



# CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #5  
 April 13, 2015  
 BZZ-7081

## LAND USE APPLICATION SUMMARY

**Property Location:** 1300 2<sup>nd</sup> Street NE (1304 2<sup>nd</sup> Street NE)  
**Project Name:** Dangerous Man Brewing Company Expansion  
**Prepared By:** [Becca Farrar-Hughes](#), Senior City Planner, (612) 673-3594  
**Applicant:** Sarah Bonvallet  
**Project Contact:** Sarah Bonvallet  
**Request:** To allow an expansion of the existing brewery.  
**Required Applications:**

<b>Amend the Conditional Use Permit (CUP)</b>	To expand the limited production and processing beer brewing facility in the CI (Neighborhood Commercial) District;
<b>Variance</b>	To increase the gross floor area of the limited production and processing use.

## SITE DATA

<b>Existing Zoning</b>	CI District
<b>Lot Area</b>	5,445 square feet / .13 acres
<b>Ward(s)</b>	3
<b>Neighborhood(s)</b>	Sheridan Neighborhood Organization
<b>Designated Future Land Use</b>	Mixed-Use
<b>Land Use Features</b>	The subject property is within the boundaries of a Neighborhood Commercial Node (13 <sup>th</sup> Avenue NE & University Avenue NE), located along 2 <sup>nd</sup> Street NE a designated Community Corridor, approximately two blocks west of University Avenue NE and two blocks north of Broadway Avenue NE both are also designated Community Corridors.
<b>Small Area Plan(s)</b>	<a href="#">Sheridan Neighborhood Organization Small Area Plan</a>

<b>Date Application Deemed Complete</b>	March 10, 2015	<b>Date Extension Letter Sent</b>	N/A
<b>End of 60-Day Decision Period</b>	May 9, 2015	<b>End of 120-Day Decision Period</b>	N/A

**BACKGROUND**

**SITE DESCRIPTION AND PRESENT USE.** The subject site is occupied by a two-story, approximately 9,944 square foot structure located at the northwest intersection of 13<sup>th</sup> Avenue NE and 2<sup>nd</sup> Street NE. Dangerous Man Brewing Company, a microbrewery with an associated taproom for on-site consumption that also includes a retail component, is located in a portion of the first floor of the building and offices are located on the second floor.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** There are a mixture of uses within the area surrounding the subject site that include commercial, institutional and residential uses that are relatively typical of uses found within Neighborhood Commercial Nodes.

**PROJECT DESCRIPTION.** The Dangerous Man Brewing Company has occupied and operated out of the majority of the first floor of the structure since 2012. The applicant proposes to expand their approximately 3,200 square foot facility into the vacant adjoining tenant space that is approximately 1,600 square feet in size. The space was most recently occupied by a photography studio and prior to that a print shop. The expansion is meant to serve two purposes; the rear two-thirds of the space would be modified for an expanded brewing area as six additional fermenters would be added to allow more variety and to keep up with current demand. A door would then be added to create a link between the two rear production areas. In the front portion of the new space there would be a retail area for growlers (64 ounce to-go glass containers) and merchandise. The Dangerous Man Growler Shoppe would offer customers the ability to fill growlers and to purchase pre-filled growlers on site. This portion of the facility would not sell beer to be consumed on-site. In addition, the applicant proposes to remove the brick infill in this location and add a glass overhead garage door to add light and to improve the aesthetics of this portion of the building.

Limited production and processing, which includes food and beverage products such as beer brewing, requires a conditional use permit in the CI District. The applicant proposes to amend the existing CUP to allow for the expansion of their brewing operations. Section 548.30 of the Zoning Code states that limited production and processing is allowed as a principal use in commercial districts, and may include wholesale and off-premise sales, provided the use shall not exceed 1,200 square feet of gross floor area and the main entrance shall open to a retail or office component equal to not less than 15% of the floor area of the use. The proposal would not comply with the provision limiting the size of the production and processing use as the applicant has applied for a variance to further increase the proposed brewing area. With the proposed expansion, the 4,800 square foot space would include: 1,700 square feet dedicated to production/processing/brewing space, approximately 2,500 square feet would be dedicated to the bar area and taproom space as well as a 600 square foot area for growler/merchandise retail sales. Both spaces would retain their existing principal entrances. There would be no modifications to the existing taproom; the new space would exceed the requirement regarding the 15% retail component as 600 square feet out of the existing 1,600 square feet or approximately 38% of the area of the space would be dedicated to the growler/merchandise store.

