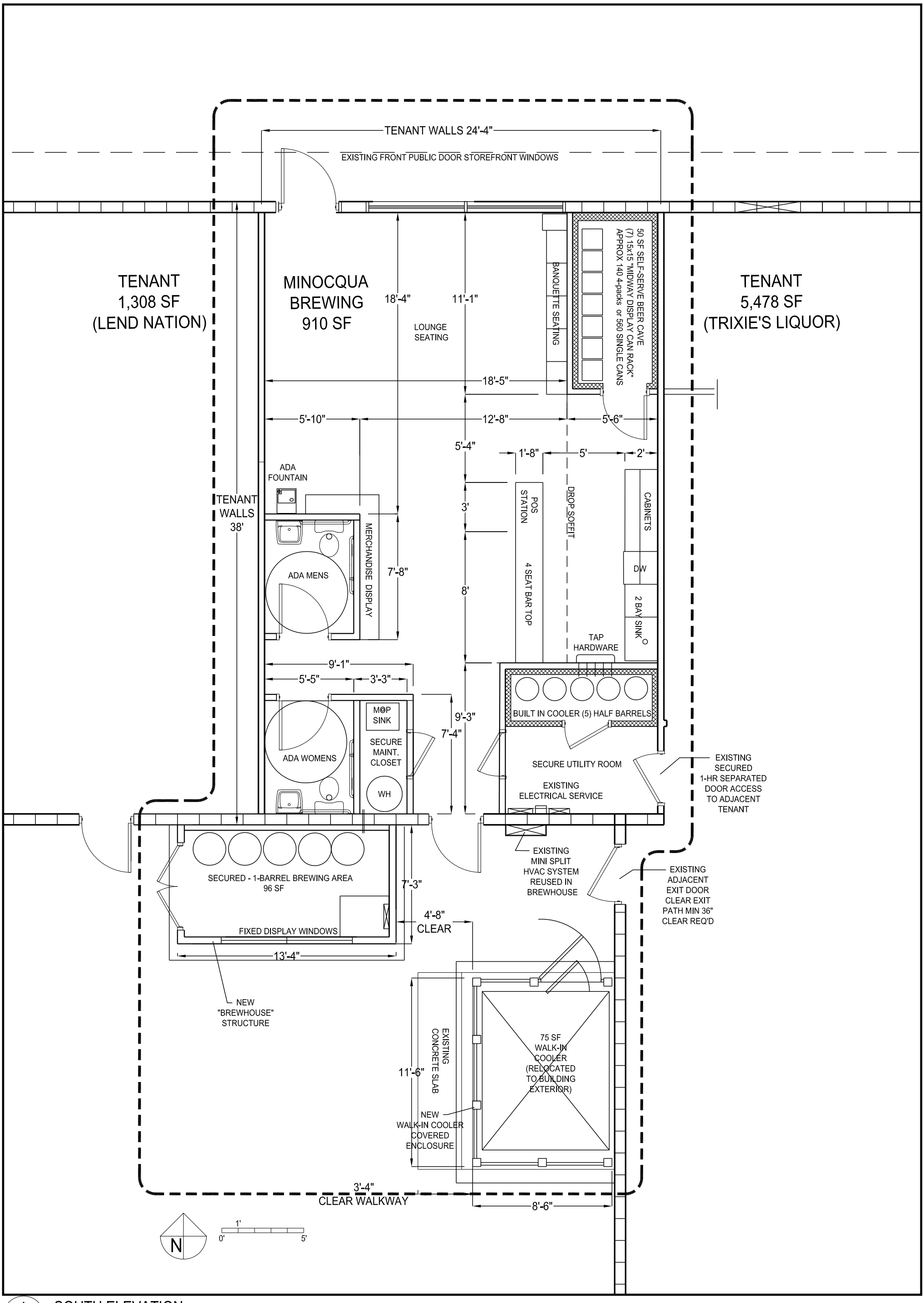
MINOCQUA BREWING COMPANY

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

Conditional Use Submission
Area of Work Concept Site Plan - S2

10/02/2023

Christopher Max DESIGN & DEVELOPMENT LLC



1 / A-1 SOUTH ELEVATION

3/16" : 1'-0"

