



CITY OF WAUKESHA

Administration

201 Delafield Street, Waukesha, WI 53188
 Tel: 262.524.3701 fax: 262.524.3899
www.ci.waukesha.wi.us

Committee: Plan Commission	Date: 4/26/2017
Common Council Item Number: PC17-0046	Date: 4/26/2017
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Raised Grain Brewing Co., LLC, 1725 Dolphin Drive – Conditional Use Permit	

Details:
 Raised Grain, currently located at 2244 W. Bluemound Road, Unit E, is planning on relocating to 1725 Dolphin Drive in order to accommodate their growing brewing operation. The use of this building as a production brewery is a permitted use in the M-3, Limited Business and Industrial Park zoning district. Raised Grain would also like a tap room and restaurant at this location, which requires a conditional use permit in this zoning district. The M-3 District allows commercial service facilities, such as a restaurant as a conditional use.

While the exact hours are not yet established, they anticipate they would have normal restaurant hours and the taproom would likely have similar hours to their existing operation which is generally from 4-10 PM on weeknights (midnight on Fridays), 12 PM to 12 AM on Saturdays, and 11:30 AM -6:30 PM on Sundays. They anticipate 25 employees. There are 59 parking spaces in front of the building, 20 striped spaces behind the building, and additional paved area that could accommodate additional parking if needed.

Options & Alternatives:
 The Plan Commission could impose any additional restrictions on the Conditional Use Permit they feel necessary.

Financial Remarks:
[Click here to enter text.](#)

Staff Recommendation:
 Staff recommends approval of the Conditional Use permit for the tap room and restaurant as part of the Raised Grain Brewery located at 1625 Dolphin Drive, subject to any Engineering, Fire, or Utility comments and submittal of their projected process wastewater discharge volume for review by the Waukesha Clean Water Plant.