**RELATED APPROVALS.**

<b>Planning Case #</b>	<b>Application</b>	<b>Description</b>	<b>Action</b>
BZZ-3571	Variance	Of the off-street parking requirement to establish a restaurant.	Approved in 2007.
BZZ-5506	Conditional Use Permit and Variance	To establish a microbrewery, taproom and retail component.	Approved in 2012

**PUBLIC COMMENTS.** Staff has not received any official correspondence from the Sheridan Neighborhood Organization or any neighborhood letters prior to the printing of this report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration and will be included in the public record.

## ANALYSIS

### CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow for the further expansion of the existing limited production and processing use based on the following [findings](#):

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

Currently, the applicant operates an approximately 3,200 square foot brewery and taproom with a retail component on the premises. The applicant is proposing to further expand their brewing operations into the adjacent 1,600 square foot tenant space. The expansion would involve the installation of additional fermenters in the rear portion of the space with a retail component located in the front portion of the space abutting 2<sup>nd</sup> Street NE. All activities related to the use would occur indoors and no excessive noise or odors are expected to result from the expansion of the use. Spent grain would be stored in airtight plastic buckets for pick up later that same day by a local farmer. The proposed expansion of the existing use would not be detrimental to or endanger the public health, safety, comfort or general welfare provided the development complies with all applicable building codes, licensing requirements and life safety ordinances.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

The surrounding area is fully developed with a mix of commercial, institutional and residential uses. Allowing the existing brewery, which is a limited production and processing use and tap room, to expand into the adjacent 1,600 square foot tenant space would not impede the normal or orderly development of surrounding property for uses permitted in the district. The use would include a larger retail component within the expanded area to activate the street. The use is not expected to produce any significant odors, noise or dust. Further, the use would not be injurious to the use and enjoyment of adjacent properties.

3. *Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*

The site is served by existing infrastructure. The applicant would be required to continue to work closely with the Public Works Department, the Plan Review Section of CPED and the various utility companies during the duration of the development to ensure that all procedures are followed in order to comply with city and other applicable requirements.

4. *Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*

The proposal is not expected to contribute to or result in congestion in the public streets. The parking requirement for the limited production and processing use is one space for each 300 square feet of gross floor area up to 4,000 square feet, but not more than four spaces, plus one space for each 1,000 square feet from 4,000 square feet to 20,000 square feet. The applicant proposes to expand into the adjacent 1,600 square foot tenant space, resulting in a parking requirement of four spaces, and is replacing a general retail sales and services use (photography studio) that also had a minimum parking requirement of four spaces. Per 541.70, the parking and loading requirements of Chapter 541 do not apply except where there is an intensification of use. As noted above, the parking requirement is identical, so there is no intensification. Further, there is no bicycle parking requirement for this use.

Delivery trucks would continue to access the rear of the building using an existing curb cut. The applicant has indicated that trucks would continue to access the site during regular daytime business hours. The site is also served by a bus line and is within two-and-a-half blocks of two additional bus lines.

5. *The conditional use is consistent with the applicable policies of the comprehensive plan.*

The site is designated as Mixed Use on the future land use map in *The Minneapolis Plan for Sustainable Growth* and is within the boundaries of a Neighborhood Commercial Node (13th Avenue NE & University Avenue NE), and is located along a Community Corridor (2nd Street NE). Further, the site is approximately two blocks west of University Avenue NE and two blocks north of Broadway Avenue NE both are also designated Community Corridors. Neighborhood Commercial Nodes primarily serve the needs of the immediate surrounding area, although they may also contain specialty stores that serve a regional client base. Neighborhood Commercial Nodes are typically comprised of traditional commercial storefront buildings. The proposed development would be consistent with the following general land use policies of *The Minneapolis Plan for Sustainable Growth*:

**Land Use Policy 1.1:** Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.

1.1.5 Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.

**Land Use Policy 1.9:** Through attention to the mix and intensity of land uses and transit service, the City will support development along Community Corridors that enhances residential livability and pedestrian access.

1.9.1 Support the continued presence of existing small-scale retail sales and commercial services along Community Corridors.

1.9.2 Support new small-scale retail sales and services, commercial services, and mixed uses where Community Corridors intersect with Neighborhood Commercial Nodes.

