



**CITY OF WAUKESHA
PLAN COMMISSION**

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MAY 1 2017

CITY PLAN COMMISSION

Date Submitted

Application for Review

Name of Project: Raised Grain Brewing Company, LLC
Address (if no address, location): 1725 Dolphin Dr. Waukesha, WI 53186
Project Description: Taproom at new location

Applicant information:

Name: Nick Reistad
 Company Name: Raised Grain Brewing Company, LLC
 Address: 2244 W. Bluemound Rd, Unit E
Waukesha, WI 53186
 Phone: 608-444-2589
 E-mail: nick@raisedgrainbrewing.com

Owner information:

Name: SAME
 Company Name: _____
 Address: _____
 Phone: _____
 E-mail: _____

IMPORTANT: A DIGITAL copy must be submitted with this application (JPG and/or PDF) along with 4 full-size (one of which must be in COLOR) and 7 reduced copies unless waived by the department. The reduced set of copies should only include the project location map showing a 1/2 mile radius, a COLORED landscape plan, COLORED building elevations, and exterior light fixture cut sheets.

<u>TYPE OF REVIEW</u>	<u>FEE</u>
<input type="checkbox"/> Rezoning: Attach COPY of rezoning petition along with fee. Original must be submitted to City Clerk.	\$350
<input type="checkbox"/> Certified Survey Map	\$150 + \$50/lot
<input type="checkbox"/> Plat Review - Plat Reviews are held until next meeting. 9 copies must be submitted. You must also submit 4 to the County and 2 to State. (Check appropriate box)	<input type="checkbox"/> prelim.: \$500 + \$10/lot <input type="checkbox"/> final: \$300 + \$10/lot
<input type="checkbox"/> ** Site Plan & Arch. Review - Architectural changes do not need preliminary review. (Check appropriate box)	<input type="checkbox"/> prelim.: \$300 + \$15/1000 sq.ft. or res. unit <input type="checkbox"/> final: \$200 + \$10/1000 sq.ft. or res. unit
<input type="checkbox"/> ** Conditional Use with Site Plan (Check appropriate box)	<input type="checkbox"/> prelim.: \$300 + \$15/1000 sq.ft. or res. unit <input type="checkbox"/> final: \$200 + \$10/1000 sq.ft. or res. unit
<input checked="" type="checkbox"/> Conditional Use (No Site Plan)	\$200
<input type="checkbox"/> ** Airport Hangar Review	\$300
<input type="checkbox"/> Home Industry (Attach info sheet.)	\$100
<input type="checkbox"/> House Move	\$150
<input type="checkbox"/> Street Vacation	\$150
<input type="checkbox"/> Other (specify): _____	\$100
<input type="checkbox"/> ** PUD Review	\$400 added to S.P.A.R. fee
<input type="checkbox"/> PUD Amendment	\$100
<input type="checkbox"/> Annexations and/or Attachments - Original must be submitted to City Clerk.	No Fee
<input type="checkbox"/> Resubmittal	\$150

** Please attach to this form a Review Checklist if it involves an architectural and/or site plan review.

DEADLINE FOR THE SUBMITTAL IS THE MONDAY FOUR WEEKS BEFORE THE MEETING BY 4:00 P.M.

INTERNAL USE ONLY			
Amount Due: <u>200.00</u>	Check #: <u>1425</u>	Amount Paid: <u>200.00</u>	Rec'd By: <u>MC</u>



CITY OF WAUKESHA
DEPARTMENT OF COMMUNITY DEVELOPMENT
 City Hall, 201 Delafield Street, Room 200
 Waukesha, WI 53188
 Phone (262) 524-3750 Fax (262) 524-3751

CONDITIONAL USE PERMIT APPLICATION

This application must accompany a Plan Commission Application along with the required fee.
 The Plan Commission may not make a decision on this request if the property owner is not present at the meeting.

DATE: May 1, 2017

NEW APPLICATION AMENDMENT TO EXISTING CONDITIONAL USE PERMIT

NAME OF PROJECT OR BUSINESS: Raised Grain Brewing Company, LLC

LOCATION OF USE: 1725 Dolphin Drive, Waukesha, WI 53186

TYPE OF USE: Taproom and Restaurant as ancillary component to production brewery.

Is this a NEW use or is this use being relocated from somewhere else? Relocation.

If you are relocating a use, where are you relocating it from? 2244 W. Bluemound Rd., Unit E, Waukesha, WI

Do you operate a use in other locations? ? (Circle one) YES NO

If yes, please explain: _____

Will the use be occupying an existing building or will you be building a new building? EXISTING NEW

Hours and days of operation: Tues-Sunday. Open restaurant hours.

Number of Employees: Estimate 25.

Number of on-site parking stalls available: 59, plus space for additional behind building.

Length of permit requested (6 month, 1 year, 2 year, permanent): Permanent.

Current zoning: M-3

Is a License required to operate this use? (Circle one) YES NO If yes, please attach a copy.

Name of licensing authority: Waukesha County Environmental Health Department.

Will any hazardous materials be used? No.

The following information must be attached to process the permit:

- A site map showing the location of the proposed site.
- A site plan showing the location of building(s), parking, landscaping, etc.
- A floor plan of the building showing how it will be used for the proposed use.
- If an existing building, a photo of the building.
- If new, complete development plans must be submitted per the development guidelines.
- If facade changes are proposed, plans must be submitted showing changes.
- A business plan if there is one; otherwise answer the questions on the back.

Please Note: If approved, this permit will be issued to the applicant only and will not be transferrable. This application will become null and void if required fees and materials are not submitted at time of application. Any physical changes made to the building may require the installation of additional fire protection systems. Please contact the Fire Marshal for further discussion.

Please attach a copy of your Business Plan if you have one.

If you do not have written Business Plan or choose not to share it, please answer the following questions:

1. What business will you be in? Production brewery with taproom and restaurant on-site. The restaurant component is closely tied to to the brewery business.

2. Explain your business' daily operations. _____
Taproom and restaurant hours would be consistent with normal restaurant hours.
Taproom would have similar hours to existing Raised Grain taproom.

3. How will business be managed on a daily basis? _____
On-site hospitality manager would be responsible for the taproom and restaurant portions of the business.
Executive chef would manage the kitchen operations.

4. What are your products or services? _____
Brewing, packaging and selling craft beer, including sale of beer on brewery premise. Food is a part of the overall experience when visiting the brewery and taproom.

5. Will your employees need additional parking? No. There is ample parking.

6. Are employees required to have any certification(s)? Certified Food Managers in kitchen. Taproom managers take the Responsible Server Training Course.

7. Who is the owner of the building or premises where your business will be conducted?
Network Investments LLC

8. If you are not owner of the building or premises where your business will be conducted, do you have a lease agreement with the owner? Yes, contingent upon Permanent Conditional Use Approval.

9. Are there any insurance requirements for your business? Yes.

10. Will you have property insurance? Yes.

11. Are there any noise considerations/concerns with your business operations? No.

5/1/2017

Waukesha_location.jpg (409x275)