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

Conditional Use Submission
Concept Floor Plan - A1

10/02/2023

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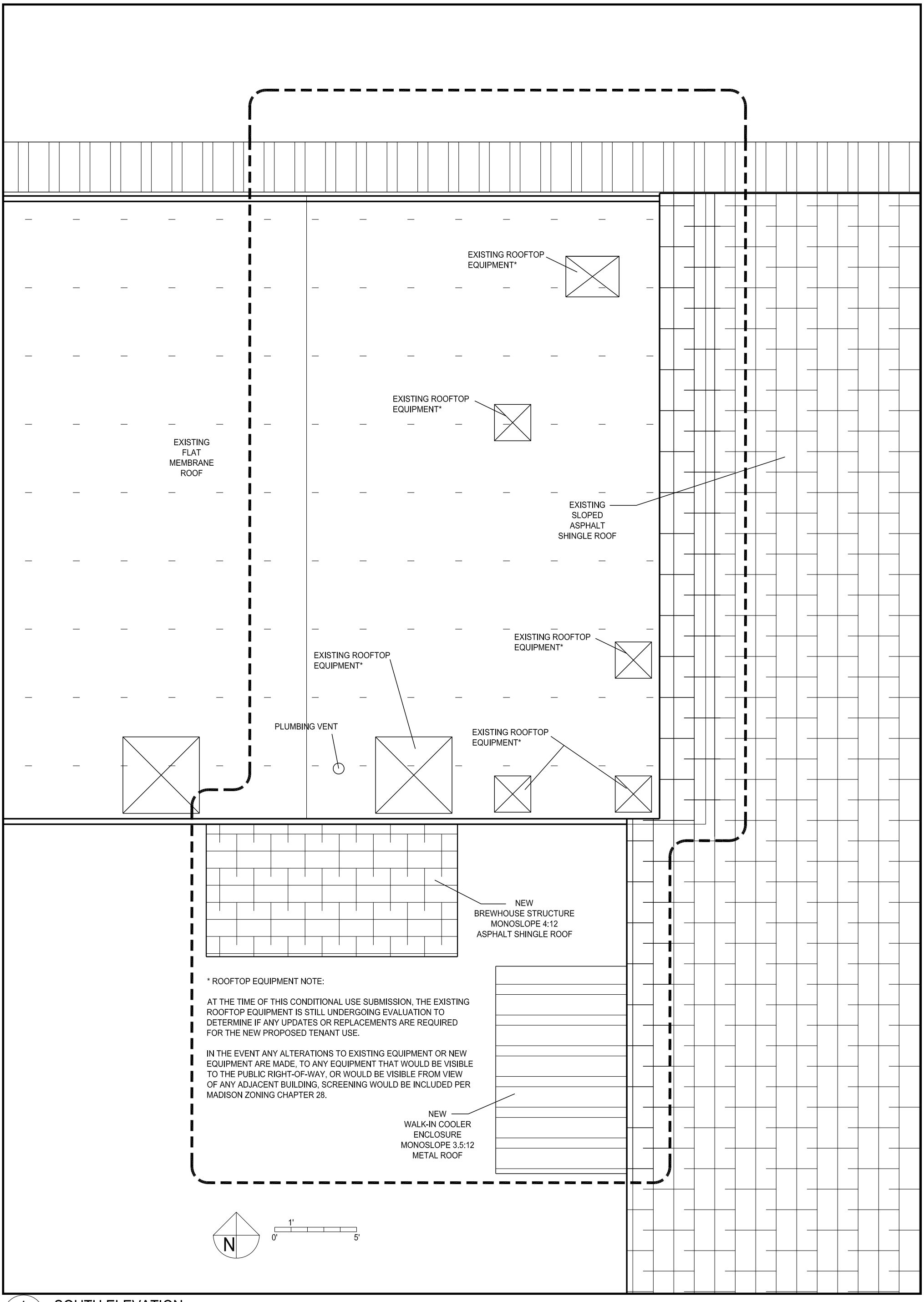

1 / A-2 SOUTH ELEVATION

3/16" : 1'-0"