1.9.3 Discourage uses that diminish the transit and pedestrian oriented character of Community Corridors, such as automobile services and drive-through facilities.

**Land Use Policy 1.11:** Preserve and enhance a system of Neighborhood Commercial Nodes that includes a mix of housing, neighborhood-serving retail, and community uses.

1.11.2 Support the continued presence of small-scale, neighborhood serving retail and commercial services in Neighborhood Commercial Nodes

1.11.7 Encourage the redevelopment of vacant commercial buildings and direct City services to these areas.

**Economic Development Policy 4.2:** Promote business start-ups, retention and expansion to bolster the existing economic base.

The applicant proposes to expand the existing microbrewery, taproom and retail space into a vacant adjoining first floor tenant space that was formerly occupied by a photography studio. The production use is small-scale, with no ability to become a large-scale brewery at this location. The expansion of the existing production and processing use that includes an active retail component at the street is consistent with the above-listed policies of the Comprehensive Plan.

6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

In addition to the conditional use permit, a variance has also been requested to further increase the gross floor area of the limited production and processing use. If the variance is granted, the use would comply with all applicable regulations of the CI District.

## VARIANCE

The Department of Community Planning and Economic Development has analyzed the following variance application: (1) to allow the Limited Production and Processing Use to exceed the allowable square feet of gross floor area up to approximately 1,700 square feet, based on the following [findings](#):

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

The applicant is proposing to expand their existing microbrewery, which is a limited production and processing use, into a vacant adjoining ground-level tenant space. Limited production and processing is a conditional use in all commercial districts, provided the gross floor area of the production and processing use does not exceed 1,200 square feet. In addition to the limitation on 1,200 square feet of floor area, limited production and processing uses in the commercial districts must also include a retail or office component that is a minimum of 15% of the floor area of the use. In order to comply with the regulations of the zoning ordinance, the applicant could only use 1,200 square feet of the space for all aspects of the proposed use including the taproom and retail component.

The applicant previously received approval of a variance of the gross floor area limitation, proposing a production and processing space with a gross floor area of approximately 3,200 square feet, whereas only 750 square feet of the 3,200 square feet was dedicated to the production and processing area. The remaining 2,450 square feet consisted of the retail, lobby, taproom and bathroom spaces. This retail space was equivalent to 77% of the floor area, far in

excess of the 15% minimum retail requirement. The City's policy regarding how the limited production and processing areas are calculated has changed since this application was approved to only include the square footage of the area in which the beer brewing occurs.

The applicant is now proposing to expand into the adjacent tenant space which is an additional 1,600 square feet in size. Of these 1,600 square feet, approximately 1000 square feet would be dedicated to the production and processing area with 600 square feet dedicated to retail space.

In total, with the proposed expansion, the entire 4,800 square foot space would include: 1,700 square feet dedicated to production/processing/brewing space, approximately 2,500 square feet would be dedicated to the bar area and taproom space as well as a 600 square foot area for growler/merchandise retail sales. Both spaces would retain their existing principal entrances. There would be no modifications to the existing taproom; the new space would exceed the requirement regarding the 15% retail component as 600 square feet out of the existing 1,600 square feet or approximately 38% of the area of the space would be dedicated to the growler/merchandise store.

Practical difficulties exist in this case because the square footage restriction would not allow the applicant to expand their business and utilize the building for this conditional use without a variance. The conditions upon which the variance is requested are unique to the parcel of land and were not created by the applicant. The applicant is working within the confines of an existing building and the variance is needed to allow full use of the building.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

Allowing the expansion of a limited production and processing use on the premises with a taproom and retail component is a reasonable use in the CI Neighborhood Commercial District. While in total, the 1,700 square foot production and processing uses within the ground floor of the building would exceed the 1,200 square foot maximum, the proposal is in keeping with the spirit and intent of the ordinance and with the comprehensive plan. The limited production and processing use is located in the rear portion of the building with active uses including the taproom and retail areas located adjacent to the public streets. Therefore, despite its categorization as a limited production and processing use, it would not operate in a manner that is traditionally associated with these types of uses.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

