



March 17, 2016

City of Madison  
Urban Design Commission  
215 Martin Luther King Jr. Blvd.  
Room LL.100  
P.O. Box 2985  
Madison, WI 53701-2985

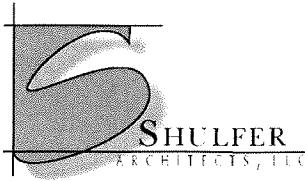
RE: UDC district narrative  
444 S. Park St, Madison, WI.

Dear Commission members and UDC Staff:

On behalf of Rockhound Brewery and Lanes, LLC, Shulfer Architects, LLC is submitting this narrative and application for approval of the proposed changes to the building located at 444 S. Park St. We are seeking approval for the proposed MEP equipment screen located on the rooftop of "The Dude" apartment buildings. This is a change to an already approved plan.

**Proposal Summary:** This building is zoned PD and is a mixed-use, multi-tenant apartment building. Rockhound Brewery is a new brew-pub tenant. The requirements of the restaurant and brewery require exhaust ventilation. A mechanical chase and curb was provided in the building design for the possibility of a restaurant tenant in the space now occupied by Rockhound Brewery. The exhaust equipment is located on the roof above the provided chase and on the curb. The way the building was designed there is no other reasonable location for the exhaust fans. In addition a guard rail will need to be installed for roof access. Our proposal is to use the screen as the guard rail thus eliminating the need for another component on the roof. An equipment access platform will also be required. We propose to screen this as well as the exhaust equipment.

This proposal has the approval of the Alder.



**Project Team:**

The key individuals and firms involved in this planning and design process include:

**Tenant:**

Rockhound Brewery  
C/O Nate Warnke  
1302 Chandler St  
Madison, WI

**Architect:**

Steve Shulfer, AIA  
Shulfer Architects, LLC  
7780 Elmwood Ave, Suite 208  
Middleton, WI 53562

**Building General Contractor:**

Supreme Structures  
C/O Dan Bertler  
2906 Marketplace Dr  
Madison, WI

**Owner:**

Lanes, LLC  
C/O JD McCormick  
411 W. Main St.  
Madison, WI

Please feel free to contact us with any questions you may have regarding this request.

Respectfully,

A handwritten signature in black ink, appearing to read 'Kirk Biodrowski', with a long, sweeping underline.

Kirk Biodrowski, Assoc. AIA.  
Shulfer Architects, LLC

[kbiodrowski@shulferarchitects.com](mailto:kbiodrowski@shulferarchitects.com)

## Kirk Biodrowski

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**From:** Nate Warnke <natewarnke@gmail.com>  
**Sent:** Wednesday, March 16, 2016 9:04 PM  
**To:** Kirk Biodrowski  
**Subject:** Fwd: Urgent \_ Need support for UDC submission.

FYI.

Thanks.

### **Nate Warnke**

Owner / Brewer  
Rockhound Brewing Company LLC  
[natewarnke@gmail.com](mailto:natewarnke@gmail.com)  
Cell: 608-279-9424

----- Forwarded message -----

**From:** **Eskrich, Sara** <[district13@cityofmadison.com](mailto:district13@cityofmadison.com)>  
**Date:** Wed, Mar 16, 2016 at 9:01 PM  
**Subject:** Re: Urgent \_ Need support for UDC submission.  
**To:** Nate Warnke <[natewarnke@gmail.com](mailto:natewarnke@gmail.com)>, "Martin, Alan" <[AMartin@cityofmadison.com](mailto:AMartin@cityofmadison.com)>

Hi Nate and Al,

Please accept this as my letter of support for the necessary alteration to approve screening and venting for Rockhound Brewery, the commercial tenant at the Lane's site (444 South Park Street). The community has shown strong support for this business.

Let me know if you need anything else.

Best,

Sara

---  
Sara Eskrich  
**DISTRICT 13 ALDER**  
CITY OF MADISON  
(608) 669-6979  
[district13@cityofmadison.com](mailto:district13@cityofmadison.com)

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**From:** Nate Warnke <[natewarnke@gmail.com](mailto:natewarnke@gmail.com)>  
**Sent:** Wednesday, March 16, 2016 1:33 PM  
**To:** Eskrich, Sara  
**Subject:** Urgent \_ Need support for UDC submission.