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

Conditional Use Submission
Concept Roof Plan - A2

10/02/2023

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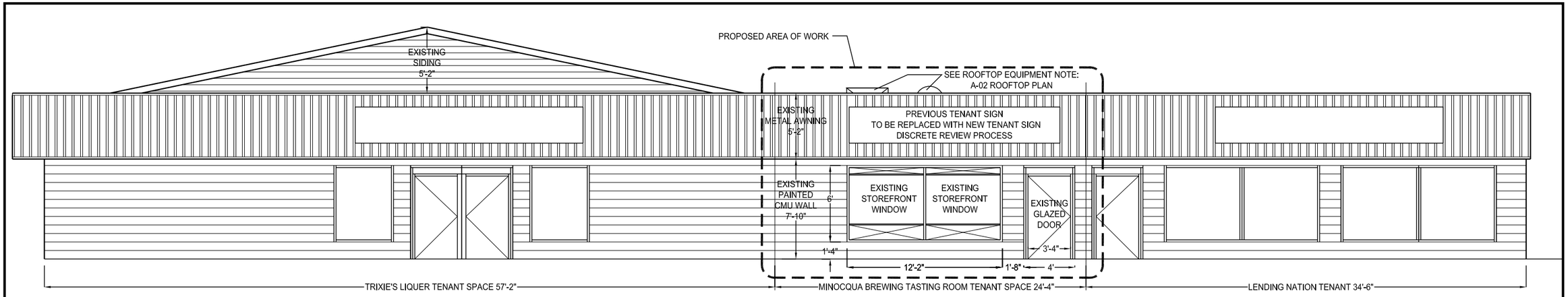
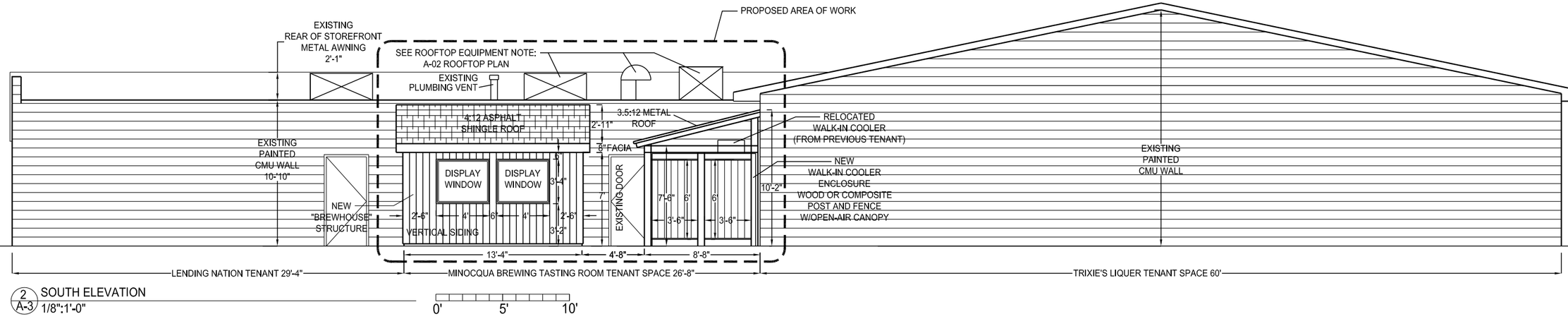


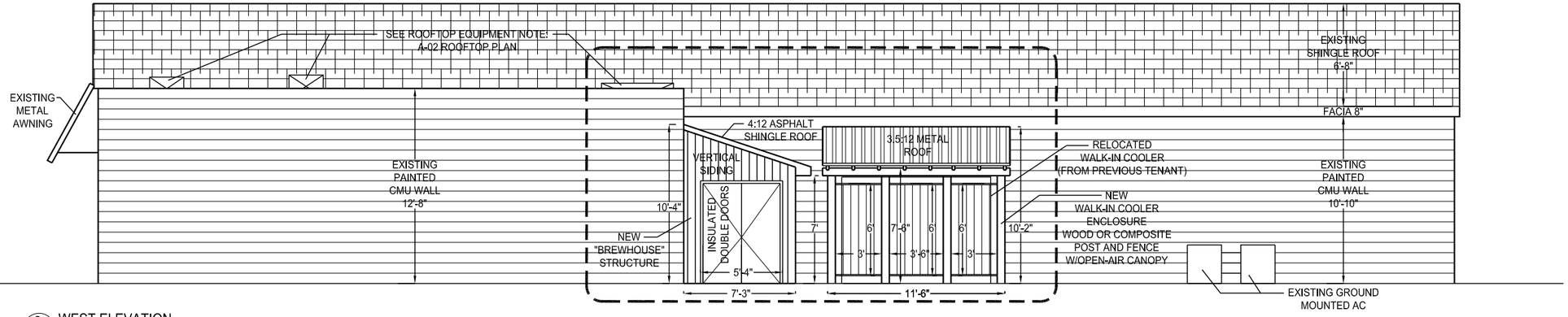
1 A-3 NORTH ELEVATION
1/8":1'-0"

