

May 12th, 2015

Zoning Administrator
215 Martin Luther King Jr. Blvd
Room LL-100
Madison, Wisconsin 53701-2985

Dear Zoning Administrator,

Greenview Brewing, LLC intends to open a commercial packaging brewery, and tasting room in the combined properties of 1806 & 1808 Wright Street, McAllen Truax Business Park, Madison, Wisconsin 53704. (Exhibit A & B)

Greenview Brewing, LLC DBA ALT Brew ("Greenview") was formed in June 2012 for the purpose of brewing gluten-free craft beer. In September of 2013, Greenview subleased space at 4539 Helgesen Drive, Madison, WI to establish a brewing facility in alternation with an existing brewery House of Brews. In May of 2014, Greenview completed the Federal and State permitting process for a brewery and began marketing and selling gluten-free beer under the brand ALT Brew. ALT Brew makes gluten-free beer using alternative malted grains. Demand for ALT Brew has outgrown the current facilities capabilities. To keep up with local demand and expand into larger regional markets Greenview needs a larger dedicated facility for brewing, packaging and distributing its product.

Project Team

- Trevor Easton - Owner
- Maureen Easton - Owner
- Jim Hansen - Carpentry
- Chris Murphy - Electrician
- Kevin Krutchner - Plumbing
- Tom Phillips - McAllen Properties Representative

Existing Conditions

1806 & 1808 Wright Street are currently being used by a office furniture installation company for warehousing furniture and equipment. The 1808 side has an air conditioned office, bathroom, enclosed utility room, warehouse space, and loading dock. The 1806 side has a 1,600 square foot (50'x32) air conditioned showroom, bathroom, utility sink, warehouse space, and a shared loading dock. The two spaces are connected by an 8' opening between the shared wall near the loading docks. (Exhibit C)

Proposed Renovation and Use

We plan to convert the existing utility room into a space for a one barrel brewhouse, create a space for packaging, add a walk-in cooler for cold storage, and convert the existing showroom into a tasting room with cellaring space. Further details below and in the attached plan (Exhibit D).

Remove:

- Interior, non-supporting walls used to enclose the 1808 utility room

Alterations for the tasting room:

- Open the shared wall between the proposed tasting room and the 1808 space to allow better access to the entry way, office and bathroom.
- Add interior windows to the shared wall to make brewing operations visible to the tasting room
- Add stainless steel sink
- Add commercial dish washer
- Add tapping and serving equipment
- Add serving rail
- Add privacy wall to front of bathroom
- Add door to opening between tasting room and 1806 warehouse space
- Add drop lights and interior lighting

Alterations for the brewhouse:

- Add fiberglass reinforced board (FRB), aka milk board, to the walls for easy cleaning
- Add stainless vent hood, and ventilation through the roof
- Add 1 barrel brewhouse equipment
- Add walk-in cooler
- Add glass security door between the brewhouse and tasting room
- Add door to cellaring space
- Add temperature controlled cellaring space

Outdoor Signage:

- Add a 4'x4' color logo sign facade near 1808 entrance. (Exhibit E)

We hope to create 4.5 full-time equivalent jobs over the course of the next year.

- Brewmaster: 1
- Brewers Assistant: 1
- Tasting Room Servers: 2.5

Project Schedule

June 1st: Greenview Brewing occupies spaces

June 22nd: Build out of Tasting Room and 1 BBL brewhouse

July 15th: Open tasting room and brewery to the public

Proposed Uses (and sqft of each)

Total Space 5,800 square feet

- Brewing: 4,200 square feet
- Tasting Room: 1,600 square feet

Hours of Operation

- Brewery: The nature of brewing beer requires nearly continuous production at varying hours during the day. The following are hours that the brewery would be available for inspections and general meetings
 - Tuesday - Friday: 10 am - 4pm
- Tasting Room
 - Tuesday - Friday: 12 pm - 2 am
 - Saturday: 10 am - 2 am

Building Square Footage

Total building 63,728 square feet. Lease premise: 5,800 Square Feet

Auto and Bike Parking

The McAllen Business Park has a shared parking lot with 3 van accessible handicapped spots in close proximity to 1806 & 1808. Roughly 14 standard parking spots immediately adjacent to the front of 1806 and 1808.

Greenview brewing intends to add bike parking to the front of 1808.

Estimated Project Cost

- Establishing tasting room and 1 barrel brewhouse - \$50,000

Thank you for your consideration. Please contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Trevor Easton". The signature is fluid and cursive, with the first name "Trevor" written in a larger, more prominent script than the last name "Easton".

Trevor Easton
President
Greenview Brewing, LLC
4539 Helgesen Drive
Madison, WI 53718