Section 543.30 of the Zoning Code describes limited production and processing uses as those that include activities that are consistent and compatible with retail sales and services. These uses produce minimal off-site impacts due to their limited nature and scale. The activities related to the proposed microbrewery, though larger than what is allowed under the zoning code, would be conducted completely within the building. Therefore, no off-site impacts are expected and the use is not expected to be detrimental to the health, safety or welfare of the general public, nor to those using nearby properties.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the following applications by Sarah Bonvallet, on behalf of Dangerous Man Brewing Company, for the property located at 1300 2<sup>nd</sup> Street NE (1304 2<sup>nd</sup> Street NE):

**A. Conditional Use Permit to expand the limited production and processing beer brewing facility in the CI (Neighborhood Commercial) District.**

Recommended motion: Approve, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. The main entrance of the building shall open to a retail or office component equal to not less than 15% of the floor area of the use.
3. The first floor of the building shall comply with the window requirements as required per section 530.120 of the Zoning Code. Windows shall allow views into and out of the building at eye level. Shelving, mechanical equipment or other similar fixtures shall not block views into and out of the building.

**B. Variance to increase the gross floor area of the limited production and processing use.**

Recommended motion: Approve the variance to further increase the limited production and processing use up to approximately 1,700 square feet.

## ATTACHMENTS

1. Written description and findings submitted by applicant
2. Correspondence
3. Zoning map
4. Plans



**Dangerous Man Brewing Co.**  
1300 2<sup>nd</sup> Street NE  
Minneapolis, MN 55413  
[www.dangerousmanbrewing.com](http://www.dangerousmanbrewing.com)

### **Statement of Proposed Use and Description of Project**

Dangerous Man Brewing Company (DMBC) currently operates a small brewery and taproom at 1300 2<sup>nd</sup> Street NE. We are expanding into the adjacent space to the north of our current location (1304 2<sup>nd</sup> Street NE).

The new space will serve 2 purposes. The rear 2/3rds of the space will be for an expanded brewing area. We are adding 6 fermenters to allow us to brew more variety and help us keep up with current demand. In this rear production area we will be joining the two spaces together with a doorway.

The front 1/3 of the space will be a retail area for growlers (64oz to-go glass containers) and retail merchandise for the public. The Dangerous Man Growler Shoppe will offer customers the ability to bring in their empty growlers and have them filled on-site or purchase pre-filled growlers. This expansion space will not sell beer to be consumed on site.

We will also be rehabbing the 1304 front of the building to be more cohesive with the 1300 front and we are adding a garage door for light and esthetics.

**Dangerous Man Brewing Co.**  
1300 2<sup>nd</sup> Street NE  
Minneapolis, MN 55413  
www.dangerousmanbrewing.com

**Amended Conditional Use Permit and Variance**  
*March 13, 2015*

**Conditional Use Permit**

(1) Dangerous Man Brewing Co. is looking to amend our Conditional Use Permit to expand the limited production and processing beer brewing facility in a C1 district. We currently have established use in a 3,288 square foot portion of an existing building with 750 square feet dedicated to production and processing. We are looking to expand into a 1,600 sq. ft. space with 1,000 sq. ft. dedicated to production and processing.

**1. Will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

We are proposing to convert an existing commercial space into expanded brewing facilities with a retail front. We will be remodeling the building to create a space in the rear for brewing activities. This expansion will only involve additional fermenters, we will be using our existing brewing system for all the actual mashing and lautering. All activities related to the use will occur indoors and no excessive noise or odors are expected to result from the use. Spent grain will be stored in airtight plastic buckets for pick up later that same day by a local farmer.

**2. Will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal or orderly development and improvement of surrounding property for uses permitted in the district.**

The surrounding area is a mix of commercial and residential uses. The use will have an additional retail component to activate the street. The use is not expected to produce any significant odors. No other nuisances are expected. The use will not be injurious to the use and enjoyment of adjacent properties.

**3. Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.**

The site is served by existing infrastructure. There will be no changes that will affect drainage and we will take any necessary measures to insure our business is complimentary to the site.

**4. Adequate measures have been or will be provided to minimize traffic congestion in the public streets.**

The project is not expected to contribute to congestion in the public streets. We currently have 4 dedicated parking allotments in the adjacent parking lot, and our expansion comes with 2 more. This lot is currently under utilized. Our business hours rarely overlap with the office tenants above our space and we have ample off-street parking for our current customer base. We have a high amount of bike and public transportation that is used by staff and clientele. Delivery trucks will access the rear of the building and these trucks will access the site during regular daytime business hours. The site is also served by a bus line and is within two-and-a-half blocks of two additional bus lines.