Hi Sara,

We've run into a very significant issue that requires UDC review. We have until tomorrow morning to get all paperwork in and are working closely with Al Martin to do it. I met with him this morning.

We also need to get an email of your support.

I would like to discuss with you on the phone, if you have a few minutes, but I will put the basics here.

Our restaurant equipment vents out the roof of the building. Apparently, it was missed by multiple parties that the vents could not be placed on the roof. We were notified on Friday that it was an issue.

Therefore, now that the brewpub is completed, we have to get approval for these items and screening for them.

Attached are drawings and before and after pictures my architect put together. If this explanation is sufficient, can you approve our change? If not, please give me a call to discuss.

Thanks.

Nate

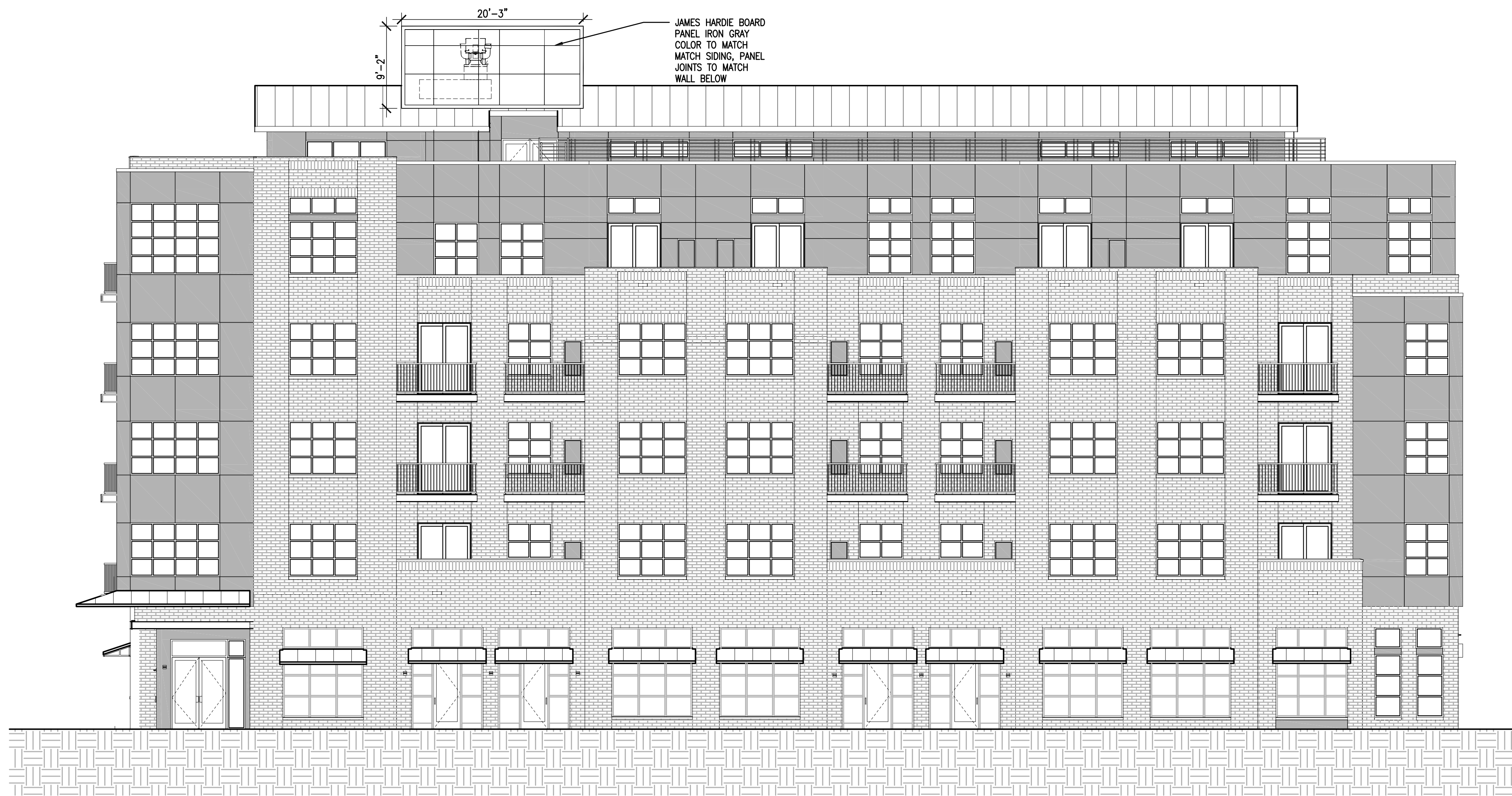
**Nate Warnke**

Owner / Brewer

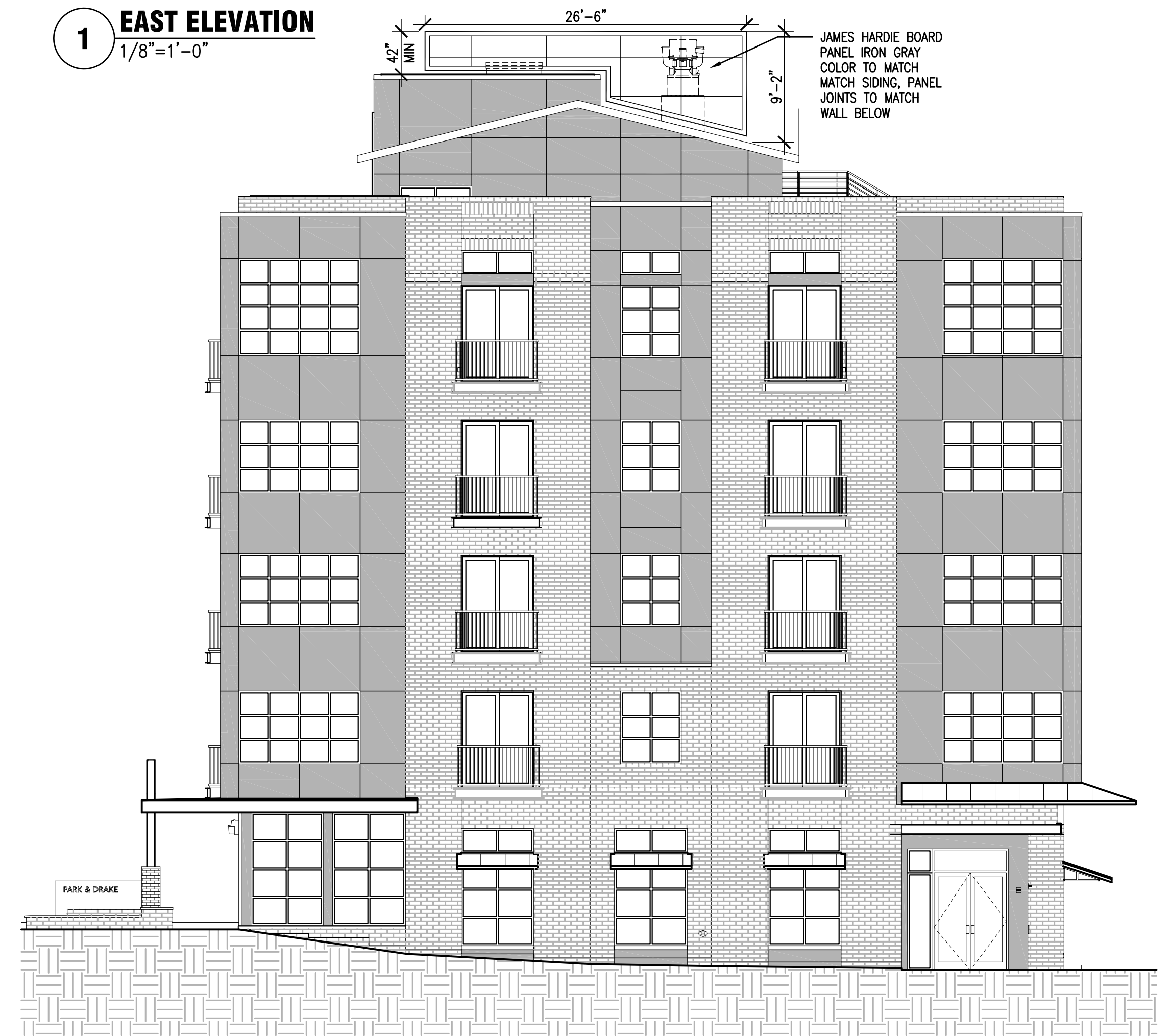
Rockhound Brewing Company LLC

[natewarnke@gmail.com](mailto:natewarnke@gmail.com)

