



City of Madison

Proposed Conditional Use

Location
3801 Kipp Street

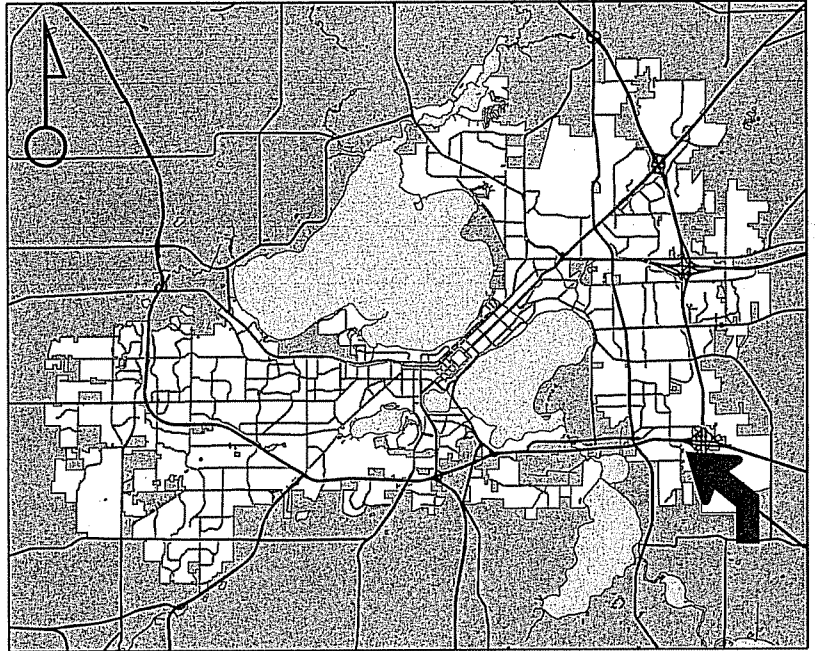
Project Name
Octopi Brewery

Applicant
Fallen Oak, LLC/
John Brigham, MMI, LLC

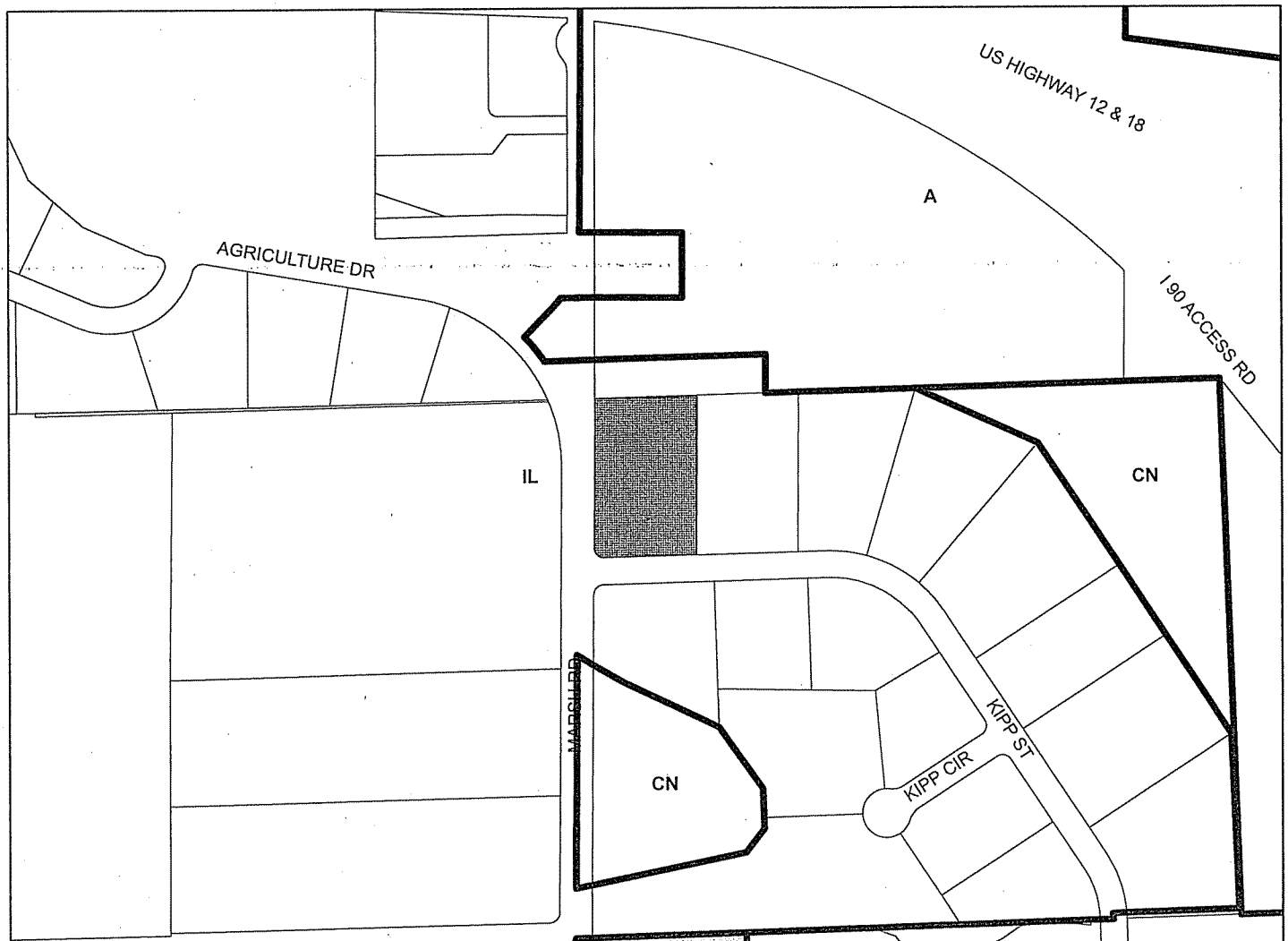
Existing Use
Vacant lands

Proposed Use
Construct brewery with outdoor
eating area and tasting room

Public Hearing Date
Plan Commission
07 July 2014



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 25 June 2014

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LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid 900 Receipt No. 154482
Date Received 5/28/14
Received By PDA
Parcel No. 0710-262-0109-7
Aldermanic District 16 DENISE DEMARRE
Zoning District 1C
Special Requirements _____
Review Required By:
☐ Urban Design Commission ☐ Plan Commission
☐ Common Council ☐ Other: _____

Form Effective: February 21, 2013

1. Project Address: 3801 Kipp Road
Project Title (if any): Octopi Brewery

2. This is an application for (Check all that apply to your Land Use Application):

- ☐ Zoning Map Amendment from _____ to _____
- ☐ Major Amendment to Approved PD-GDP Zoning ☐ Major Amendment to Approved PD-SIP Zoning
- ☐ Review of Alteration to Planned Development (By Plan Commission)
- ☒ Conditional Use, or Major Alteration to an Approved Conditional Use
- ☐ Demolition Permit
- ☐ Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: John Brigham Company: MMI, LLC
Street Address: 5301 Voges Road City/State: Madison, WI Zip: 53718
Telephone: (608) 692-0821 Fax: (608) 838-6821 Email: jbrigham@airtemperature.com

Project Contact Person: John Brigham Company: MMI, LLC
Street Address: 5301 Voges Road City/State: Madison, WI Zip: 53718
Telephone: (608) 692-0821 Fax: (608) 838-6821 Email: jbrigham@airtemperature.com

Property Owner (if not applicant): Fallen Oak, LLC
Street Address: 5301 Voges Road City/State: Madison, WI Zip: 53718

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Applicant on behalf of the Owner has applied for a conditional use permit to allow the construction of a new brewery facility on the vacant land at 3801 Kipp Road

Development Schedule: Commencement late summer 2014 Completion Early 2015

15

5. Required Submittal Information

All Land Use applications are required to include the following:

