



Location
1602 Gilson Street

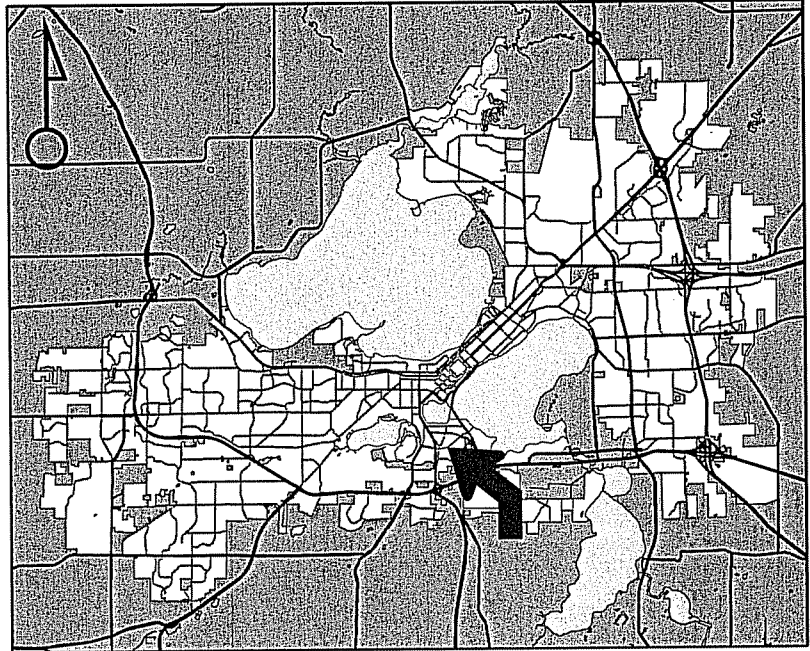
Project Name
Funk Factory Geuzeria

Applicant
Levi Funk – Funk Factory Geuzeria

Existing Use
Warehouse

Proposed Use
Convert existing warehouse
into brewery

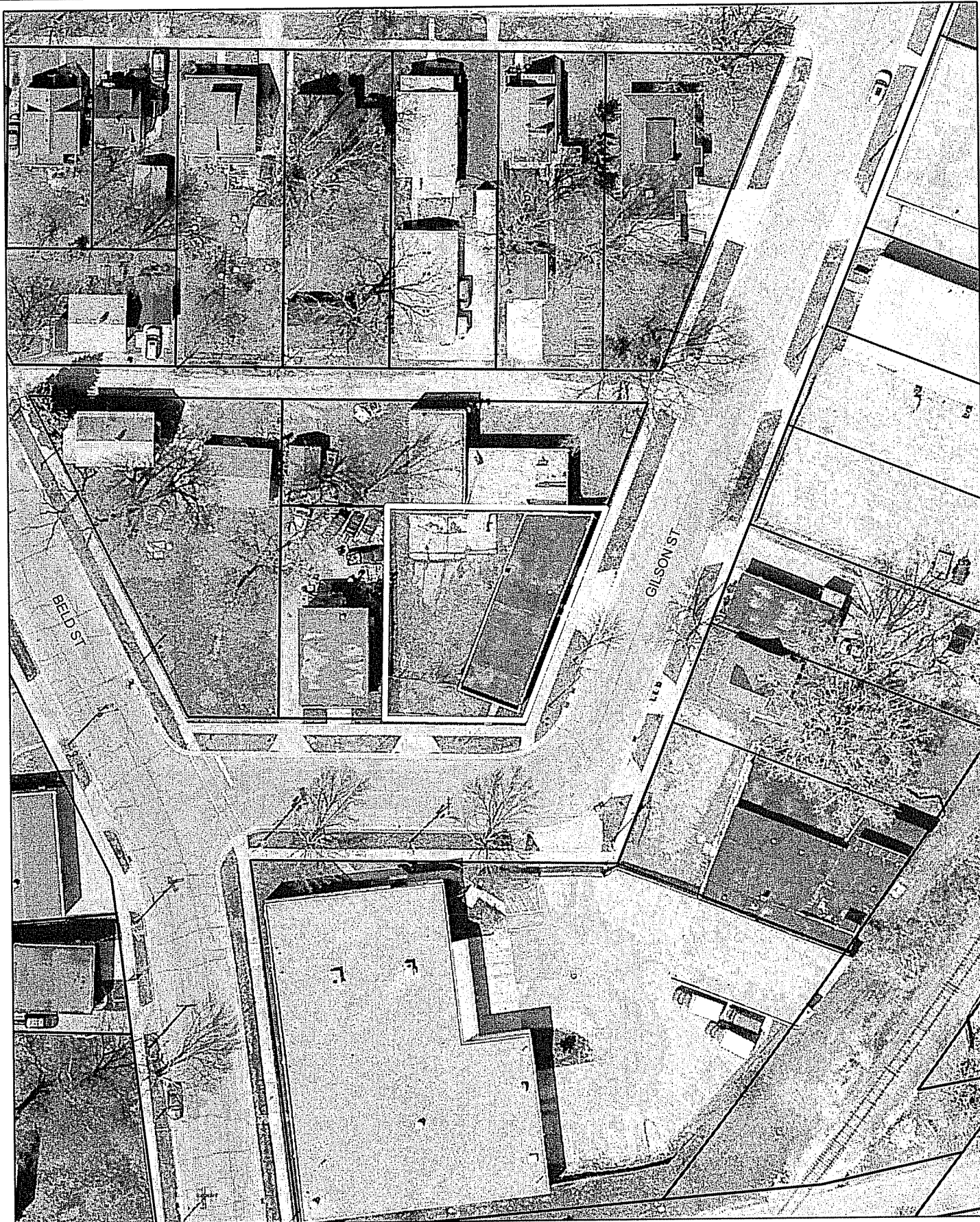
Public Hearing Date
Plan Commission
12 January 2015