**5. Is consistent with the applicable policies of the comprehensive plan.**

The site is designated as Mixed Use on the future land use map in The Minneapolis Plan for Sustainable Growth and is within the boundaries of a Neighborhood Commercial Node and is on a Community Corridor (2nd Street Northeast). Neighborhood Commercial Nodes primarily serve the needs of the immediate surrounding area, although they may also contain specialty stores that serve a regional client base. Neighborhood Commercial Nodes are typically comprised of traditional commercial storefront buildings.

**Variance**

(2) Dangerous Man Brewing Co. is applying for a variance to *further* increase the gross floor area of a limited production and processing use associated with operating a microbrewery, taproom and retail growler/merchandise store from 1,200 sq. feet to 4,800 sq. feet in total.

***1. Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.***

We currently operate a microbrewery and taproom in the existing 1<sup>st</sup> floor of 1300 2<sup>nd</sup> Street NE, it is a total of 3,200 sq. ft. We have found that our product demand exceeds the current brewing space. Practical difficulties will arise if we are not able to expand into that 1600 of rentable space. This 1000 sq. ft. of additional brewing space will only be used to house fermenters. As beer needs a certain amount of time to sit in fermentation tanks before it is ready to sell, we have found that the current space is not enough. Utilizing this expanded space would give our total business (including the current space) 1700 sq. ft. of brewing space, 300 sq. ft. of bar area, 2,200 sq. ft. of taproom including 2 bathrooms, and a 600 sq. ft. growler/merchandise retail front with bathroom.

***2. The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.***

Our building is located in a Neighborhood Commercial Node within the urban neighborhood of Sheridan along 13<sup>th</sup> Ave NE. Our business would uphold the character of the neighborhood and maintain the building typology and pedestrian orientation that is appropriate for the surrounding residential neighborhood. The following policies of the Comprehensive Plan apply and are supported by our proposed business project:

**Policy 1.11: Preserve and enhance a system of Neighborhood Commercial Nodes that includes a mix of housing, neighborhood-serving retail, and community uses.**

1.11.1 Discourage the commercial territorial expansion of Neighborhood Commercial Nodes, except to adjacent corners of the node's main intersection.

1.11.2 Support the continued presence of small-scale, neighborhood-serving retail and commercial services in Neighborhood Criteria for designating Neighborhood Commercial Nodes.

1.11.3 Discourage new or expanded uses that diminish the transit and pedestrian character of Neighborhood Commercial Nodes, such as some automobile services and drive-through facilities.

1.11.7 Encourage the redevelopment of vacant commercial buildings and direct City services to these areas.

The proposed expanded use would be established in the 1<sup>st</sup> floor of an existing building that is currently vacant. The layout of the limited production and processing use would include a small-scale retail front area, where customers can grab a growler to go or purchase merchandise, and a production area that is visible to the patrons.

***3. The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety or welfare of the general public or of those utilizing the property or nearby properties.***

Section 543.30 of zoning code describes limited production and processing uses as those that include activities that are consistent and compatible with retail sales and services and produce minimal off-site impacts due to their limited nature and scale. The activities related to our proposed microbrewery and taproom, though larger than what is allowed under the zoning code, would be completely confined within the building. Therefore no off-site impacts are expected and the use is not expected to be injurious to the use or enjoyment of other property in the vicinity.

In addition, the conversion of an existing commercial building to accommodate our limited production and processing use within the building will not impede on the normal or orderly development of the surrounding property in the area. The use will have a retail component to activate the street and will utilize the adjoining parking lot. The use is not expected to produce significant or offensive odors due to the fact that all emissions will be steam-based only. No other nuisances are expected. As such the use is not expected to be injurious to the use or enjoyment of other property in the vicinity.

Our proposed business will use only equipment that meets all food safety requirements. The waste produced will be food-grade in its content and will be disposed of properly to insure limited odors and compliant with all Minneapolis waste regulation. Thus, the granting of the variance is not expected to be detrimental to the health, safety or public welfare of the general public.



