

## The Good Harvest Market/Hop Harvest & Vine Beer Garden Addition

Good Harvest Market and Hop Harvest & Vine would like to build a simple roofed structure above a concrete slab to allow for more usage of their current beer garden area. The space faces south, making it very sunny and often warm in the summer, plus the proximity to the wetlands and taller grasses also means ticks are very prevalent, which will be abated or greatly reduced with a concrete slab. And add in rain and snow, and it makes sense to have a roof over this area to allow folks to enjoy the out of doors but with the safety of a roof. The concrete slab and concrete sidewalk from the current patio area will also allow greater usage by handicapped individuals.

Attached are several PDFs and pictures of the roofed structure addition to the Good Harvest Market building. The long term plan (phase 2) is to have garage doors on all sides which can be raised during the warmer days, but closed to allow the space to be used during colder times. Phase 1 will just be the concrete slab with the roofed structure with the garage doors and heater(s) added in the future when the budget allows, hopefully within 1-2 years.

The wood beams would be the same color as the current patio pergola. The metal roof would be similar to the metal roof of the store entrance, except colored green versus the grey entry way color.

The concrete slab will be extended towards the wetlands about 8 feet past the roof to allow folks who want to be completely outdoors to be able to do so without having to sit on the grass area. The roof is sized at 60x25, or 1500 sq feet, with the concrete slab at 60x33, or 1980/sf. plus a sidewalk from the current patio, which would be 6-8' x about 15', or about 90-120 sq feet.

We will lose one pine tree in the current space, with no other landscaping affected, so I have not included a landscape plan. The current beer garden area to be roofed over is currently wood chips, which would be replaced by the concrete slab.

The current metal door which is currently used as an emergency exit will be converted to a glassed door, which will be under the roof and give access to the bathrooms as well as a way for customers to go in and out of the space without having to go thru the current patio area in the case of bad weather.

We will have electricity in the space for lighting and potentially 2 ceiling fans, but no water. We will also have a fire suppression system for the unheated space which will comply with local building regulations.

Enclosed photos/drawings:

1. Overhead view of the approximate location submitted and approved in September 2022 for the variance from the wetlands and 100 year flood line. The 90x35' potential building area shown is larger than the 60x25' roof and 60x33' concrete slab we are proposing.
2. Letter of variance approval
3. Phase 1 Drawings
4. Phase 2 Drawings (with Garage Doors)
5. Colorized version of Phase 1
6. Colorized version of side view Phase 1
7. Colorized Version of Phase 2
8. Photo of Current Patio area looking towards beer garden area



- Study Area (1.02 ac)
  - Waukesha Co 1ft Contours
  - Field Delineated Wetlands (0.28 ac)
- Sample Points**
- Upland
  - Wetland



**Heartland**  
 ECOLOGICAL GROUP INC

Figure 6. Field Delineated Wetlands  
 2205 Silvernail Road  
 Project # 20220797  
 T7N, R19E, S28  
 C Waukesha, Waukesha Co

2020 NAIP  
 Waukesha Co, HEG LRS: NONE

9.

