



VILLAGE ACTION REPORT

PROJECT: Doundrins Distilling Conditional Use Permit

APPLICANT: Abby Abramovich – Doundrins Distilling

PROJECT LOCATION: 300 Progress Drive

REPORT DATE: July 30, 2019

PROJECT DESCRIPTION: Doundrins Distilling is a new manufacturer of alcoholic beverages located at 300 Progress Drive. The distillery is leasing approximately 3,020 sq. ft. within the building. In addition to the manufacturing area, the applicants plan to operate a tasting room within the space. Manufacturers of alcoholic beverages are licensed by the State of Wisconsin, and that license permits a tasting room where the manufacturer can sell products made on the premises. Per the Village Zoning Ordinance, a sales area accessory to a light industrial land use is permitted by right as long as the sales area does not exceed 25% of the total space. Therefore, the tasting room would be permitted by right if it were less than 25% of the total space. However, the proposed tasting room exceeds 25% so the applicant is seeking a conditional use permit to operate the tasting room as an indoor commercial entertainment land use.

PLAN COMMISSION MEETING: July 29, 2019

STAFF REPORT PROVIDED BY: X Planner, Engineer, Public Works

MOTION: by Jushchyshyn (1st), Pickel (2nd)

The Site Plan was APPROVED WITH CONDITIONS with the conditions as follows:

1. The permit is granted to this business at this location only.
2. This permit applies to the interior spaces only. Any future outdoor components will be subject to review as an amendment to the conditional use permit.
3. This permit allows an 'indoor commercial entertainment' land use conducted with light industrial manufacturing. If the manufacturing were to cease, a new conditional use permit would be required to continue the business as a bar only.
4. Including any future expansions, the tasting room shall not exceed 35% of the total space.

VOTE: 7 Aye, 0 Nay, 0 Abstain

APPLICANT COMMENTS:

- (Abby, Nick, and Ryan – owners, Doundrins Distilling) – provided an overview of the project and business; available for questions.

PLAN COMMISSION COMMENTS:

- (Pickel) – where does the 25% limit come from? Ruth replied that it's in the Village's zoning ordinance to provide manufacturers and opportunity to sell products on site (like a factory outlet) and the 25% limit ensures that manufacturing remains the primary use.
- (Ratcliff) – does the limit on the size of the tasting room go away with the conditional use permit? Ruth replied yes, as the conditions are currently written.
- (Jushchyshyn) – removing the limit appears to give up some of the Village's control, and maybe some higher percentage limit should be applied. Ruth replied that can be done, but also per the conditions the manufacturing element must remain and this inevitably takes up much of the space – providing a limit without applying an arbitrary number.
- (Broom) – proposed tasting room plus potential mezzanine expansion would be a little less than 35%, so 35% might be a good cap. Applicants were ok with this limit.

STAFF COMMENTS:

- See planning staff report and as noted above.