**Dangerous Man Brewing Co.**  
1300 2<sup>nd</sup> Street NE  
Minneapolis, MN 55413  
[www.dangerousmanbrewing.com](http://www.dangerousmanbrewing.com)

March 4<sup>th</sup>, 2015

Sheridan Neighborhood Organization (SNO)  
909 Main Street Northeast  
Minneapolis, MN 55413-1958  
(612) 379-0728

To whom it may concern:

This letter is to inform you that we are applying for a Conditional Use Permit (CUP) on a property in the Sheridan Neighborhood. The property is located at 1304 2nd Street NE, Minneapolis, MN 55413.

**Description of Project:** Dangerous Man Brewing Company (DMBC) currently operates a small brewery and taproom at 1300 2<sup>nd</sup> Street NE. We are expanding into the adjacent space to the north of our current location (1304 2<sup>nd</sup> Street NE).

The new space will serve 2 purposes. The rear 2/3rds of the space will be for expanded brewing area. We are adding 6 fermenters to allow us to brew more variety and help us keep up with current demand. The front 1/3 of the space will be a retail area for growlers (64oz to-go glass containers) and retail merchandise for the public. The Dangerous Man Growler Shoppe will offer customers the ability to bring in their empty growlers and have them filled on-site or purchase pre-filled growlers.

We will also be rehabbing the 1304 front of the building to be more cohesive with the 1300 front and also adding a garage door for light and esthetics.

This expansion will NOT mean off-site sales for Dangerous Man. We will still continue to only sell beer through the taproom and the new Growler Shoppe.

We would love the opportunity to speak to you and the SNO residents about this project, as we feel it will bring more exposure to the Sheridan Neighborhood and reflects the values of NE Minneapolis. Please contact us with any questions or thoughts.

Thank you,

Sarah Bonvallet  
Creative Director  
Dangerous Man Brewing  
651.491.8988



**Dangerous Man Brewing Co.**  
1300 2<sup>nd</sup> Street NE  
Minneapolis, MN 55413  
[www.dangerousmanbrewing.com](http://www.dangerousmanbrewing.com)

March 4<sup>th</sup>, 2015

Jacob Frey  
City Council – Ward 3  
350 S. 5th St., Room 307  
Minneapolis, MN 55415

Hello Jacob,

This letter is to inform you that we are applying for a Conditional Use Permit (CUP) on a property in your jurisdiction. The property is located at 1304 2nd Street NE, Minneapolis, MN 55413.

**Description of Project:** Dangerous Man Brewing Company (DMBC) currently operates a small brewery and taproom at 1300 2<sup>nd</sup> Street NE. We are expanding into the adjacent space to the north of our current location (1304 2<sup>nd</sup> Street NE).

The new space will serve 2 purposes. The rear 2/3rds of the space will be for expanded brewing area. We are adding 6 fermenters to allow us to brew more variety and help us keep up with current demand. The front 1/3 of the space will be a retail area for growlers (64oz to-go glass containers) and retail merchandise for the public. The Dangerous Man Growler Shoppe will offer customers the ability to bring in their empty growlers and have them filled on-site or purchase pre-filled growlers.

We will also be rehabbing the 1304 front of the building to be more cohesive with the 1300 front and also adding a garage door for light and esthetics.

This expansion will NOT mean off-site sales for Dangerous Man. We will still continue to only sell beer through the taproom and our new DM Growler Shoppe.

I hope you are well and please contact us with any questions or thoughts.

Thank you,

Sarah Bonvallet  
Creative Director  
Dangerous Man Brewing  
651.491.8988

1300 LLC  
3802 Nicollet Avenue  
Suite 200  
Minneapolis, MN 55409

RE: 1304 2<sup>nd</sup> Street NE  
Minneapolis, MN 55413

March 6, 2015

City of Minneapolis

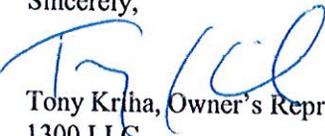
To whom it may concern,

1300 LLC, as Landlord for property located at 1304 2<sup>nd</sup> Street NE, Minneapolis, MN 55413, regarding Dangerous Man Brewing Company, as applicant, acknowledges, approves and welcomes the use into aforementioned property. As the owner to this and the adjacent building for nearly 10 years, we are invested in the SNOW Neighborhood and support this "destination" use into our property that will benefit the neighborhood.

We understand said applicant is in need of a Conditional Use Permit for the operation of their business at this address. This letter will serve as the Landlord's support of the applicant as Tenant for the CUP.