0' 5' 10'



2 A-3 SOUTH ELEVATION
1/8":1'-0"

0' 5' 10'



3 A-3 WEST ELEVATION
1/8":1'-0"

0' 5' 10'

Christopher Max
DESIGN & DEVELOPMENT LLC

Conditional Use Submission
Concept Elevations - A3

10/02/2023

Minocqua Brewing Comapny
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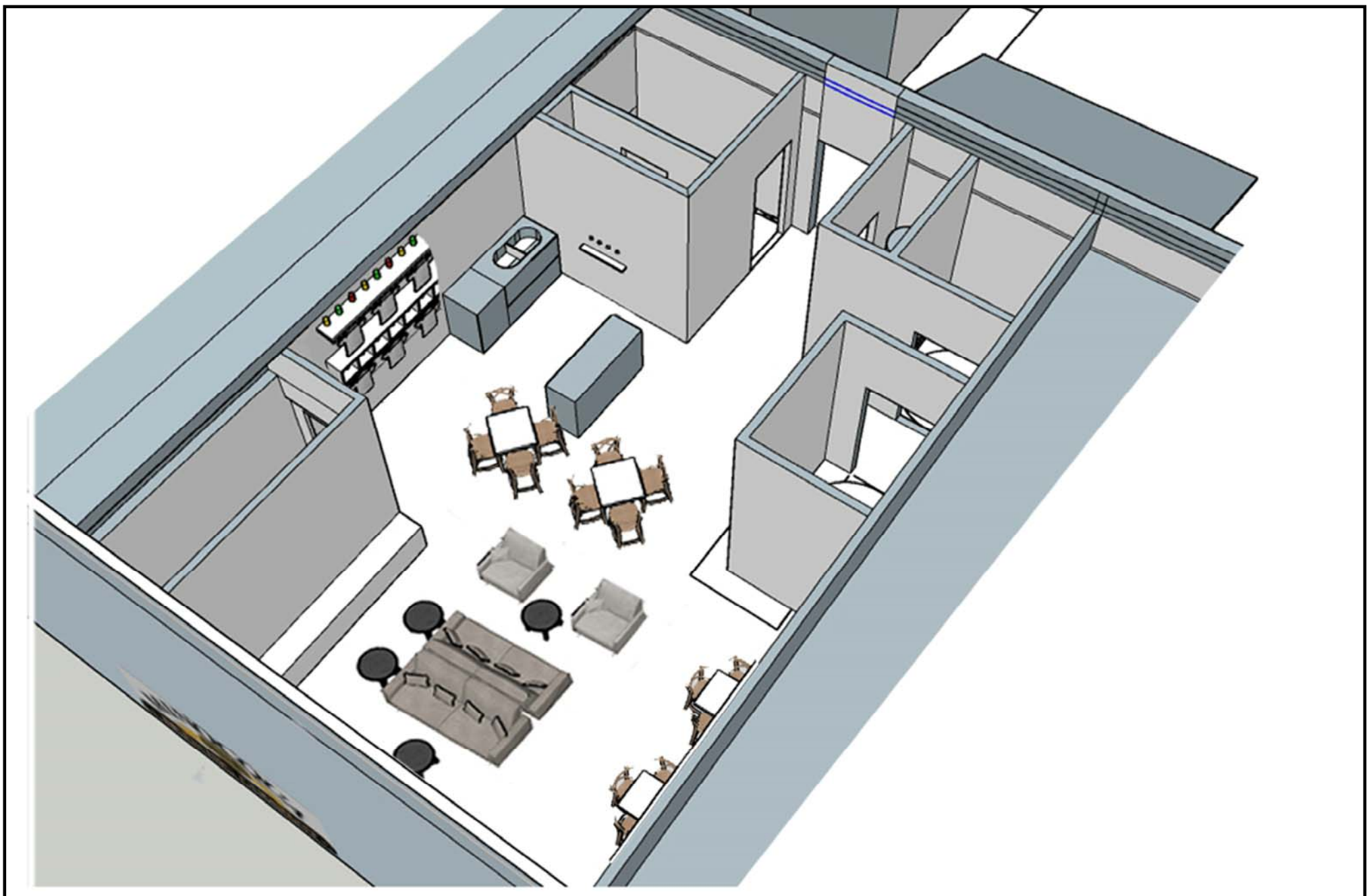
MINOCQUA BREWING COMPANY