☒ **Project Plans** including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/alterd buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

☒ **Letter of Intent:** Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

☒ **Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: City Treasurer.

☒ **Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

☐ **Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

☒ **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), and business association(s) AND the dates you sent the notices:
Alder DeMarb was notified on 5/22/14. She agreed to waive 30 day notice, see attached.

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

☐ **Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: DAT meeting Date: 5/22/14 Zoning Staff: DAT meeting Date: 5/22/14

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

Name of Applicant John Brigham

Relationship to Property: Property Manager

Authorizing Signature of Property Owner [Signature]

Date 5-28-14

MMI, LLC PROPERTIES
5301 VOGES ROAD
MADISON, WI 53718
(608) 257-2600

May 28, 2014

City of Madison
Zoning Department
215 Martin Luther King Jr., Blvd Room LL-100
Madison, Wisconsin 53701 2985

Re: 3801 Kipp Street

Dear Zoning Department;

Enclosed please find an Application for a Conditional Use Permit to allow a Brewery facility to be built on the vacant parcel at 3801 Kipp Street in Madison. Following is detailed information on the proposed project;

Project Team

Property Owner: Fallen Oak, LLC
c/o Tim Neitzel
5301 Voges Road
Madison, WI 53718

608-257-2600 office

Developer: MMI, LLC
c/o John Brigham
5301 Voges Road
Madison, WI 53718

608-692-0821 cell
jbrigham@airtemperature.com

City of Madison
Zoning Department
May 28, 2014
Page 2

Business Owner: Isaac Showaki
705 Lakewood Blvd
Madison, WI 53704

312-636-0014 cell
isaac@octopibrewing.com

Builder: Keller, Inc.
Planners, Architects, Builders
c/o Dave Uttech
W177 N9856 Rivercrest Drive
Germantown, WI 53002

262-894-8820 cell
duttech@kellerbuilds.com

Engineer: Snyder & Associates, Inc.
c/o Scott Anderson, P. E.
5010 Voges Road
Madison, WI 53718

608-838-0444
sanderson@snyder-associates.com

Existing Conditions

The property is a vacant parcel of land at the corner of Kipp Street and Marsh Road consisting of approximately 98,330 square feet, having the street address of 3801 Kipp Street, Lot 1 in the Marsh Road Industrial Subdivision.

