



City of Fitchburg
 Planning/Zoning Department
 5520 Lacy Road
 Fitchburg, WI 53711
 (608) 270-4200

CONDITIONAL USE PERMIT APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby applies for a conditional use permit for the following described property:

1. Location of Property:

Street Address: Lot 2 - Corner of Seminole Highway and SubZero Parkway

Legal Description - (Metes & Bounds, or Lot No. And Plat): _____

Lot 2 of certified survey map No. 14967. Northeast quarter of the Southwest quarter of section 8, Town 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin

***Also submit in electronic format (MS WORD or plain text) by email to: **PLANNING@FITCHBURGWI.GOV**

2. Current Use of Property: Undeveloped

3. Proposed Use of Property: Brewery/Restaurant

4. Proposed Development Schedule: Construction Start: September 2019 Completion: May 2020.

5. Zoning District: Business General (B-G)

6. Future Land Use Plan Classification: Restaurant

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Conditional Use Permits shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) pdf document of the entire submittal to planning@fitchburgwi.gov.

Additional information may be requested.

Type of Residential Development (If Applicable): NA

No. of Dwelling Units by Bedroom: 1 BR 2 BR 3 BR 4 or More

No. Of Parking Stalls: Required: 76 stalls Cross-parking easement with adjacent property: 91 stalls available

Type of Non-residential Development (If Applicable): Brewery/Restaurant

Proposed Hours of Operation: Varies - refer to Cover letter **No. Of Employees:** 6-10 full; 25-30 partime

Floor Area: 10,800 gsf **No. Of Parking Stalls:** 76 required, 91 available

Sewer: Municipal Private **Water:** Municipal Private

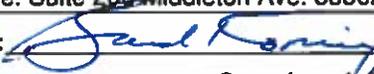
Current Owner of Property: Dan Bertler

Address: 2906 Marketplace Drive Fitchburg WI 53711 **Phone No:** (608) 442 6420

Contact Person: Brad Koning

Email: bkoning@sketchworksarch.com

Address: 7780 Elmwood Ave. Suite 208 Middleton Ave. 53562 **Phone No:** (608) 836-7570

Respectfully Submitted By: 

Owner's or Authorized Agent's Signature

** It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an CUP application to identify any concerns or issues of surrounding residents.

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: **Date Received:** _____ **Publish:** _____

Ordinance Section No. _____ **Fee Paid:** _____

Permit Request No. _____



June 12, 2019

City of Fitchburg
Planning and Development
5520 Lacy Road
Fitchburg WI 53711

RE: Hop Haus Brewing Company - Brewery and Restaurant
Plan Commission – Conditional Use - Restaurant
Architectural Design Review

Dear Commission members and Planning Staff:

On behalf of Hop Haus Brewing Company, Sketchworks Architecture, LLC is submitting this letter of intent for a CUP and ADR approval for a new 10,800 sf development located at the corner of Seminole Highway and SubZero Parkway. We are also requesting an Early Start Permit per section 24-14 of the City of Fitchburg's Land Disturbance Ordinance.

The project has been discussed with the City of Fitchburg development group on June 7, 2019.

Proposal Summary:

Hop Haus Brewing Company is currently located at 231 South Main Street in Verona. Their business has grown and they are looking to expand into a larger facility that provides greater opportunity for brewing, larger tasting room capacity with full service restaurant, and an opportunity for event space. Outdoor seating will also be a consideration in the new design. Main level outdoor patio seating as well as a larger rooftop patio is under consideration as part of the requested approval.

The building consists of a brewhouse with second story administrative offices, and a taproom/restaurant with both outdoor and second floor upper deck seating. The building will be primarily wood construction, with steel structural columns/beams were needed to achieve the design. The Brewhouse will be two stories in height to allow for natural ventilation and vertical expansion as needs arise. The tap room and event center will be orientated toward the corner of Seminole Highway and SubZero Parkway with a large landscaped area for various outdoor activities. The brewhouse is located toward the rear of the lot to allow functional access from the parking lot and loading areas. The building will have a complete fire sprinkler system.

The exterior of the building will primarily be two toned architectural metal panels that identify with the interior functional space. Split-faced and brick masonry is used at the base of the building for durability and as an accent material. Horizontal vintage wood shiplap siding is used to accent the main entrance and patio sunscreen elements to provide a recognizable and warmth in juxtaposition to the metal panel. The roof will be primarily ballasted rubber membrane on the single story roof. The second story spaces will have a standing seam metal roofing system. The landscaped open patio areas will be enclosed with aluminum fencing.