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

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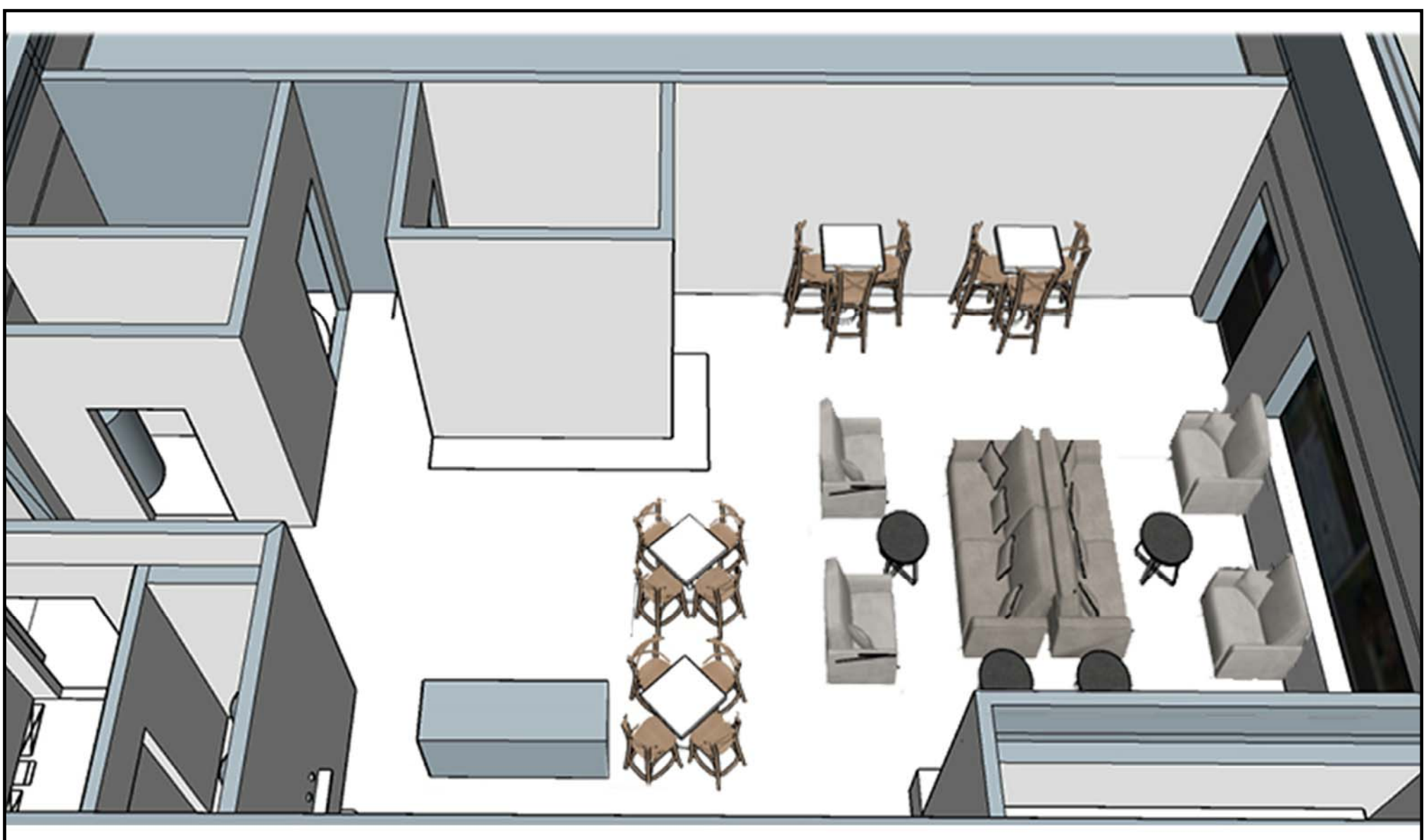