Project Schedule

It is hoped that construction on the new brewery will begin in late summer 2014 and be ready to occupy early in 2015.

15

Proposed Uses and Building Square footage

The newly constructed facility will be a single tenant building leased by Octopi Brewery. The total square footage of the building will be approximately 19,982 square feet. Within the facility space will be used as follows;

- Tasting Room; approximately 1,800 square feet
- Office Area; approximately 1,750 square feet
- Production Area; approximately 7,000 square feet
- Warehouse; approximately 9,450 square feet

Hours of Operation

The Brewery will be open Monday thru Friday 8:00 a.m. until 5:00 p.m. The tasting room will be open Tuesday thru Saturday from 4:00 p.m. until 9:00 p.m.

Automobile and Bicycle Parking

38 automobile parking stalls are proposed (1 stall/525.8 sq.ft.) and a 10 stall bicycle rack is proposed

Lot Coverage and Usable Open Space

Building Size - 19,982 square feet	20.3%
Hard Surfaces – 46,387 square feet	47.2%
Green Space – 31,961 square feet	32.5%

Value of Land and Estimated Project Cost

Currently the land is assessed by the City of Madison at \$541,000. The estimated project cost is \$2,000,000

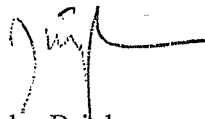
City of Madison
Zoning Department
May 28, 2014
Page 4

Construction and Full Time Equivalent Jobs

During construction there will be approximately 75 skilled employees working on the jobsite. When open the Brewery will create 10 full time equivalent jobs

Please feel free to call or e-mail me if you have questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Brigham', with a horizontal line extending to the right.

John Brigham
Property Manager

enclosure

John Brigham

From: Demarb, Denise <district16@cityofmadison.com>
Sent: Thursday, May 22, 2014 7:46 PM
To: John Brigham
Cc: isaac@octopibrewing.com; John Walsh; Dave Uttech; Parks, Timothy; Juli Reff
Subject: Re: New Business

John

I am not able to open the attachments. I am out of town until Tuesday. Based on Mr Park's recommendation and the lack of a neighborhood association I am fine waving the 30 day notification requirement

I would welcome the opportunity to learn more of the plans for the site and the business plan.

Denise

On May 22, 2014, at 3:15 PM, "John Brigham" <jbrigham@airtemperature.com> wrote:

Good Afternoon Alder DeMarb;

I work for the owner of a parcel of land in your district at the corner of Marsh Rd and Kipp St. We have been working with Octopi Brewing Co., a new business to Madison, on building a brewery facility at that location. We contacted Tim Parks at City Planning earlier this week and he was able to put us on the agenda for this morning's DAT meeting. Based on the favorable comments from City Staff I wanted to make you aware of this project so we can continue to seek additional approvals. I have attached the most recent versions of the site plan, elevations etc. for your review. We did learn this morning that we do need to apply for a Conditional Use Permit. We understand that we need to notify you of our intent to apply and we would like to ask if you would consider waiving the 30 day notification requirement. It is also our understanding that there is not a Neighborhood Association in this area so we believe a neighborhood meeting is not required. We would like to submit the application for a Conditional Use Permit this coming Wednesday so we can be on the July Plan Commission meeting. Myself and other members of the development team, including the owner of Octopi would be available to meet with you personally if you would like to hear more about the project.

Please feel free to e-mail me or call me on my cell phone at 608-692-0821 if you have questions or concerns or wish to set up a time to meet.

Sincerely,

John Brigham
Property Manager
M.M.I.
5301 Voges Road
Madison, WI 53718

Office: 608-257-2917 x238
Mobile: 608-692-0821
Fax: 608-838-6821

The information contained in this email and any attachments may be privileged and is intended for the confidential use of the designated recipient named above. If the reader of this message is not the intended recipient or an agent responsible for delivering it to the intended recipient, you

SHEET INDEX

C1.1	SITE SURVEY
C1.0	SITE PLAN
A1.0	FLOOR PLAN
A2.0	ELEVATIONS
A2.1	3D VIEW
A3.0	CROSS SECTION

PROJECT INFORMATION FOR BUILDING #1

APPLICABLE BUILDING CODE

2009 INTERNATIONAL BUILDING CODE (WITH WISCONSIN AMENDMENTS)
ASHRE STANDARD 90.1-2007

BUILDING CONTENT

PROPOSED BUILDING 19,982 S.F.

