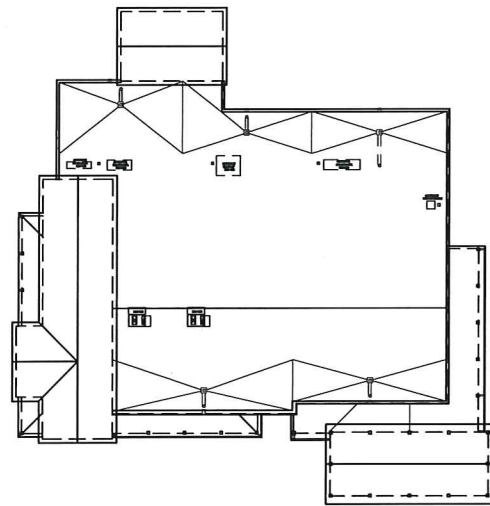
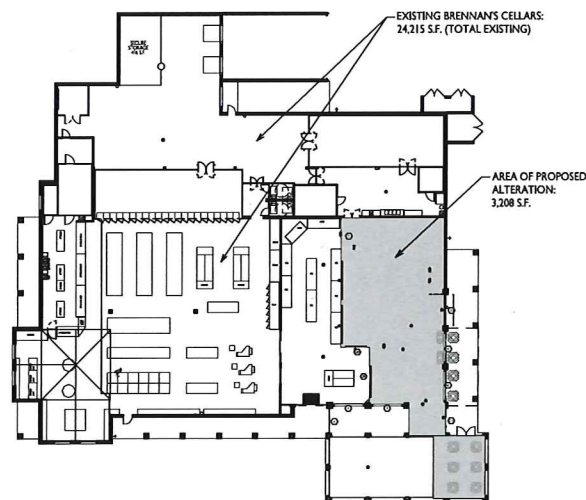


Business Plan
Cider Farm Brands LLC

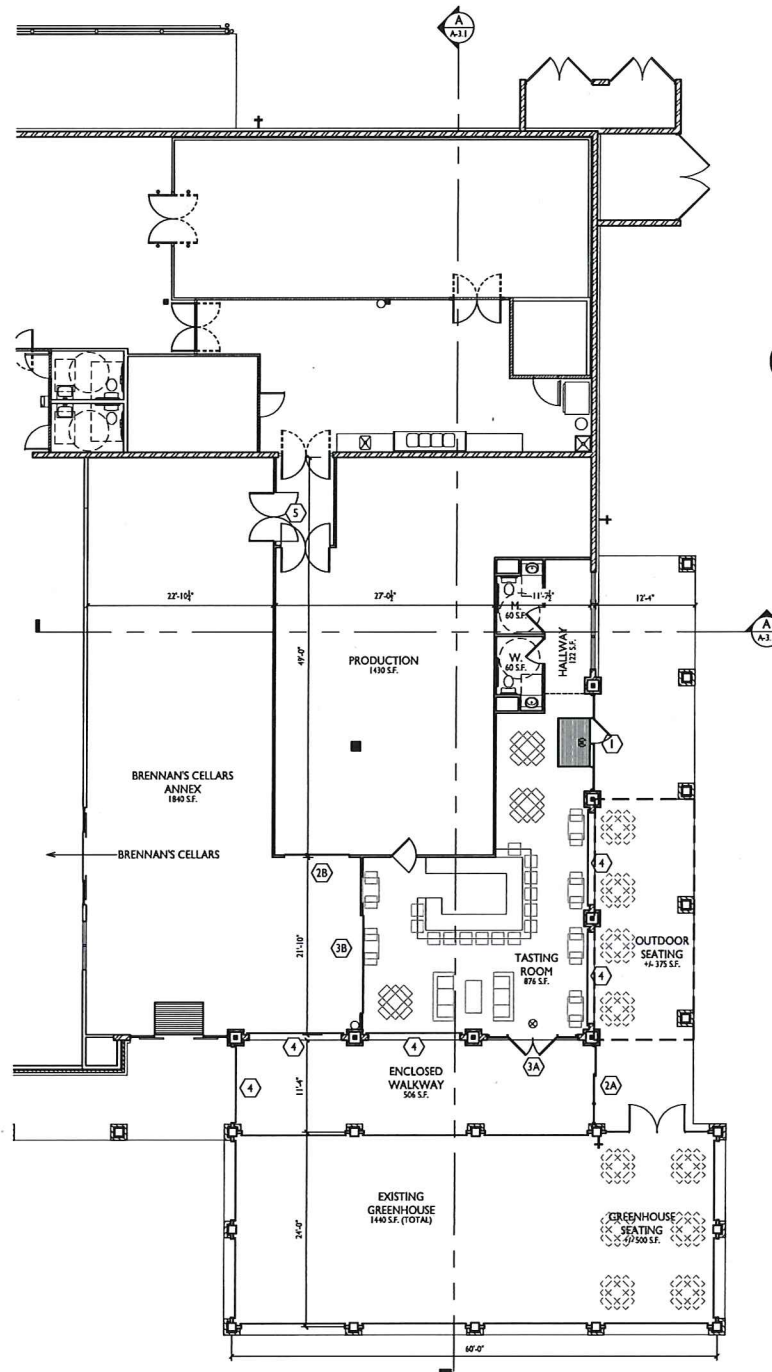
The applicant is a two member limited liability company that will operate a tasting room for the sale of cider, beer, wine and food. Applicant will become a Bonded Winery that produces a line of alcoholic ciders from organic apples. The hours of operation will be 11 A.M. to 10 P.M. Monday through Saturday. The target market are responsible adult consumers of alcoholic beverages and the applicant will promote the marriage of ciders and food. Applicant has hired an experienced restaurant consultant to help with staffing and training and will employ servers, bartenders, a chef/cook and a replacement general manager.