2
R-2 INTERIOR 3D RENDERING
N.T.S.

N

MINOCQUA BREWING COMPANY

Minocqua Brewing Comapny
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Conditional Use Submission
Concept 3D Rendering - R1

10/02/2023

Christopher Max
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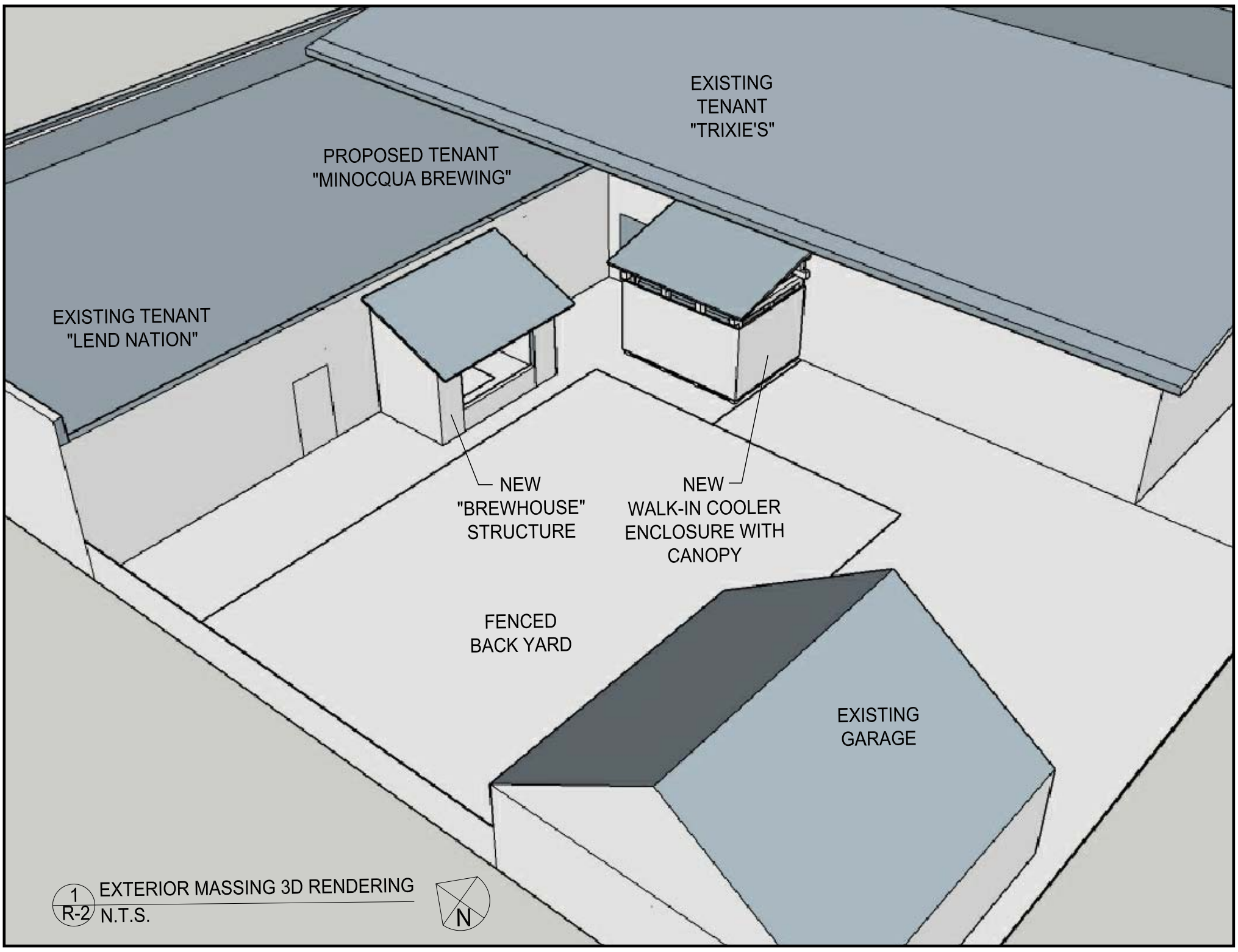