OCCUPANCY

B - BUSINESS
F2 - LOW HAZARD FACTORY
S1 - MODERATE HAZARD STORAGE
NON SEPARATED

CONSTRUCTION CLASSIFICATION

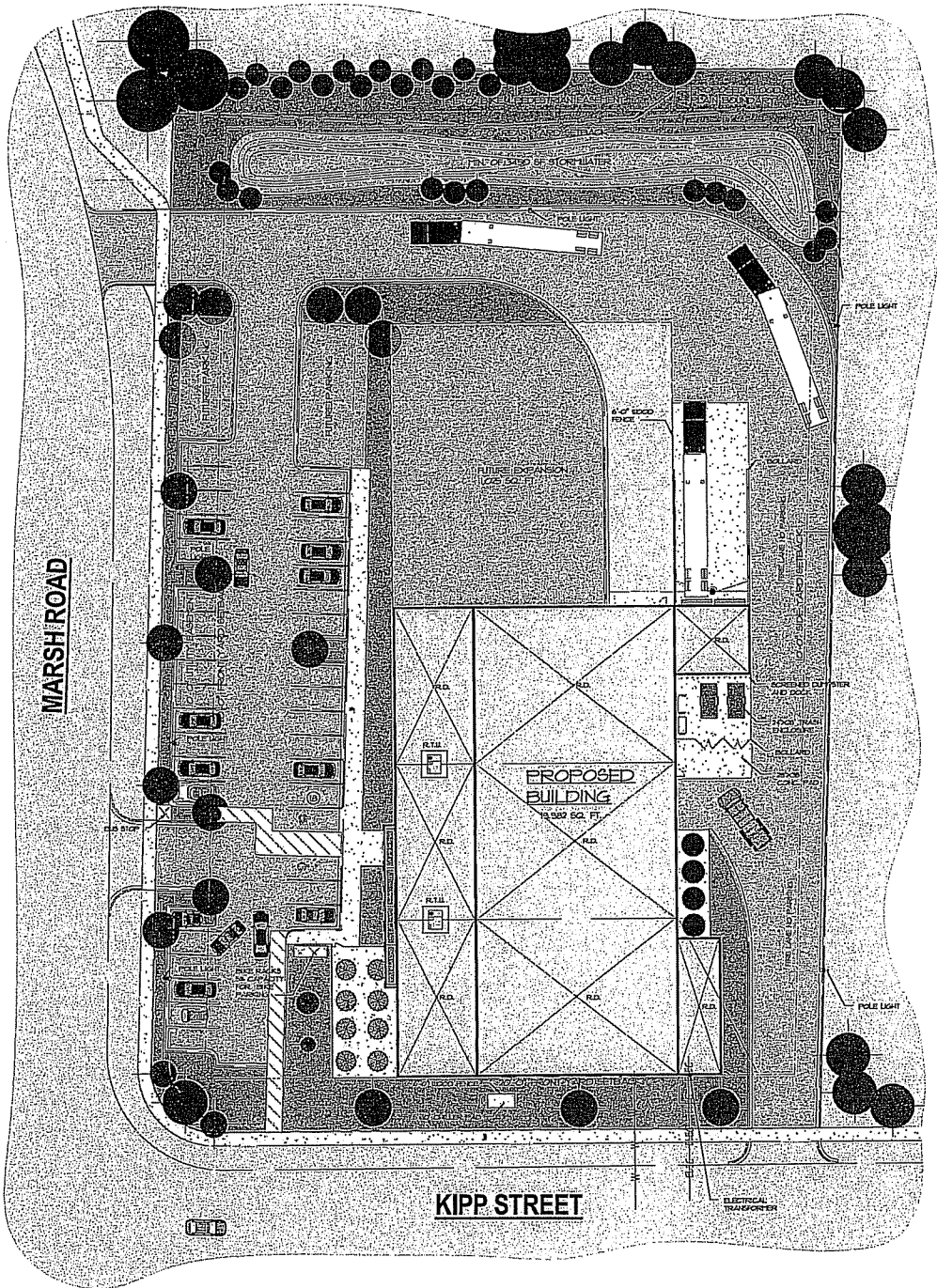
TYPE IIB CONSTRUCTION
FULLY SPRINKLED
NO FIREWALL

ALLOWABLE AREA

TABULAR FLOOR AREA:	17,500 S.F.
FRONTAGE INCREASE:	13,125 S.F.
SPRINKLER INCREASE:	52,500 S.F.
TOTAL ALLOWABLE AREA:	83,125 S.F.
ALLOWABLE FIRE AREA:	12,000 S.F.

BUILDING/SITE CONTENT

BUILDING SIZE	19,982 S.F.	20.3%
HARD SURFACE	46,387 S.F.	47.2%
GREEN SPACE	31,981 S.F.	32.5%
PARCEL SIZE (APPROX.)	98,330 S.F.	2.26 ACRES
PARKING PROVIDED	38 STALLS (1 STALL/525.8 S.F.)	



CONCEPTUAL SITE PLAN
1" = 30'-0"

THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN
ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE
AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA
WHEN AVAILABLE IS REQUIRED.