Deliveries / Loading is accessed via the parking lot to the south of the property and is typically once a week for typically less than 1 hour per truck. However, this may increase with production and demand for product. Expected deliveries would include: Frozen Food, Fresh Produce, Liquor, and other related deliveries. Loading of Hop Haus Beer typically happens once to twice a week and typically take less than one hour as well. Grain delivery would be approximately four times per year as needed to fill the grain bin.

There are no adverse odors anticipated from brewing of beer outside of the facility.

Specific Business Data as follows:

Hours of Business:

(M-Th) 11am to 11pm,

(F) 11am-12am,

(Sat) 10am-12am, and (Sun) 10am-11pm

Number of Employees: Full Time – 6-10, Part Time – 25 (various shifts)

Waste Disposal: (2) 8 yd trash containers will be located with an enclosure (Metal panel with locking gate to match building). Pickup will be twice a week provided by a private company.

Outdoor Activities: The exterior patio located at grade and will be open seasonally. The proposed rooftop patio will be open seasonally and will also be available for private parties. Outdoor music may be provided either by amplified audio or live until 10pm. Live music is mainly on Thursdays, Fridays, and Saturdays which is instrumental in nature and not heavily amplified. Audio music throughout the facility is background in nature to allow pleasant conversation and jovial comradery.

Zoning District:

The property is currently zoned (B-G) Business General

Project Schedule:

The project construction schedule will be as follows:

CUP/ADR Application Submittal	June 12, 2019
Plan Commission Approval	July 16, 2019
Permit Submittal:	September 1, 2019
Start Construction	September 15, 2019
Complete Construction:	May 1, 2019



Project Team:

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

Building Owner:

Hop Haus Brewing Company
231 South Main Street
Verona WI 53593
Contact Phil Hoechst
(608) 497-3165

Architect:

Sketchworks Architecture, LLC
7780 Elmwood Ave Ste 208
Middleton, WI 53562
Contact: Brad Koning AIA
(608) 836-7570
bkoning@sketchworksarch.com

General Engineering Company

916 Silver Lake Drive
Portage, WI 53901
Contact: Brad Boettcher P.E.
(608) 742-2169
bradboettcher@generalengineering.net

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

Respectfully,

A handwritten signature in black ink that reads "Bradley Koning". The signature is written in a cursive, flowing style.

Brad Koning
Sketchworks Architecture, LLC



HOP HAUS BREWING





HOP HAUS BREWING

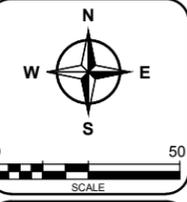




General Engineering Company
 P.O. Box 340 • 916 Sher Lake Dr. • Portage, WI 53901
 608-742-2169 (Office) • 608-742-2992 (Fax)
 www.generalengineering.net

