

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.

These 4 spots for foodcarts
(1-4)

2 EXISTING SECURED
BIKE PARKING SPACES
NEXT TO BUILDING ATTRIBUTED
TO MINOCQUA BREWING

EXISTING PARKING LOT
BITUMINOUS SURFACE
24 PARKING SPACES
9x18' TYP. + (1-HC)

NO CHANGES PROPOSED TO PARKING LOT

HC TYP.

18' TYP. 9' TYP.

EXISTING
TREE BED

EXISTING CONCRETE
CURB

EXISTING
PLANTER BEDS

PARCEL
7' RAD.

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 ALD 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, THE 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

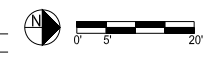
SITE ZONING CC-T (COMMERCIAL CORRIDOR - TRANSITIONAL)
PROPOSED USE = CONDITIONALLY PERMITTED, CURRENTLY PENDING CITY PLAN COMMISSION APPROVAL SCHEDULED 11/13/23

SITE PLAN ALTERATIONS NO SIGNIFICANT CHANGES TO EXISTING SITE PLAN
*ADDITION OF ONE SMALL ACCESSORY 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%)	



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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

STAMP / SEAL

NO	DATE	REV DESCRIPTION
1	11/13/23	PERMIT SET
2	11/16/23	ADDENDUM 1
3	12/12/23	CUP UPDATES
4		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

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