PROPOSED BUIDLING FOR:

MMI, LLC - MARSH RD

OCTOPI BREWING

MADISON,

WISCONSIN



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-9795
FAX (920) 766-5004

MILWAUKEE
W1777855 Riverwood Dr.
Suite 104
Germantown, WI 53022
PHONE (262) 250-8710
FAX (262) 250-9740

MADISON
711 Leis Dr.
Sun Prairie, WI 53520
PHONE (608) 318-2236
FAX (608) 318-2237

WAUSAU
5605 Linc Ave.
Wausau, WI 54401
PHONE (715) 849-3141
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PROPOSED BUILDING FOR:
MMI, LLC - MARSH RD
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MADISON, WISCONSIN

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R1	11.05.2013	TDP
R2	11.15.2013	TDP
R3	11.25.2013	TDP
R4	12.03.2013	TDP
R10	5.23.2014	CDT F.P.

PROJECT MANAGER:

D. UTECH

DESIGNER:

R. LINDSTROM

DRAWN BY:

TDP

EXPIRATOR:

SUPERVISOR:

PRELIMINARY NO:

PB269

CONTRACT NO:

DATE:

SHEET:

C1.0

PRELIMINARY - NOT FOR CONSTRUCTION

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FOX CITIES N216 Slate Road 55 P.O. Box 620 Kaukauna, WI 54130 PHONE (920) 766-5795 1-800-236-2534 FAX (920) 766-5004	MADISON 711 Lois Dr. Sun Prairie, WI 53590 PHONE (608) 318-2337 FAX (608) 318-2337
---	---

MILWAUKEE W177N9056 Rivercrest Dr. Suite 104 Germanstown, WI 53022 PHONE (262) 250-9710 FAX (262) 250-9740	WAUSAU 5605 Lilac Ave. Wausau, WI 54401 PHONE (715) 849-3141 FAX (715) 849-3161
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PROJECT MANAGER: D. LITTECH

DESIGNER: R. LINDSTROM

DRAWN BY:

EXPEDITOR:

SUPERVISOR:

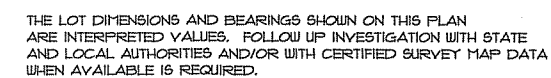
PRELIMINARY NO: P13269

CONTRACT NO:

DATE: 05/05/14

SHEET: 044

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W177255 Silverwood Dr.
Suite 104
Germantown, WI 53022
PHONE (262) 250-9710
FAX (262) 250-9740

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PROPOSED BUILDING FOR:
MMI, LLC - MARSH RD
OCTOPI BREWING
MADISON, WISCONSIN