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'





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 \$1600 Receipt No. 160392
 Date Received 11/18/14
 Received By JK
 Parcel No. 0709-264-0712-7
 Aldermanic District 13
 Zoning District TE
 Special Requirements OK
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 1602 1604 Gilson St
 Project Title (if any): Funk Factory Geuzeria

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 (2) BREWPUB / BREWERY ?
OUTDOOR AREA
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Levi Funk Company: Funk Factory Geuzeria
 Street Address: 403 W Doty St City/State: Madison / WI Zip: 53703
 Telephone: (608) 403 5384 Fax: () Email: Levi Funk@gmail.com
 Project Contact Person: same as applicant Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____
 Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

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

Development Schedule: Commencement _____ Completion _____

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/altere 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 1/2 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. \$600

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:

ALD. DAVEY, BAY CREEK, 11/12/14 (waiver 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: KEVIN FIRCHOW Date: 11/12/2014 Zoning Staff: PAT ANDERSON Date: 11/17/2014

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

Name of Applicant Levi Funk Relationship to Property: Tenant

Authorizing Signature of Property Owner [Signature] Date 11-17-2014

11/11/2014

Letter of Intent
Conditional Use Application
1602/1604 Gilson Street
Madison, WI

This Letter of Intent is regarding the property at 1602 & 1604 Gilson St, Madison, Wisconsin. We intend to open a brewery in this space which will require Conditional Use approval as the property is zoned TE (Traditional Employment).

The property had been used for storage and was boarded up for the bulk of the past 30 years. With the intent of opening a brewery in this space, the property has been completely emptied, gutted, and in the process of a full renovation assisted in part by the City of Madison's Community Development Authority. This work is scheduled to be done by the end of the year.

The type of brewery I will be opening is a very low-impact brewery as the wort production will occur off site. This means there won't be grain deliveries, water/gas/electricity/waste use is minimal, no production noise and odors, nor commotion and traffic typically associated with breweries. In function, this space will remain as it has been for the last 30 years; storage. My primary use of this space is to store oak barrels that are aging beer, on average, for 2 years. I will have some seasonal activities such as cleaning barrels, receiving fruit, bottling beer, etc. I will transport wort using a trailer and tanks. The trailer will be backed into the overhead door to empty the wort into barrels, after which it will be parked in back. There is an existing chain link fence in poor condition that will need to be replaced. In the years to come I also plan to build out a tap room and convert most of the parking lot into a patio, but will seek conditional use approval for that when the time comes.