September 14, 2022

Joseph Nolan  
Good Harvest Market  
2205 Silvernail Rd.  
Waukesha, WI 53072

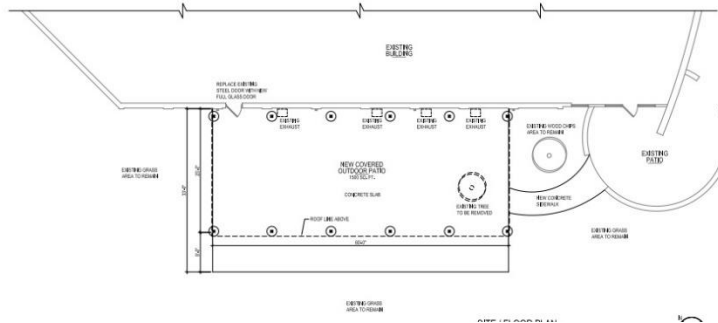
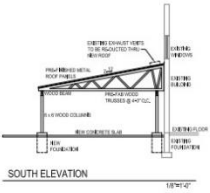
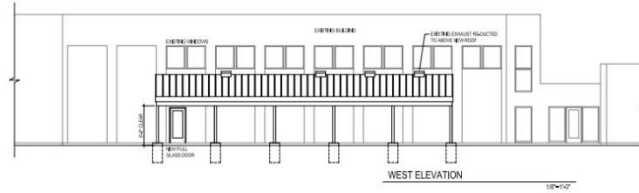
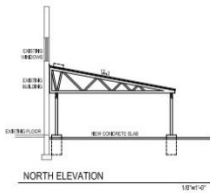
Re: 2205 Silvernail Road Zoning Code Variance

Dear Property Owner(s):

This is to officially inform you that the Board of Zoning Appeals approved your request for a variance from section 32.10(D)(6)(h)(2) of the Storm Water Management Ordinance at its meeting on September 12<sup>th</sup>, 2022. The variance allows construction of the proposed addition in the rear of the Hop Harvest and Vine restaurant, with a horizontal setback of 10' – 6" from the closest edge of water at the elevation produced by a 100-year, 24-hour design storm.

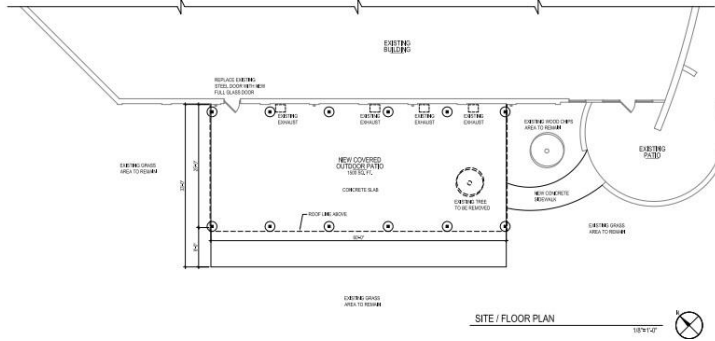
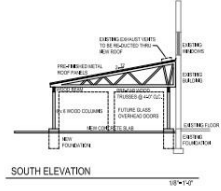
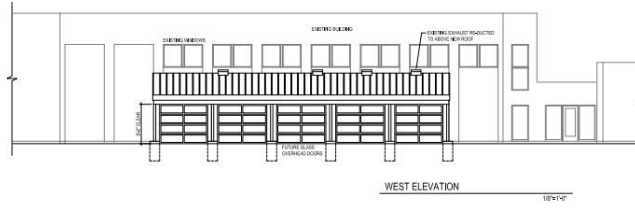
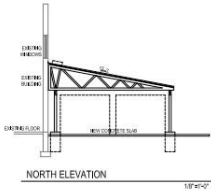
Prior to construction the Plan Commission will need to approve a Site Plan and Architectural Review application, and the Building Department will need to approve a Building Permit for the proposed work. You will also need to provide verification satisfactory to the Engineering Department that the addition meets the required setback from the approved wetland boundary. Any substantial changes to the addition from what you have described in your proposal, or any substantial changes to the makeup of either the stormwater BMP or the wetland boundary as a result of grading work for the addition may necessitate additional variance approvals.

Thank you very much for your cooperation.



**HOP HARVEST & WINE - PHASE I**  
2205 SILVERNAIL ROAD  
WAUKESHA, WI 53072

REVISIONS	
PROJECT NUMBER	2301
DATE	03-15-23
SHEET TITLE SITE / FLOOR PLAN & ELEVATIONS	



HOP HARVEST & WINE - PHASE II  
2205 SILVERMILL ROAD  
INDIANAPOLIS, IN 46218

REVISIONS	
PROJECT NUMBER	2301
DATE	03-15-23
SHEET TITLE	SITE / FLOOR PLAN & ELEVATIONS
SHEET NUMBER	