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PROJECT MANAGER: D. UTTECH

DESIGNER: R. LINDSTROM

DRAWN BY: TDP

EXPEDITOR: _____

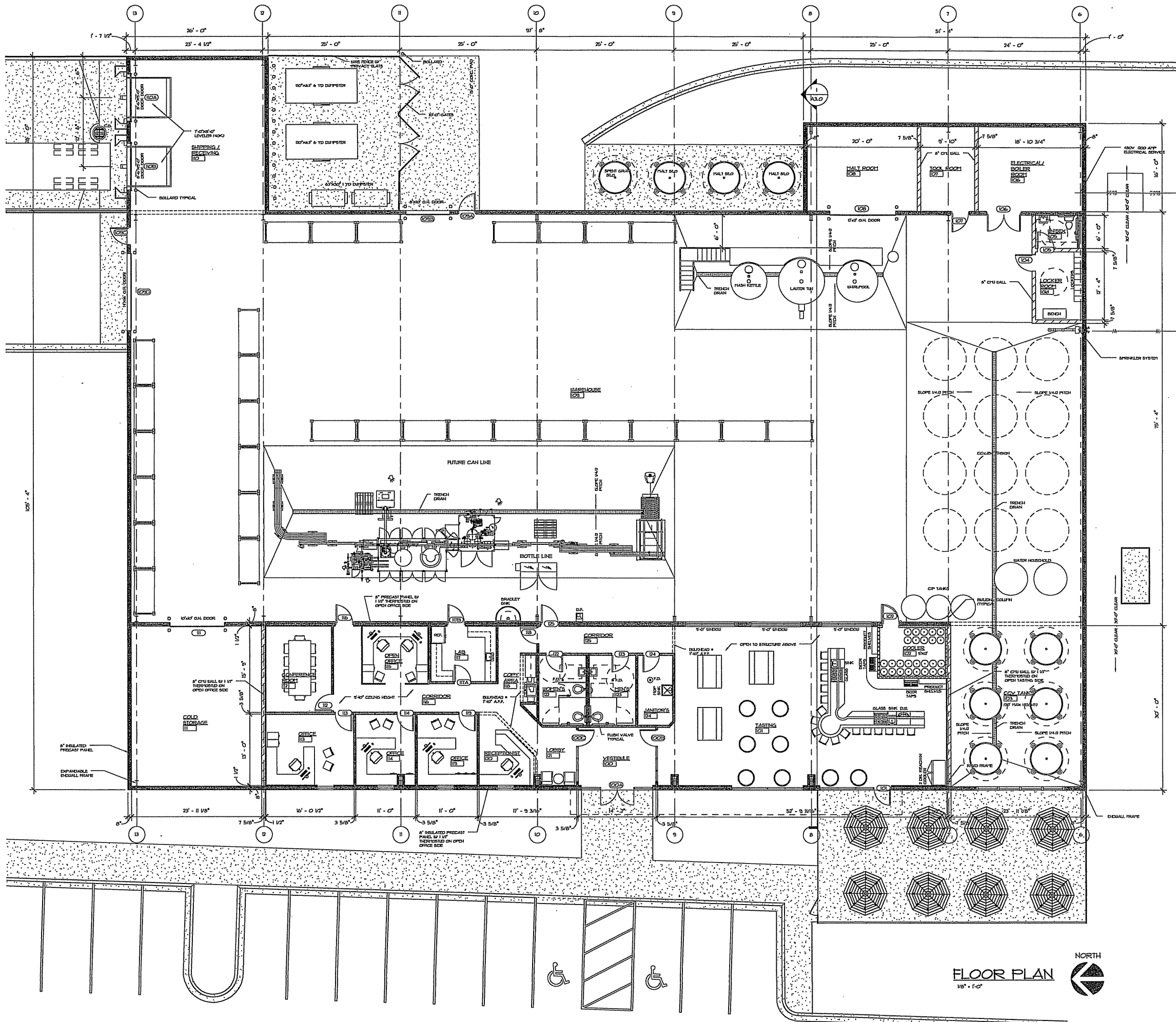
SUPERVISOR: _____

PRELIMINARY NO. P13269

CONTRACT NO. _____

DATE: 10.24.2013

SHEET: **A1.0**



WALL KEY	
[Symbol]	NEW WALL/FURRING
[Symbol]	NEW CMU WALL
[Symbol]	NEW MASONRY VEEER
[Symbol]	TYPICAL EXISTING WALL
[Symbol]	EXISTING CMU WALL
[Symbol]	DEMO WALLS