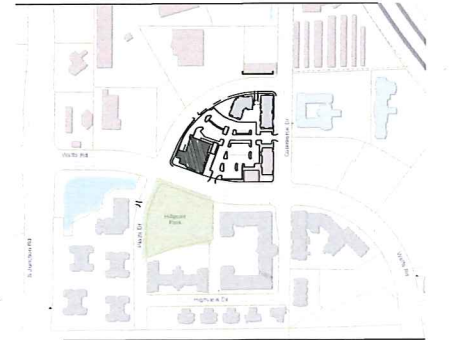
3 OVERALL ROOF PLAN
A-1.1 N.T.S.



2 OVERALL FLOOR PLAN
A-1.1 N.T.S.



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



4 VICINITY MAP
A-1.1 N.T.S.

OWNER: Fred Rouse
2428 Perry Street
Madison, WI
Contact: Fred Rouse
Phone: (608) 251-5382
Email: fred@rouseengmc.com

ARCHITECT: Knothe & Bruce Architects L.L.C.
7601 University Avenue, #201
Middleton, WI 53562
Contact: Greg Held
PH: (608) 836-3690
Email: gheld@knothebruce.com

ISSUED
Issued for Land Use Submittal - June 20, 2018

THE CIDER FARM ALTERATION SUMMARY

1. DENSE SPACE AND BUILD-OUT PRODUCTION AREA AND TASTING ROOM.
2. ADD ADA COMPLIANT MEN'S & WOMEN'S RESTROOM.
3. MODIFY / REPLACE DOORS AS REQUIRED FOR NEW LAYOUT.
4. REVISE EXISTING MECHANICAL SYSTEMS.

BUILDING CODE APPLICATION

EXISTING USE: GROUP M GROCERY STORE
ADDED USE: GROUP F1 PRODUCTION & TYPE A2 TASTING ROOM
PROPOSED AS NON-SEPARATED USES - A2 GOVERNS

CONSTRUCTION: TYPE VB
ALLOWABLE TABULAR AREA: 34,000 S.F.
MODIFIED ALLOWABLE AREA: 43,000 S.F. (17% OPEN SPACE INCREASE)
ACTUAL BUILDING AREA: 24,215 S.F.