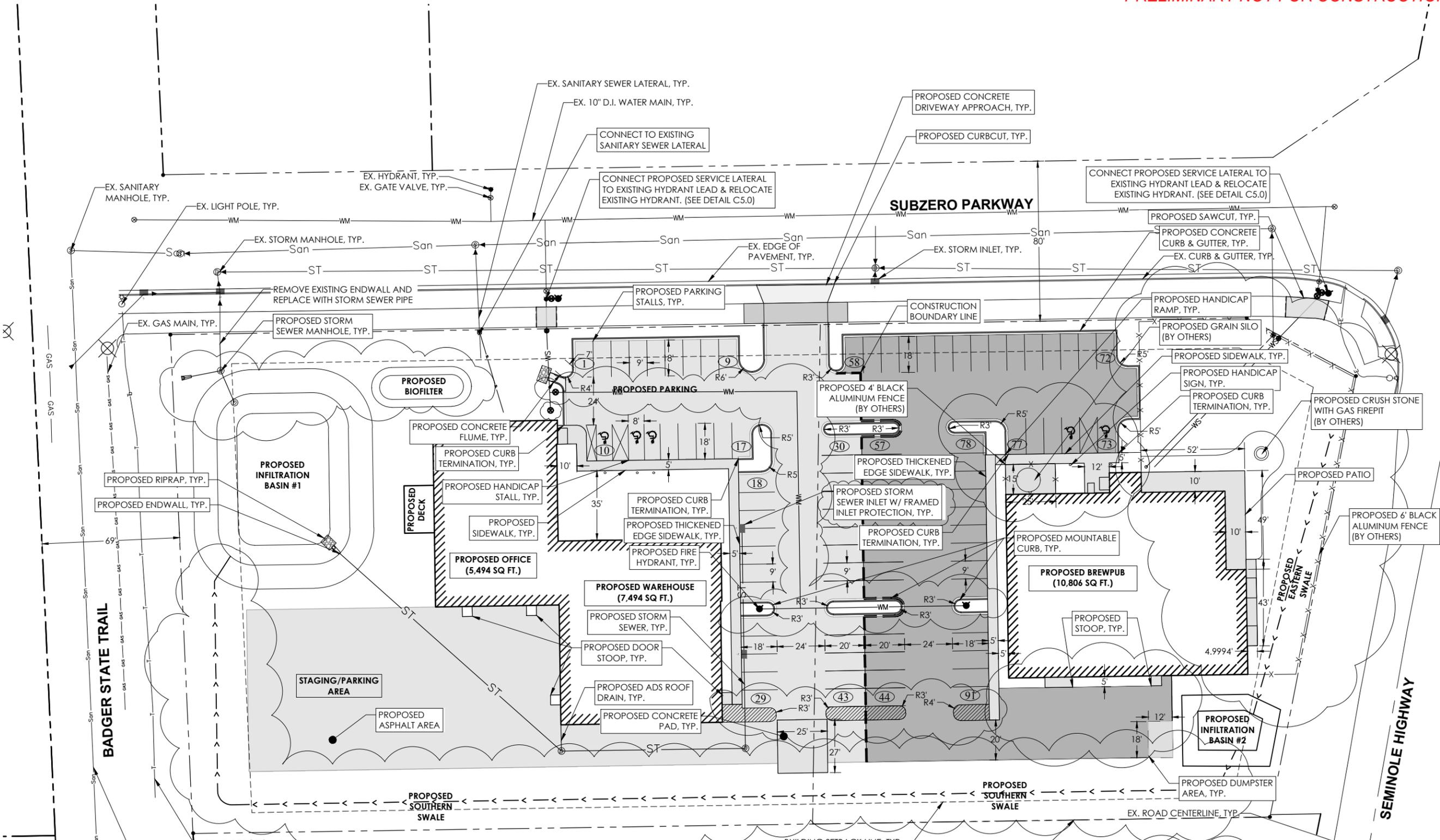
OVERALL PROPOSED SITE PLAN
HOP HAUS BREWING
SUPREME STRUCTURES
 CITY OF FITCHBURG
 DANE COUNTY, WI

REVISIONS	NO.	BY	DATE
REVISION	1	JLM	05/15/2019
REVISION	2	JLM	06/07/2019
REVISION	3	JLM	06/12/2019



DRAWN BY: JLM
 REVIEWED BY: BRB
 ISSUE DATE: APRIL 23, 2019
 GEC FILE NO.: 2-118-526
 SHEET NO.

C2.0



- NOTES:**
- ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 - ALL GENERAL NOTES FOUND ON SHEET G1.1.
 - PER CITY ORDINANCE, CONTRACTORS ARE NOT ALLOWED TO OPERATE CITY OWNED VALVES. THE CONTRACTOR SHALL CALL THE FITCHBURG UTILITY AT 608-27-4270 FOR OPERATION OF THESE VALVES
 - SAFE SAMPLE RESULTS NEED TO BE PROVIDED TO THE FITCHBURG UTILITY PRIOR TO PRESSURE TESTING THE PRIVATE WATER MAINS.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO THE CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE AT THE POINT OF CONNECTION.
 - WATER MAIN BETWEEN THE CITY'S MAIN UP TO AND INCLUDING PRIVATE HYDRANTS AND RELOCATION OF HYDRANTS SHALL BE INSTALLED PER THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - CONTRACTOR WILL NEED A PERMIT TO EXCAVATE IN THE PUBLIC RIGHT OF WAY PRIOR TO PERFORMING ANY WORK WITHIN THE RIGHT OF WAY.
 - FITCHBURG PUBLIC WORKS SHALL BE CONTACTED A MINIMUM OF 48 HOURS PRIOR TO PERFORMING ANY WORK WITHIN THE RIGHT OF WAY.