FLOOR PLAN
1/8" = 1'-0"
NORTH



Keller

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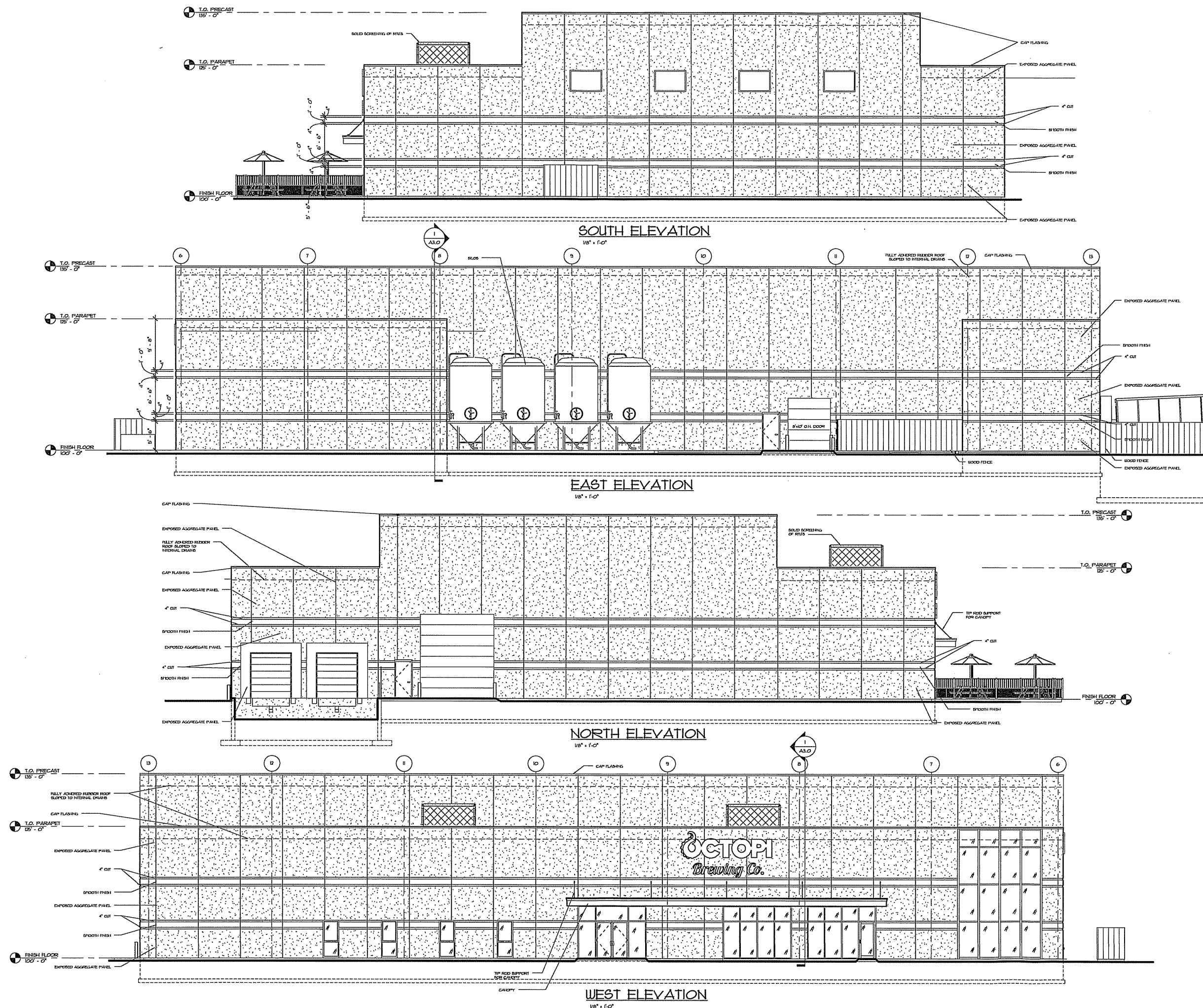
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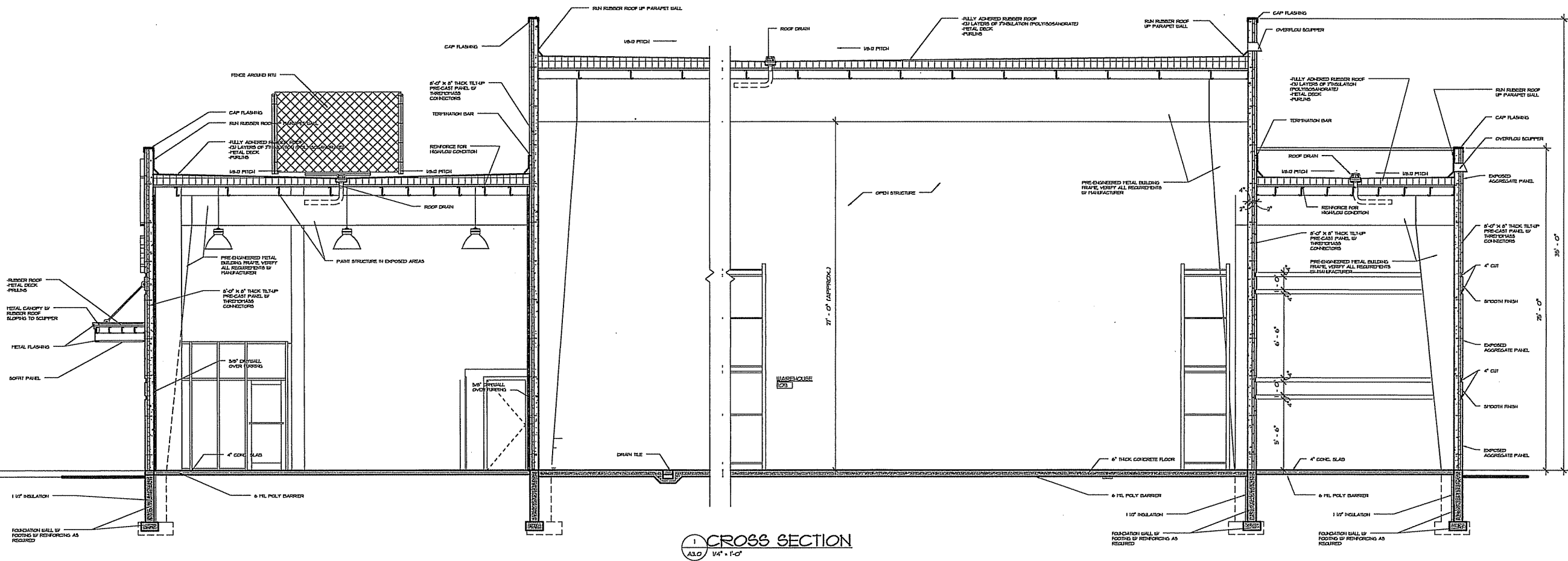
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PROJECT MANAGER:	D. UTECH
DESIGNER:	R. LINDSTROM
DRAWN BY:	TDP
EXPEDITOR:	
SUPERVISOR:	
PRELIMINARY NO:	P13269
CONTRACT NO:	
DATE:	03/16/11
SHEET:	A2.0

PRELIMINARY - NOT FOR CONSTRUCTION



5/23/2014 3:36:29 PM K:\bldg\03 Job\Prospect\Nitech\NTHI LLC - Marsh Rd. - two buildings - P133269.dwg - P133269 File\4 5-23 REV.D - OCTOP1 - FINAL PRELIMINARY\133269 - R10.rvt



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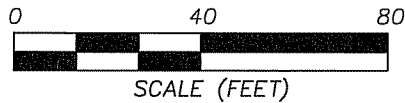
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MADISON, WISCONSIN