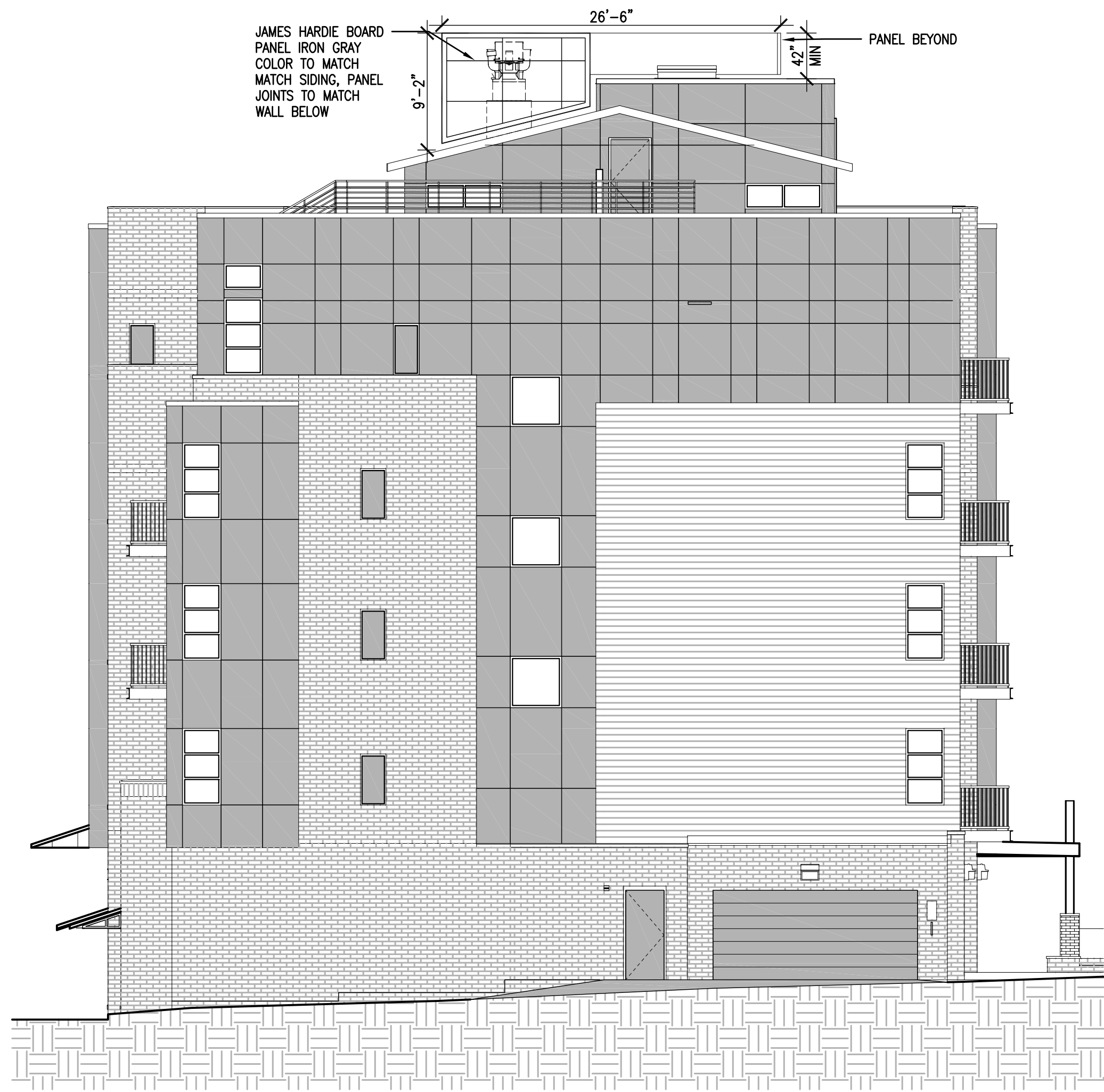
Cell: [608-279-9424](tel:608-279-9424)



