

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: September 14, 2011

UDC MEETING DATE: September 21, 2011

Action Requested

- Informational Presentation
 Initial Approval and/or Recommendation
 Final Approval and/or Recommendation

PROJECT ADDRESS: 2102 Pankratz Street

ALDERMANIC DISTRICT: 15 - Larry Palm

OWNER/DEVELOPER (Partners and/or Principals)

C.S. I Construction Services, Inc.

639 South Main Street, Suite 103

Deforest, WI 53532

ARCHITECT/DESIGNER/OR AGENT:

Eppstein Uhen Architects

222 West Washington Ave., Suite 650

Madison, 53703

CONTACT PERSON: John Schaefer

Address: 639 South Main Street, Suite 103

Deforest, WI 53532

Phone: (608) 846-1575

Fax: _____

E-mail address: csijohn@inxpress.net

TYPE OF PROJECT:

(See Section A for:)

Planned Unit Development (PUD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Community Development (PCD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Residential Development (PRD)

New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)

School, Public Building or Space (Fee may be required)

New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.

Planned Commercial Site

(See Section B for:)

New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

Comprehensive Design Review* (Fee required)

Street Graphics Variance* (Fee required)

Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

PLEASE PRINT!

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2102 Pankratz Street

Ale Asylum Brewery and Tap Room

Project Description

C.S.I Construction Services, Inc. and Ale Asylum Brewery (presently located at 3698 Kinsman Boulevard) proposed the construction of a new brewery, tap house and warehouse facility for 2102 Pankratz Street. The building is comprised of three main elements:

- A 36,000 SF warehouse
- A 7,420 SF Tap Room with Corporate Offices
- A 1,200 SF Fill Room with Roof Patio Above

The warehouse is proposed as a single-story precast concrete structure, approximately 35 feet tall. Precast panels will be articulated and varied in order to break down the scale of the warehouse. A service court is located on the east side, providing three recessed truck docks, a drive-in garage door and enclosed areas for outdoor storage and dumpsters.

The Tap Room and Offices will be located on the north side of the warehouse and will house the public functions of the brewery. This structure will also be constructed using precast concrete panels, but with a more open fenestration as appropriate for the function and orientation. This two-story element will provide access to a roof patio located above the Fill Room.

The Fill Room will provide visitors with a glimpse of the bottle filling process. It will be connected to both the Tap Room and the Warehouse and will help break down the mass of the building at the northwest corner.

Site

The site is approximately 4.5 acres in area and is located near the intersection of Packers Avenue and International Drive. Approximately 208 parking stalls will be provided, the majority located north of the building. Landscaped storm water treatment areas (bioinfiltration swales) will be provided along the east and west property lines to treat storm water draining from the site.

A landscaped green space and outdoor patio area along the north side of the building will be provided as a means to buffer between the brewery and the parking lot.

