

Letter of Intent:

PROJECT TEAM

Client

State Line Distillery, LLC
1109 Mohican Pass
Madison, WI 53711
612.432.0037
John Mleziva – Managing Member

Production Manager

Mark Anunson (Previously of FEW Spirits)
5426 Greening Lane
Madison, WI 53705
608.440.4319

Architectural Design

Shulfer Architects, LLC
7780 Elmwood Avenue, Suite 208
Middleton, WI 53562
608.836.7570

Site Survey

NEEDS ATTENTION

EXISTING CONDITIONS

Currently, a 12,500 sq. ft. concrete block building occupies this lot at 1413 Northern Court and has not been in use since 2000.

PROJECT SCHEDULE

Presently, we have issued schematic drawings and invitations to bid to four (4) contractors. We expect to have bids returned to us by the end of August. Construction will begin on December 1st of this year and be completed by the summer of 2017.

PROPOSED USES

The proposed uses of the redeveloped space are distillery production and barrel storage, and a tasting room.

- Production Space: 5,000 sq. ft.
- Tasting Room: 1,500 sq. ft.

HOURS OF OPERATION

Monday – Friday: 4:00 p.m. – 10:00 p.m.
Saturday: 12:00 p.m. – 10:00 p.m.

BUILDING SQUARE FOOTAGE

The building is 12,500 sq. ft. See ‘Proposed Uses’ for distillery/tasting room sq. ft. totals.

NUMBER OF DWELLING UNITS

Zero (0)

AUTO and BIKE PARKING STALLS

There are five (5) or six (6) automobile parking stalls provided in this project, one (1) stall which will be dedicated as ‘Handicap Parking’. There are twenty (20) external bike parking stalls provided in this project.

LOT COVERAGE and USABLE OPEN SPACE CALCULATIONS

NEEDS ATTENTION

VALUE OF LAND

The land is valued at \$29,600.

ESTIMATED PROJECT COST

The estimated project cost is TBD.

NUMBER OF CONSTRUCTION and FULL-TIME EQUIVALENT JOBS CREATED

The estimated number of construction jobs created is fifteen (15) FTE.
The estimated number of full-time equivalent jobs created is five (5) FTE.

PUBLIC SUBSIDY REQUESTED

No public subsidy is requested for this project.

ADDITIONAL PROJECT INFORMATION:

State Line Distillery, LLC is a grain-to-glass craft distillery that will produce a range of premium spirits including vodka, gin, eau de vie, brandy and whiskey. We value an environmentally conscientious business practice model, and we are committed to limiting our ecological footprint through energy conservation, local sourcing of ingredients whenever possible, and waste management recycling. In addition, State Line Distillery will donate up to five-percent

(5%) of its annual net-profits to local non-profit organizations, with special consideration given to those dedicated to assuring present and future environmental conservation efforts.

One of the primary goals of State Line Distillery is to “own our backyard”. Undoubtedly, a key aspect towards achieving this goal is dependent on the location of the facility and engaging the community and businesses within the area where the facility resides. Located within the Railroad Corridor on the Isthmus, 1413 Northern Court is a perfect example of a space that has the potential to become a cornerstone within the community. On weekends we intend to offer tours of the facility; in addition, we plan to partner with local establishments to provide educational craft cocktail courses to members of the community.

Impact on the surrounding community due to delivery and loading of raw materials and finished product will be minimal. We anticipate an average of one (1) or two (2) deliveries and one (1) loading of finished product per week. Delivery and loading times will occur via semi-truck, Monday through Friday during regular business hours (i.e. 8:00 a.m. – 5:00 p.m.).

The types of smells produced from the distillery can best be described as bready and/or malty. These types of smells will be produced for approximately two (2) hours three (3) times per week. We do not anticipate the smells traveling more than one-half (1/2) block, and should not be over powering for any surrounding businesses or homes. For comparisons, many of the same types of smells would be produced from a bread producer.

Preliminary conversations with the Market Neighborhood Association indicate a strong level of support for this project, and the proposed project meets or exceeds all zoning requirements for the current zoning, Traditional Employment (TE).

Thank you for your consideration.