**1 EAST ELEVATION**  
1/8"=1'-0"

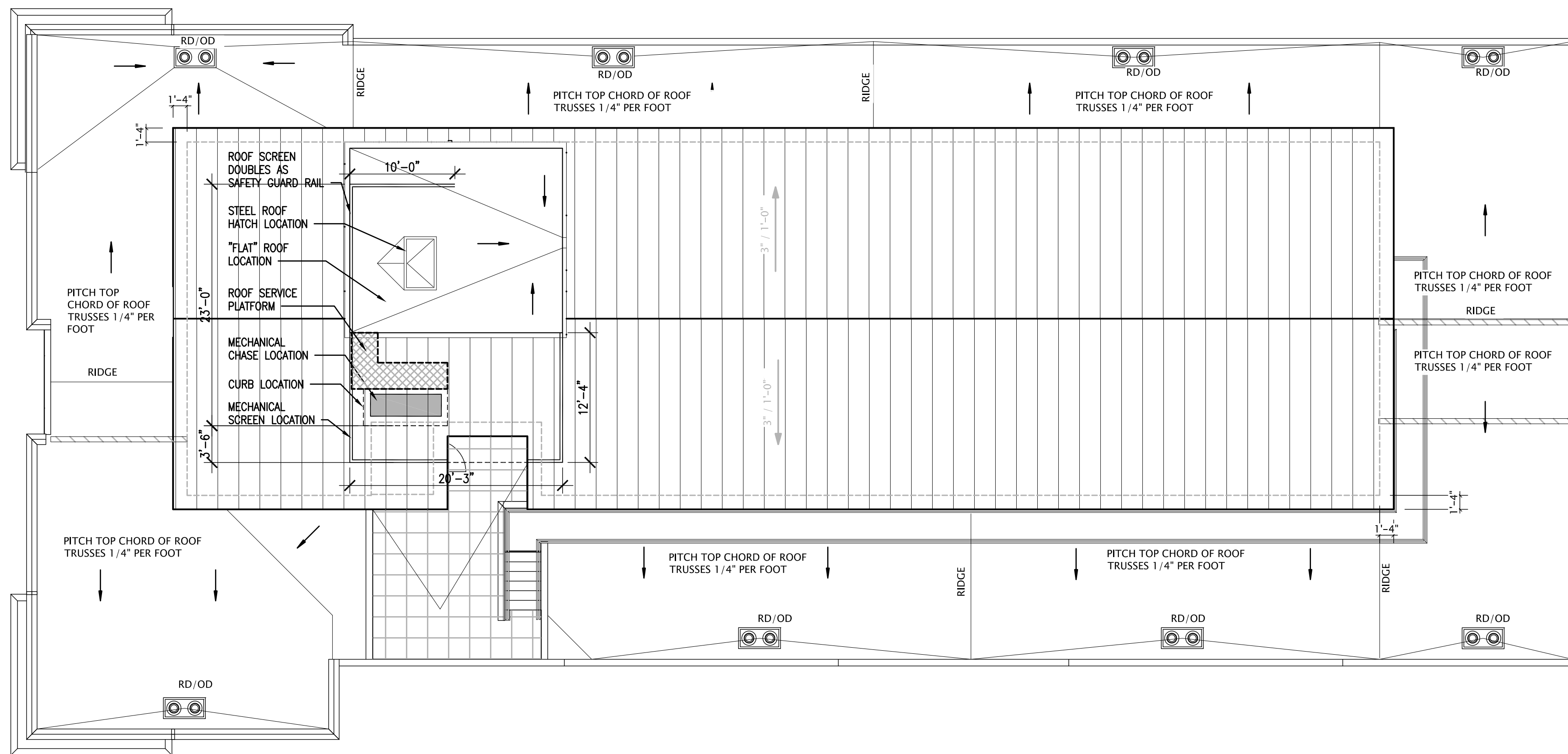


**2 SOUTH ELEVATION**  
1/8"=1'-0"

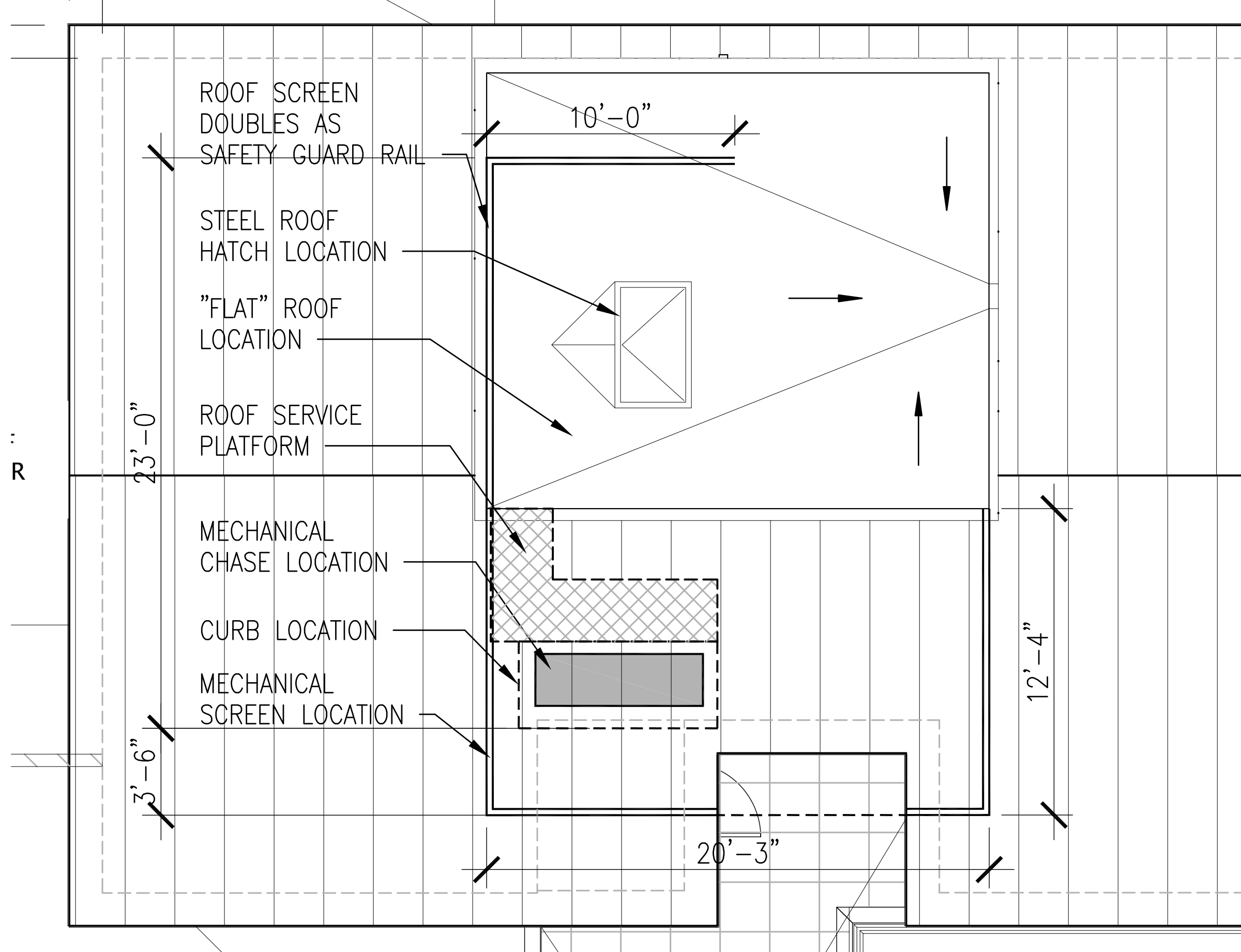


**3 NORTH ELEVATION**  
1/8"=1'-0"

NOT FOR CONSTRUCTION



**1 ROOF PLAN**  
NOT TO SCALE



**2 ENLARGED ROOF PLAN**  
NOT TO SCALE

NOT FOR CONSTRUCTION



1. LOOKING NORTH ON PARK ST.  
EXHAUST VISABLE



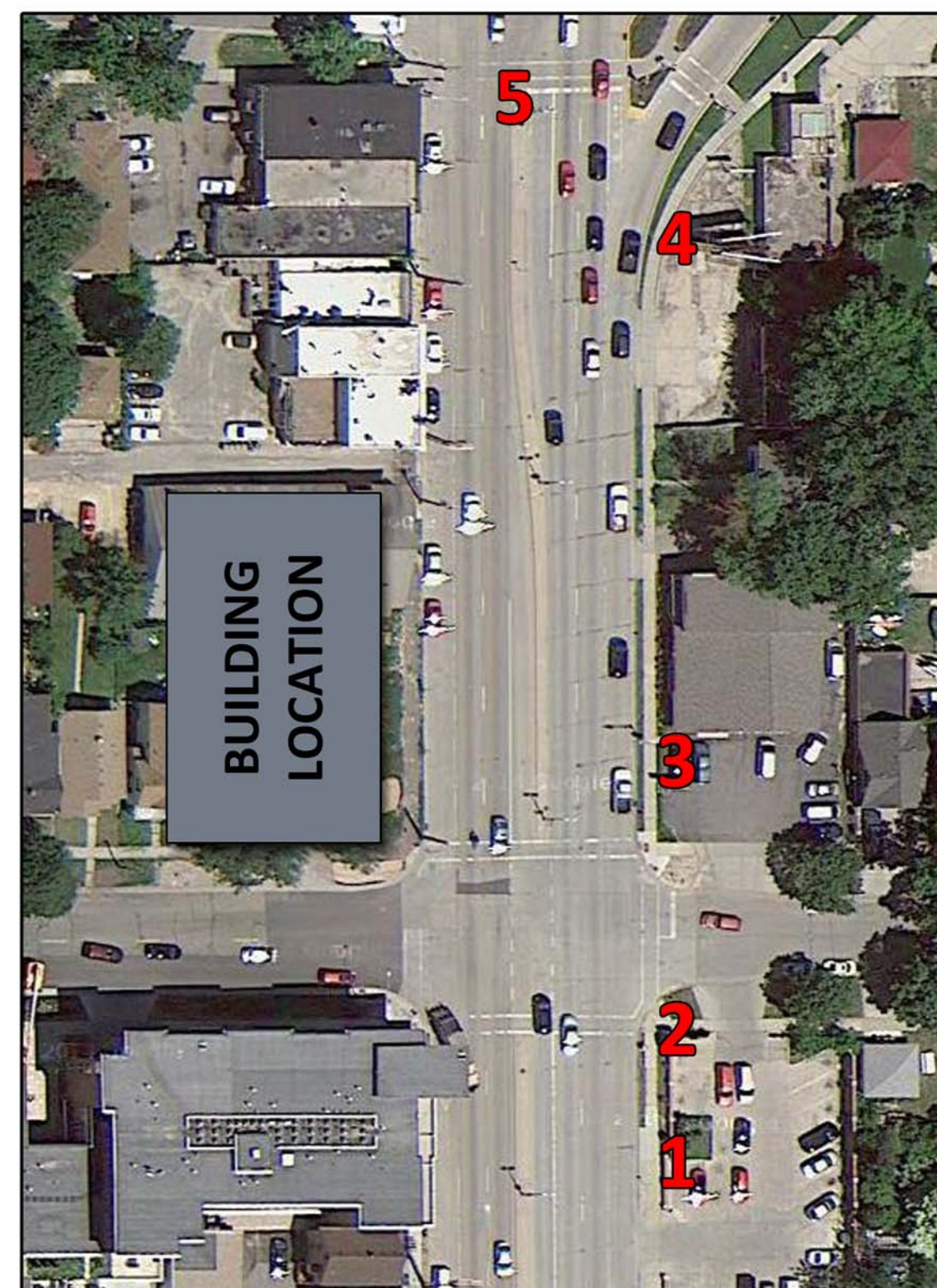
2. LOOKING NORTH ON PARK ST  