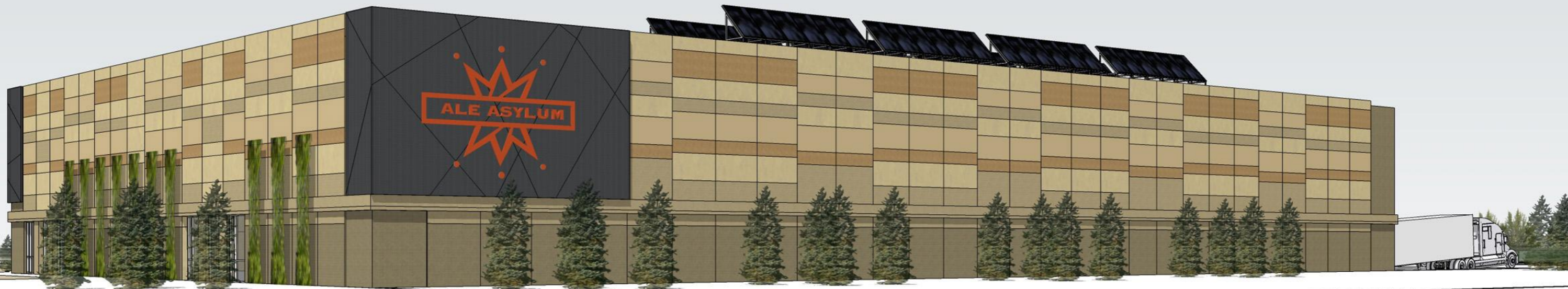




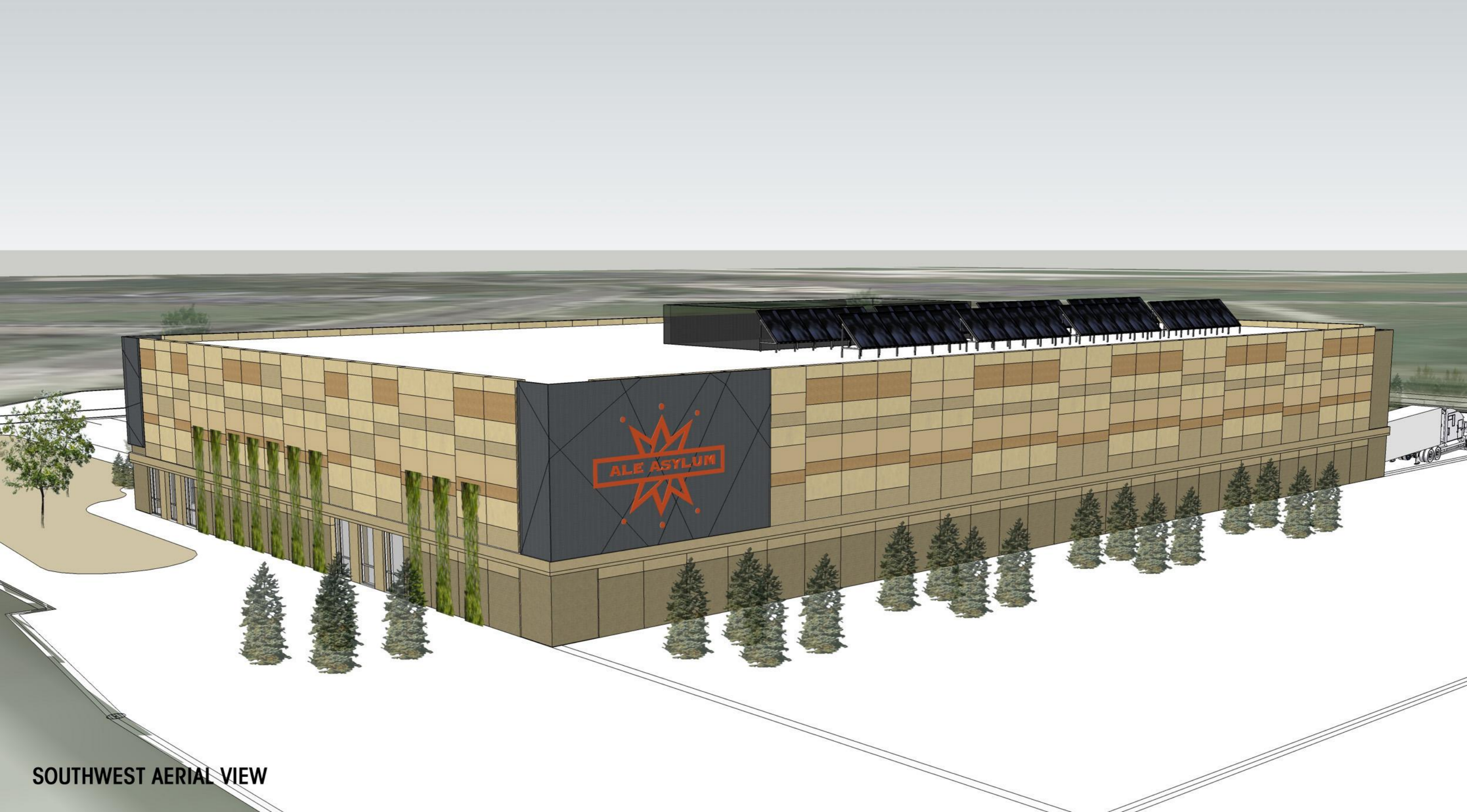
NORTH VIEW OF ENTRY



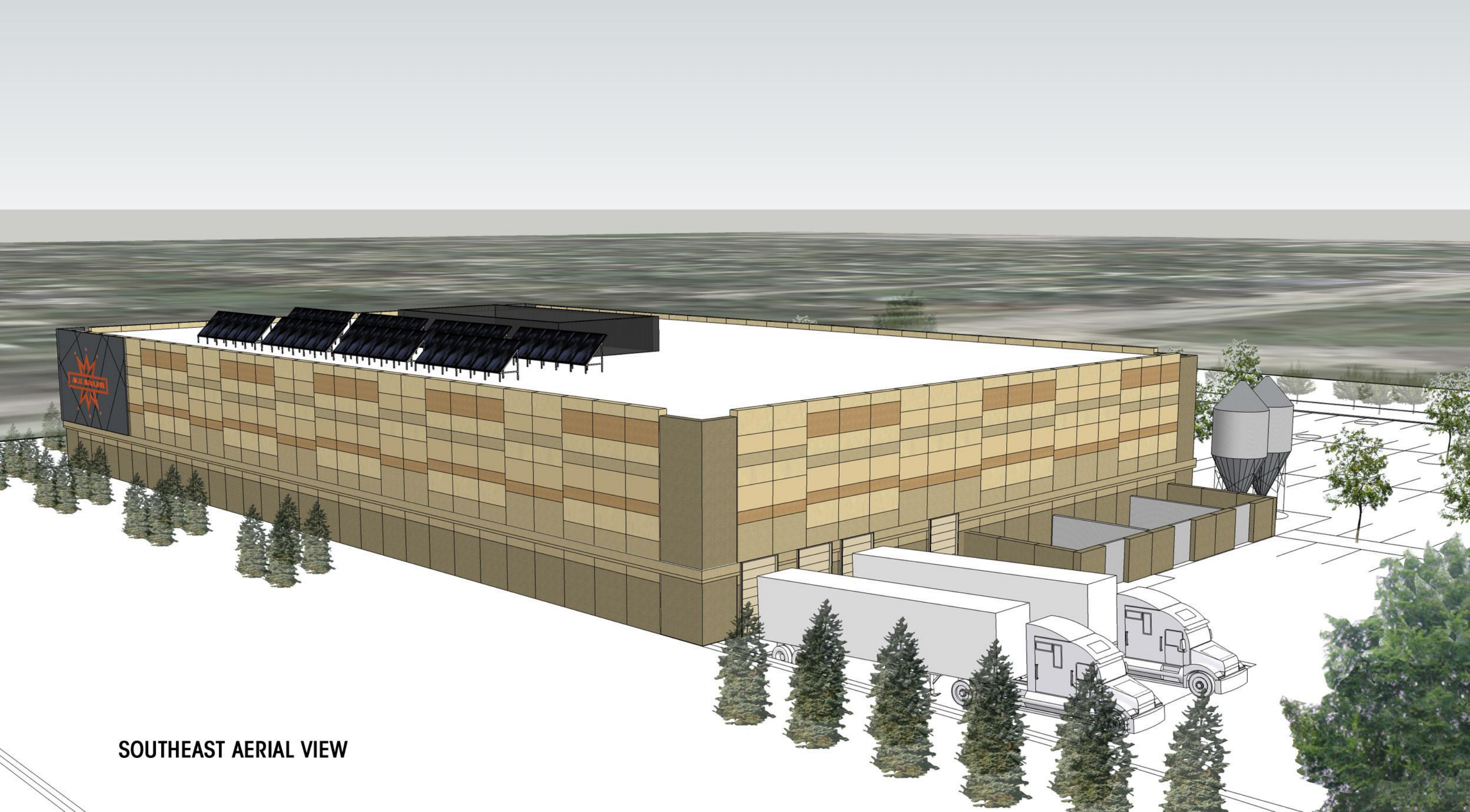