PARKING REQUIREMENTS:

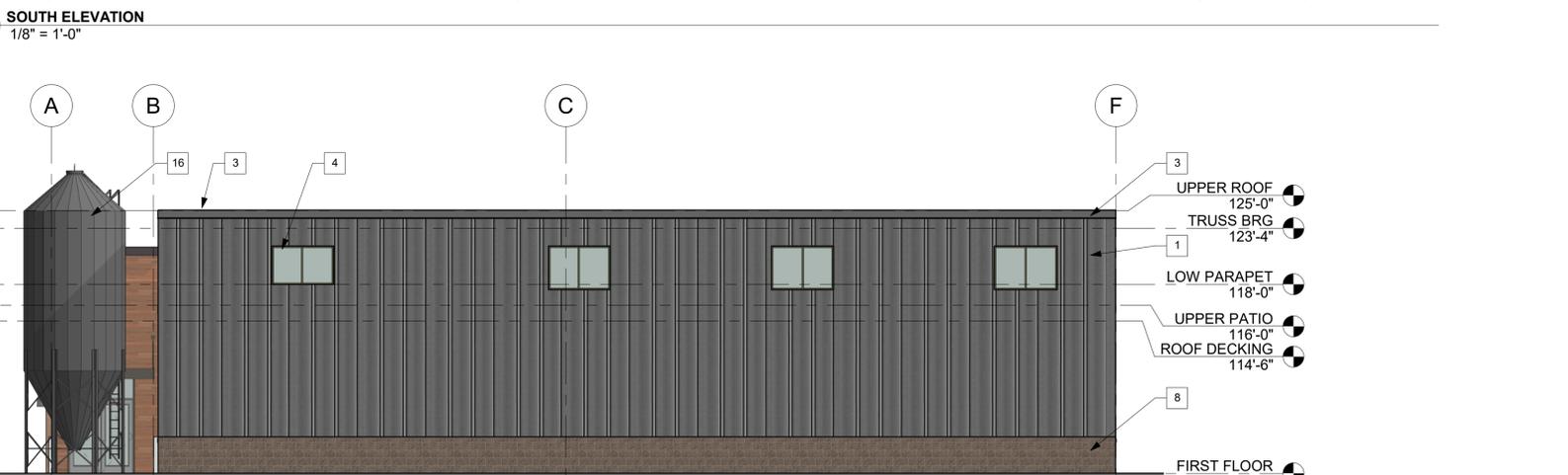
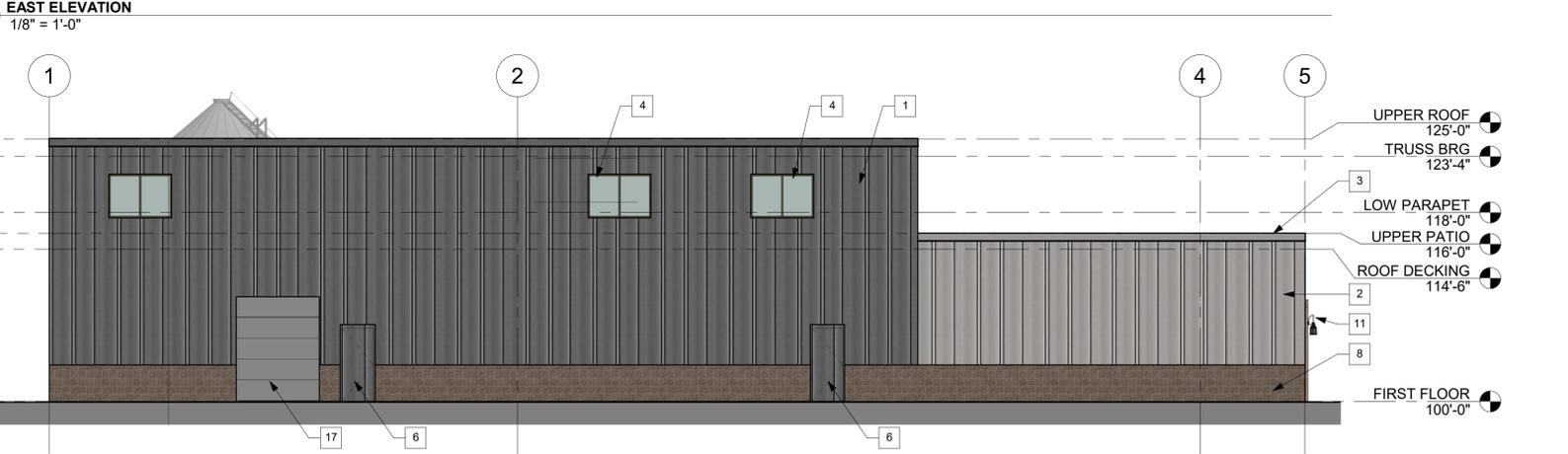
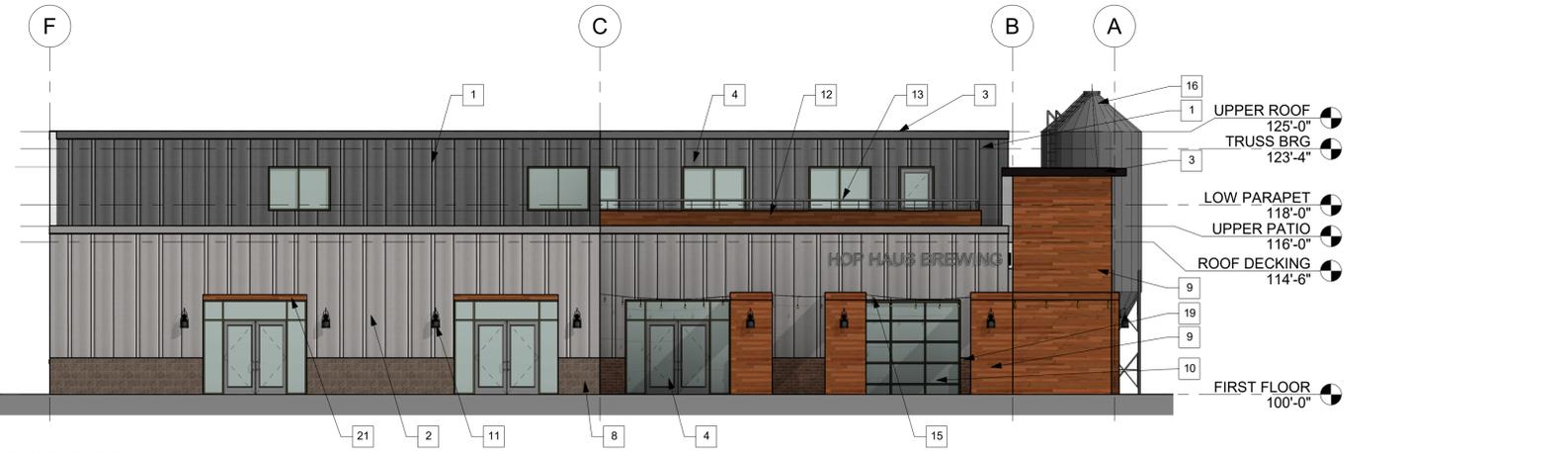
RACEWAY:
 OFFICE: 7,494 SQ. FT. - 25 STALLS
 WAREHOUSE: 5,726 SQ. FT. - 5 STALLS