1/R-2 EXTERIOR MASSING 3D RENDERING
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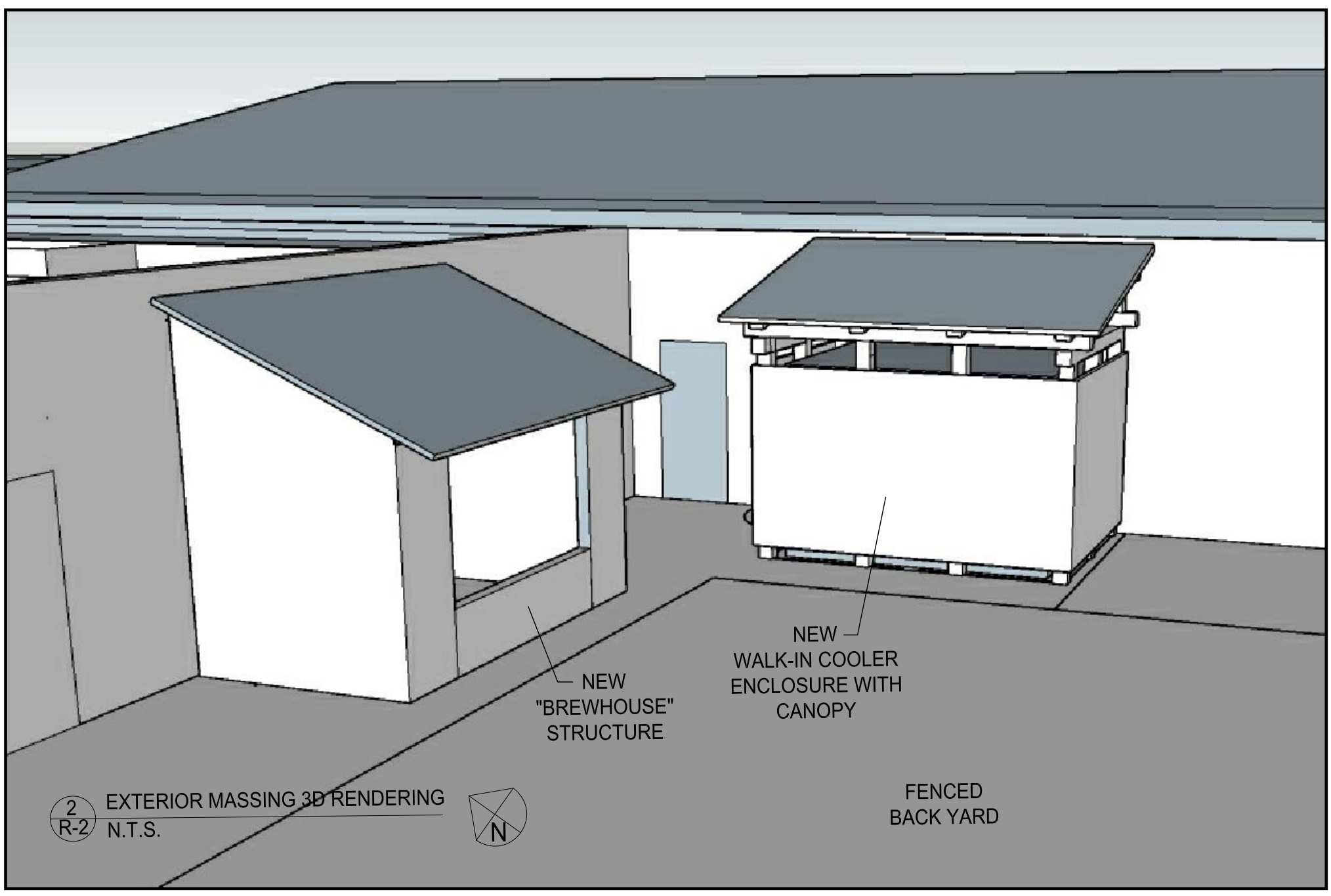

2/R-2 EXTERIOR MASSING 3D RENDERING
N.T.S.

MINOCQUA BREWING COMPANY

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Concept 3D Rendering - R2

10/02/2023

Christopher Max
DESIGN & DEVELOPMENT LLC