VIEW FROM PACKERS AVE LOOKING SOUTH



VIEW FROM PACKERS AVE LOOKING NORTH



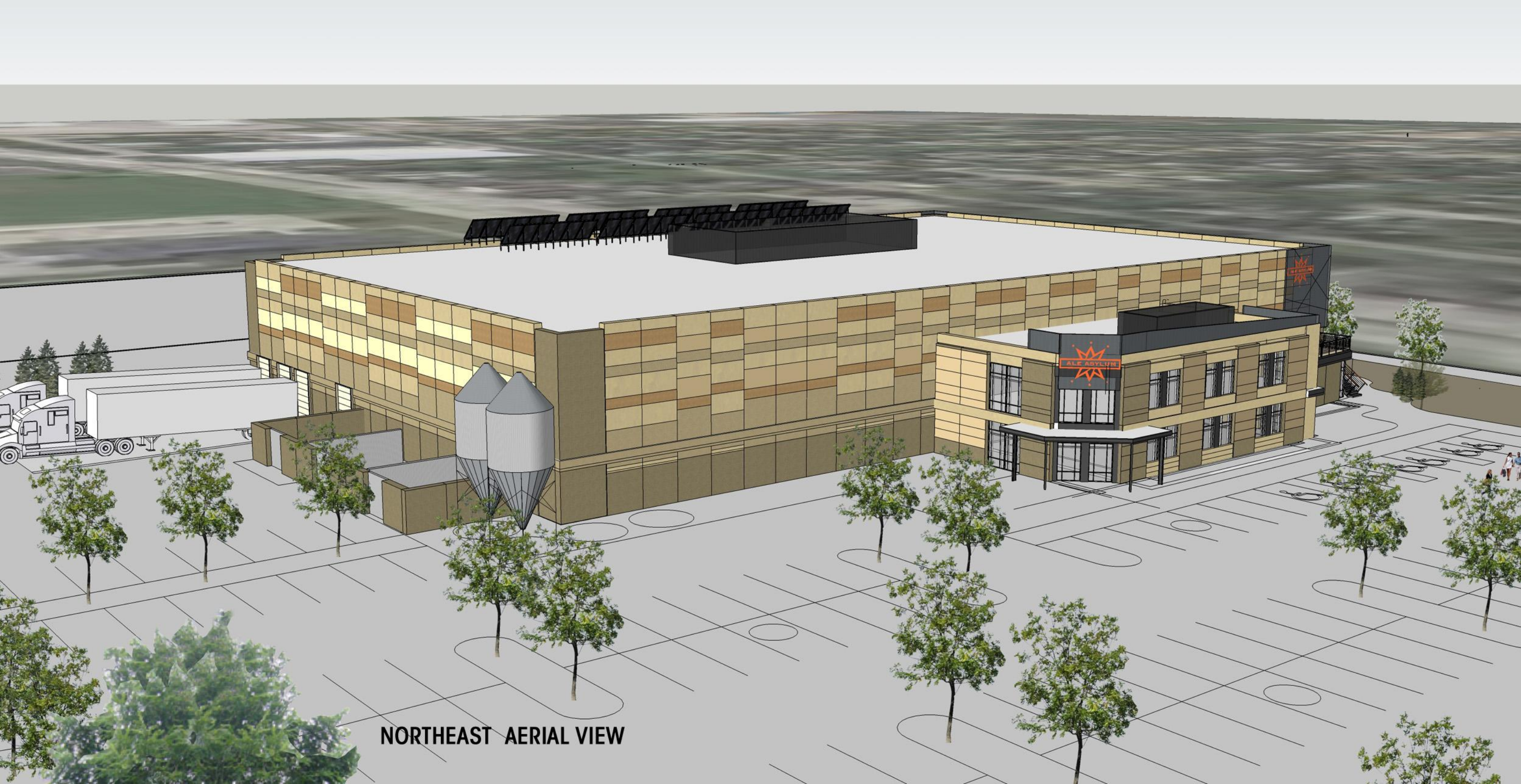
SOUTHWEST AERIAL VIEW



SOUTHEAST AERIAL VIEW



NORTHWEST AERIAL VIEW



NORTHEAST AERIAL VIEW

LOCATOR MAP



2102 Pankratz Street