There are two units in this building. The first is 1,800 square feet and addressed as 1604 Gilson. The second is an attached 900 square feet and addressed as 1602 Gilson. 1604 Gilson will be my barrel warehouse and where most of the brewery activities will occur. 1602 Gilson will be where I expand into in order to build a tap room.

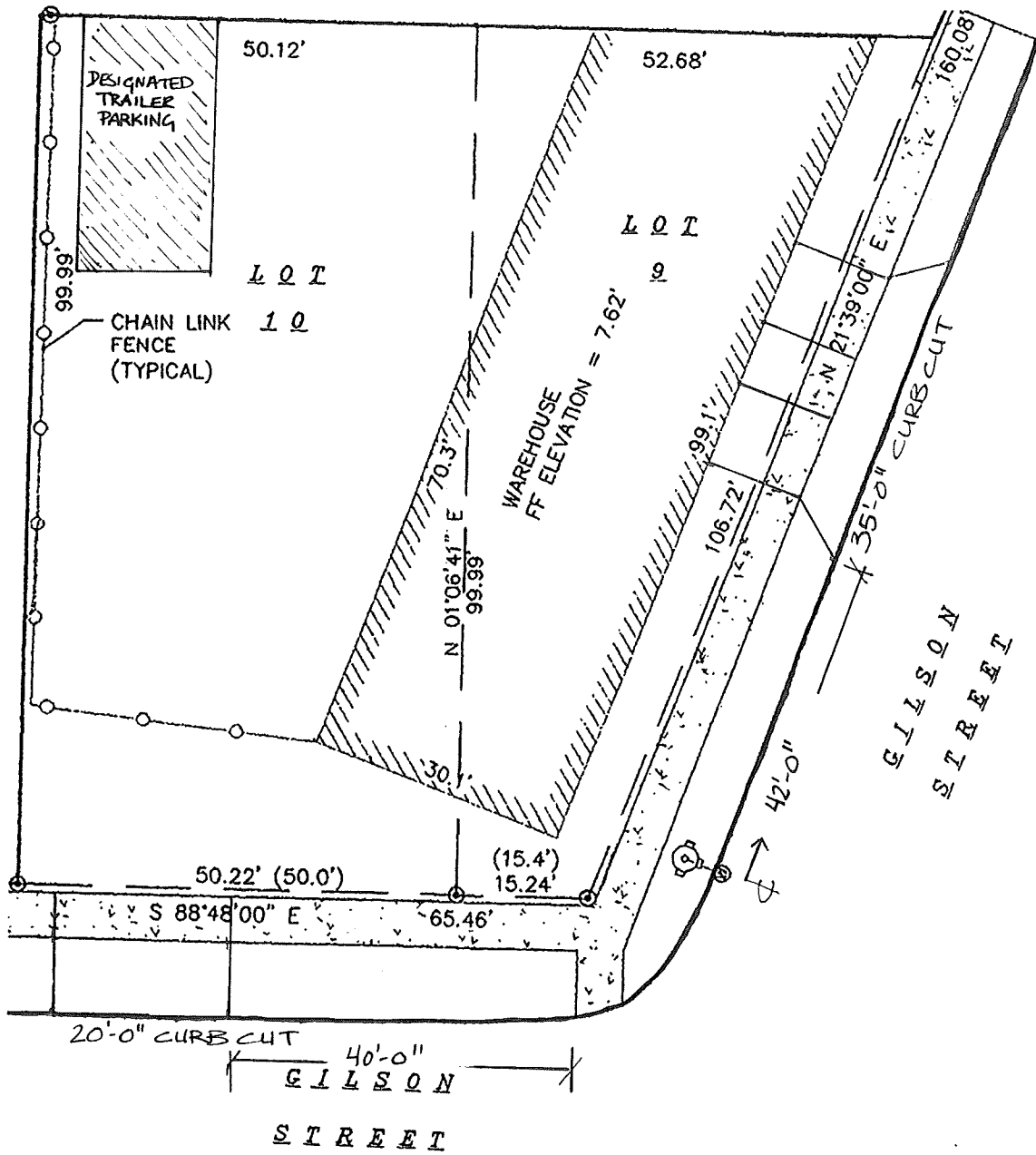
Levi Funk

FUNK FACTORY GEUZERIA



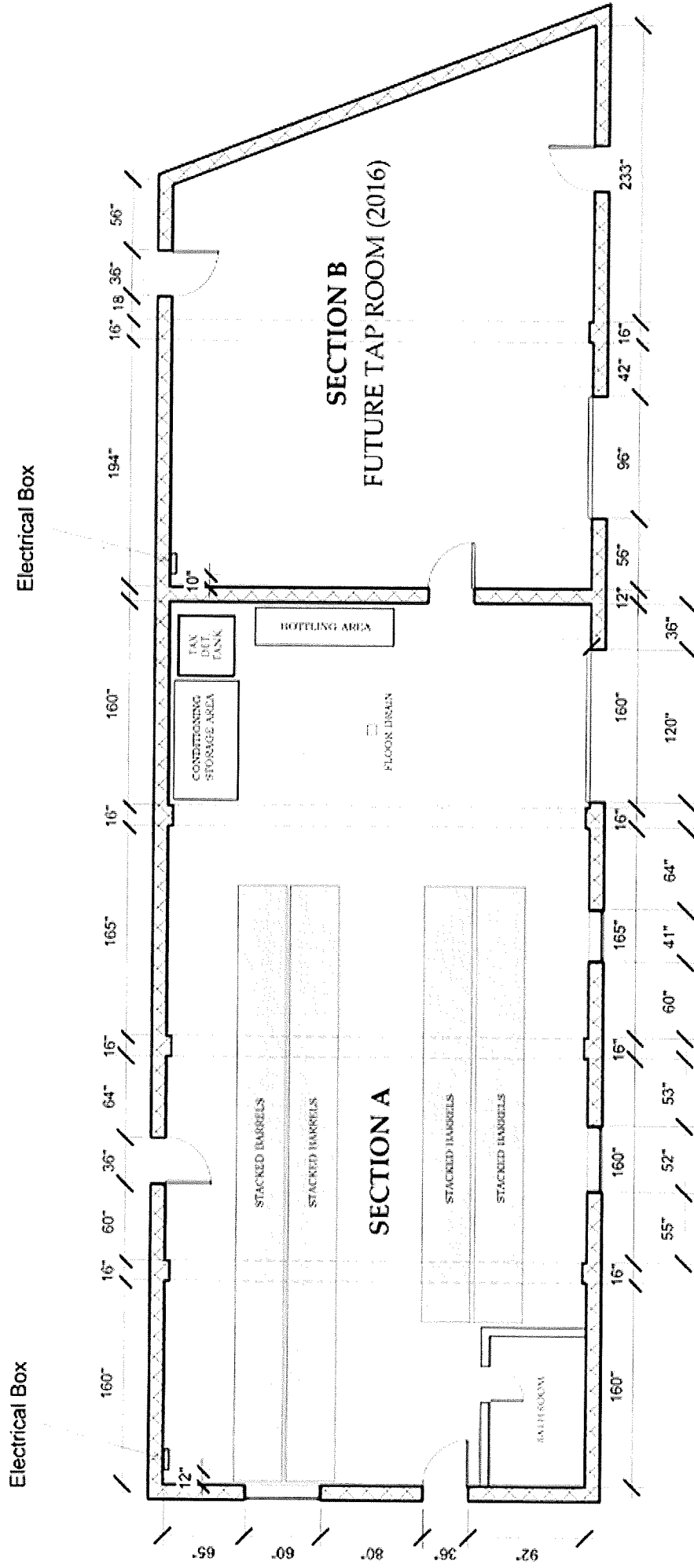
ASSUMED NORTH

BEARINGS ARE BASED UPON
THE EAST LINE OF LOT 9,
BLOCK 7 ASSUMED TO BEAR
N 21°10'39" E



SCALE : ONE INCH = TWENTY FEET

FUNK FACTORY GEUZERIA



SCALE: 1 INCH = 10 FEET