AREA OF ALTERATION < 50% OF FLOOR AREA
LEVEL B ALTERATION

FIRE RATINGS (VB CONSTRUCTION)

STRUCTURAL FRAME: 0 HR
EXTERIOR WALLS: 0 HR
BEARING WALLS: 0 HR
ROOF CONSTRUCTION: 0 HR
OCCUPANCY SEPARATIONS: 0 HR (NON SEPARATED)

MEANS OF EGRESS

OCCUPANT LOAD: TYPE M: 40 GSF / OCCUPANT
TYPE F1: 200 GSF / OCCUPANT
TYPE A2: 15 NSF / OCCUPANT

SPACES WITH 1 MEANS OF EGRESS: MAX #9 OCCUPANTS

PRODUCTION AREA: 8 OCCUPANTS / 1 EXIT REQ'D.
TASTING ROOM: 19 OCCUPANTS / 2 EXITS REQ'D.
HARVEST STORE: 133 OCCUPANTS / 2 EXITS REQ'D.
STORE ANNEX: 31 OCCUPANTS / 1 EXIT REQ'D.
MAX. COMMON PATH OF TRAVEL: TYPE A2 / 1/4: 75'
TYPE F1: 100'

PROJECT TITLE
The Cider Farm

SHEET INDEX

A-1.1 FLOOR PLANS & INFO
A-2.1 EXTERIOR ELEVATIONS
A-3.1 SECTIONS & DETAILS

8210 Watts Rd.
Madison, WI
SHEET TITLE
Plan Views

SHEET NUMBER

A-1.1

PROJECT NO. 1826
© Knothe & Bruce Architects, L.L.C.

KEYED PLAN NOTES	
①	SLIDING ENTRANCE DOOR REMOVED FROM EXISTING FRAME & REPLACED WITH ALUMINUM 3-0 SINGLE SWING DOOR & SIDELIGHTS, INCLUDE PANIC HARDWARE
②A	EXISTING OVERHEAD DOOR REPLACED WITH SINGLE POWER SLIDE DOOR AND FIXED SIDELIGHT
②B	INSTALL OVERHEAD DOOR REMOVED 2A THIS LOCATION
③A	EXISTING OVERHEAD DOOR REPLACED WITH ALUMINUM PAIR 3-0 SWINGING DOORS & SIDELIGHTS, INCLUDE PANIC HARDWARE
③B	INSTALL OVERHEAD DOOR REMOVED 3A THIS LOCATION
④	EXISTING OVERHEAD DOOR TO REPAIR
⑤	RELOCATE EXISTING TRAFFIC DOOR & ADD NEW TRAFFIC DOOR FOR PRODUCTION SPACE

Verbick, Jim

From: Zolik, Nathan <NZolik@gklaw.com>
Sent: Tuesday, September 18, 2018 10:49 AM
To: Verbick, Jim
Subject: RE: Cider Farm Brands LLC Capacity

Hi Jim: It's 50 indoor, and 25 outdoor.

Any other questions, please let us know.

Thanks,

Nate Zolik

GODFREY & KAHN^{SC}

One East Main Street, Suite 500
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From: Verbick, Jim <JVerbick@cityofmadison.com>
Sent: Tuesday, September 18, 2018 10:46 AM
To: Zolik, Nathan <NZolik@gklaw.com>
Subject: Cider Farm Brands LLC Capacity

Good morning,

I realized that I recorded the capacity breakdown on the orange sign I gave to you, but failed to record it on any paperwork we retained. Was is 50 indoor, 20 outdoor?

Sincerely,

Jim Verbick, Deputy Clerk

City of Madison City Clerk's Office

City-County Building-Room 103,

210 Martin Luther King Jr. Blvd. 53703

TEL: (608) 266-4601

FAX: (608) 266-4666

jverbick@cityofmadison.com

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"We exist to assist"