BREW PUB:
 RESTAURANT: 3371 SQ. FT. - 20 STALLS
 EVENT AREA: 1200 SQ. FT. - 8 STALLS
 BREWERY: 3805 SQ. FT. - 6 STALLS
 OFFICE: 1120 SQ. FT. - 4 STALLS
 OTHER 1309 SQ. FT. - 8 STALLS
76 STALLS REQUIRED
91 STALLS AVAILABLE

DIGGERS HOTLINE
 DIAL 811 or 1-800-242-8511
 To Obtain Location of Participants Underground Facilities Before You Dig in Wisconsin
 Wis Statute 182.0175 (1974)
 Requires Min. 3 Work Days Notice Before You Excavate



EXTERIOR MATERIAL LIST					
#	DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR	COMMENTS
1	METAL PANEL (DARK PANEL)	PAC-CLAD		GRAPHITE	
2	METAL PANEL (LIGHT PANEL)	PAC-CLAD		GRANITE	
3	PRE-FINISHED METAL COPING & TRIM			MIDNIGHT BRONZE	
4	ALUMINUM STOREFRONT			BROWN ANODIZED	
6	HOLLOW METAL DOOR			PAINTED TO MATCH METAL PANEL	
7	FENCING			BLACK	
8	SPLIT-FACE MASONRY			TBD	
9	FIBER CEMENT BOARD			CEDER	
10	GLASS OVERHEAD DOOR			CLEAR	
11	EXTERIOR LIGHT FIXTURE			ANODIZED BRONZE	
12	ROOF PLANTERS			CEDER	
13	GUARDRAIL			ANODIZED BRONZE	
14	VINYL TRELLIS			CEDER	
15	OUTDOOR STRING LIGHTING				
16	GRIN SILO			PAINTED TO MATCH METAL PANEL	
17	INSULATED OVERHEAD DOOR			PAINTED TO MATCH METAL PANEL	
18	EXTERIOR HALLO METAL INSULATED DOOR			PAINTED TO MATCH METAL PANEL	
19	BRICK MASONRY VENEER			TBD	
20	SINGNAGE			TBD	
21	WOOD TRIM			CEDER	
22	FRAMED CANOPY			ANODIZED BRONZE	



NOT FOR CONSTRUCTION