EXHAUST NOT VISABLE



3. PARK ST ELEVATION  
EXHAUST VISABLE



4. LOOKING FURTHER SOUTH ON PARK ST  
EXHAUST VISABLE



5. LOOKING SOUTH ON PARK ST  
EXHAUST NOT VISABLE



1. LOOKING NORTH ON PARK ST.  
EXHAUST VISABLE



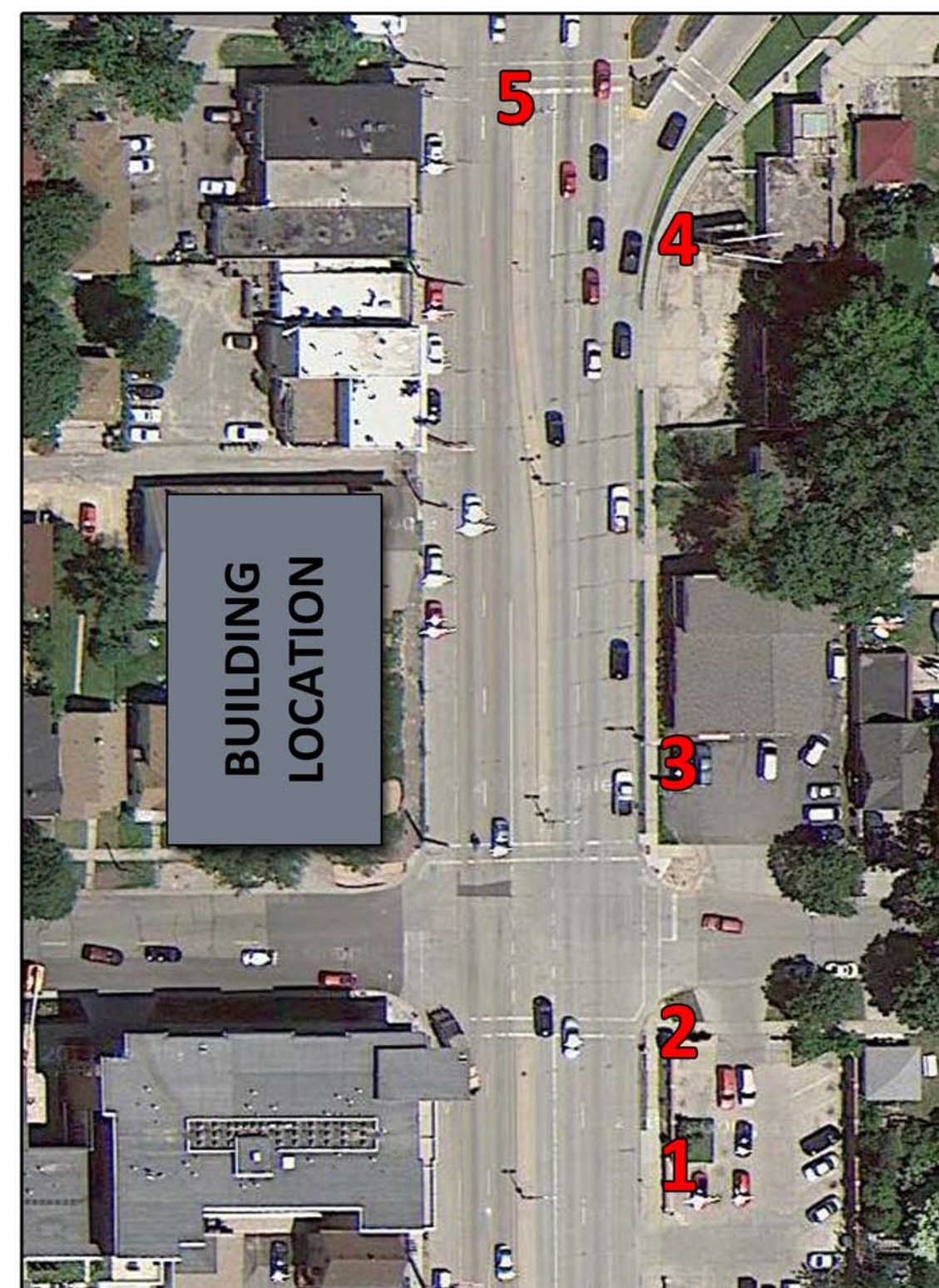
2. LOOKING NORTH ON PARK ST  
EXHAUST NOT VISABLE



3. PARK ST ELEVATION  
EXHAUST VISABLE



4. LOOKING FURTHER SOUTH ON PARK ST  
EXHAUST VISABLE



5. LOOKING SOUTH ON PARK ST  
EXHAUST NOT VISABLE



Rockhound Brewing Company LLC, a restaurant and brewpub application is leasing space from Lane's LLC, a building owned/managed by JDM Properties. Rockhound will be located in corner retail space at 444 S. Park St Madison.

As outlined in the attached documentation, ventilation for the restaurant and brewery equipment is required and vented to the roof through the existing chase, as required by code, and supported by approved HVAC plans through the City of Madison. The equipment on the roof will be screened, as outlined in the attached documentation.

Therefore, Lane's, LLC supports changes to the building to add roof top screening for the restaurant and brewery equipment as proposed by Rockhound Brewing Company LLC.

Signed,



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Adam Schneider, Project Manager for Lane's LLC, 444 S Park St.