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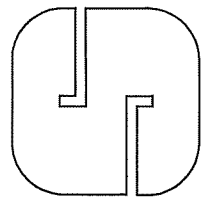
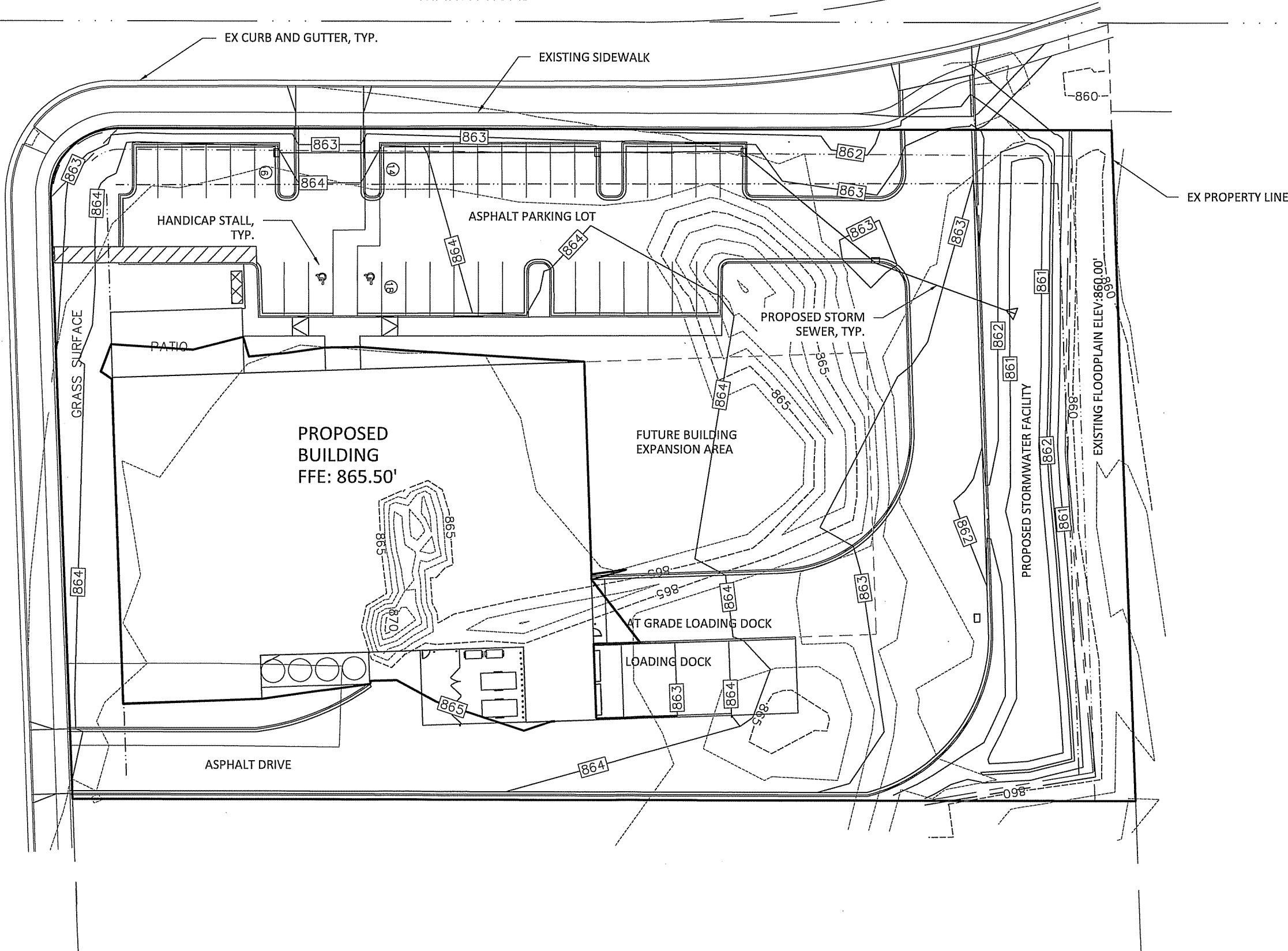
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D. UTTECH	
DESIGNER:	
R. LINDSTROM	
DRAWN BY:	
TDP	
EXPEDITOR:	
SUPERVISOR:	
PRELIMINARY NO:	
P133269	
CONTRACT NO:	
DATE:	
11/25/13	
SHEET:	

A3.0



KIPP STREET

MARSH ROAD



OCTOPI BREWING

PROPOSED GRADING PLAN

SNYDER & ASSOCIATES, INC.

CITY OF MADISON, DANE COUNTY, WI

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

MARK	REVISION	DATE	BY
Engineer: SJA	Checked By:	Scale: 1" = 40'	
Technician:	Date: 5-28-2014	Field Bk:	Pfr
Project No: NEI35		C1.0	

Project No: NEI35

C1.0