

MMI, LLC PROPERTIES
5301 VOGES ROAD
MADISON, WI 53718
(608) 257-2600

May 28, 2014

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

Re: 3801 Kipp Street

Dear Zoning Department;

Enclosed please find an Application for a Conditional Use Permit to allow a Brewery facility to be built on the vacant parcel at 3801 Kipp Street in Madison. Following is detailed information on the proposed project;

Project Team

Property Owner: Fallen Oak, LLC
c/o Tim Neitzel
5301 Voges Road
Madison, WI 53718

608-257-2600 office

Developer: MMI, LLC
c/o John Brigham
5301 Voges Road
Madison, WI 53718

608-692-0821 cell
jbrigham@airtemperature.com

Business Owner: Isaac Showaki
705 Lakewood Blvd
Madison, WI 53704

312-636-0014 cell
isaac@octopibrewing.com

Builder: Keller, Inc.
Planners, Architects, Builders
c/o Dave Uttech
W177 N9856 Rivercrest Drive
Germantown, WI 53002

262-894-8820 cell
duttech@kellerbuilds.com

Engineer: Snyder & Associates, Inc.
c/o Scott Anderson, P. E.
5010 Voges Road
Madison, WI 53718

608-838-0444
sanderson@snyder-associates.com

Existing Conditions

The property is a vacant parcel of land at the corner of Kipp Street and Marsh Road consisting of approximately 98,330 square feet, having the street address of 3801 Kipp Street, Lot 1 in the Marsh Road Industrial Subdivision.

Project Schedule

It is hoped that construction on the new brewery will begin in late summer 2014 and be ready to occupy early in 2015.

Proposed Uses and Building Square footage

The newly constructed facility will be a single tenant building leased by Octopi Brewery. The total square footage of the building will be approximately 19,982 square feet. Within the facility space will be used as follows;

- Tasting Room; approximately 1,800 square feet
- Office Area; approximately 1,750 square feet
- Production Area; approximately 7,000 square feet
- Warehouse; approximately 9,450 square feet

Hours of Operation

The Brewery will be open Monday thru Friday 8:00 a.m. until 5:00 p.m. The tasting room will be open Tuesday thru Saturday from 4:00 p.m. until 9:00 p.m.

Automobile and Bicycle Parking

38 automobile parking stalls are proposed (1 stall/525.8 sq.ft.) and a 10 stall bicycle rack is proposed

Lot Coverage and Usable Open Space

Building Size - 19,982 square feet	20.3%
Hard Surfaces – 46,387 square feet	47.2%
Green Space – 31,961 square feet	32.5%

Value of Land and Estimated Project Cost

Currently the land is assessed by the City of Madison at \$541,000. The estimated project cost is \$2,000,000

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Construction and Full Time Equivalent Jobs

During construction there will be approximately 75 skilled employees working on the jobsite. When open the Brewery will create 10 full time equivalent jobs

Please feel free to call or e-mail me if you have questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "John Brigham", with a horizontal flourish extending to the right.

John Brigham
Property Manager

enclosure