Let us know should you have any further questions pertaining to this Tenant, application or the CUP.

Sincerely,

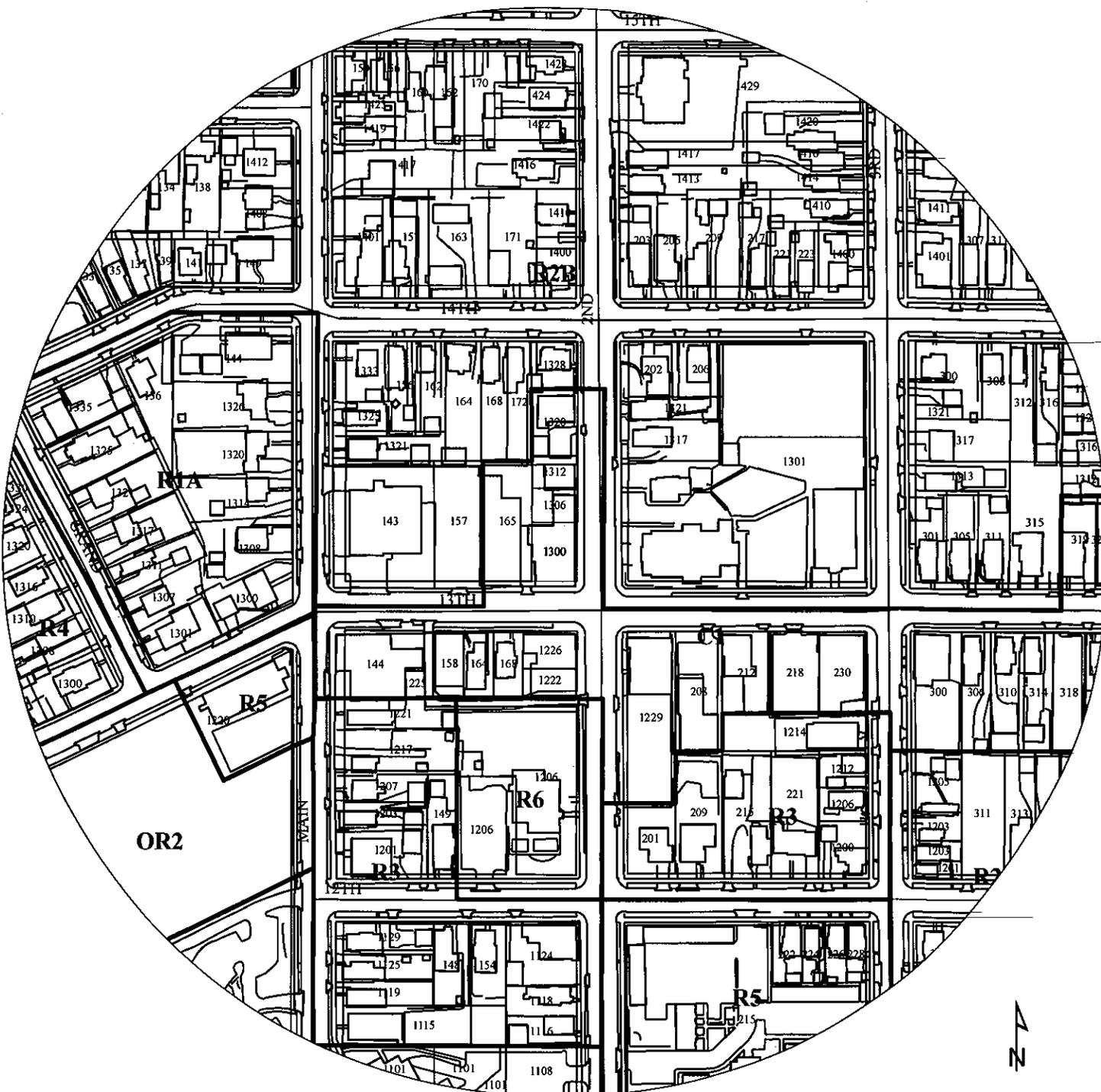
  
Tony Krha, Owner's Representative  
1300 LLC

# Dangerous Man Brewing Company

NAME OF APPLICANT

3rd

WARD



PROPERTY ADDRESS

1300 2nd Street NE (1304 2nd Street NE)

FILE NUMBER

**BZZ-7081**

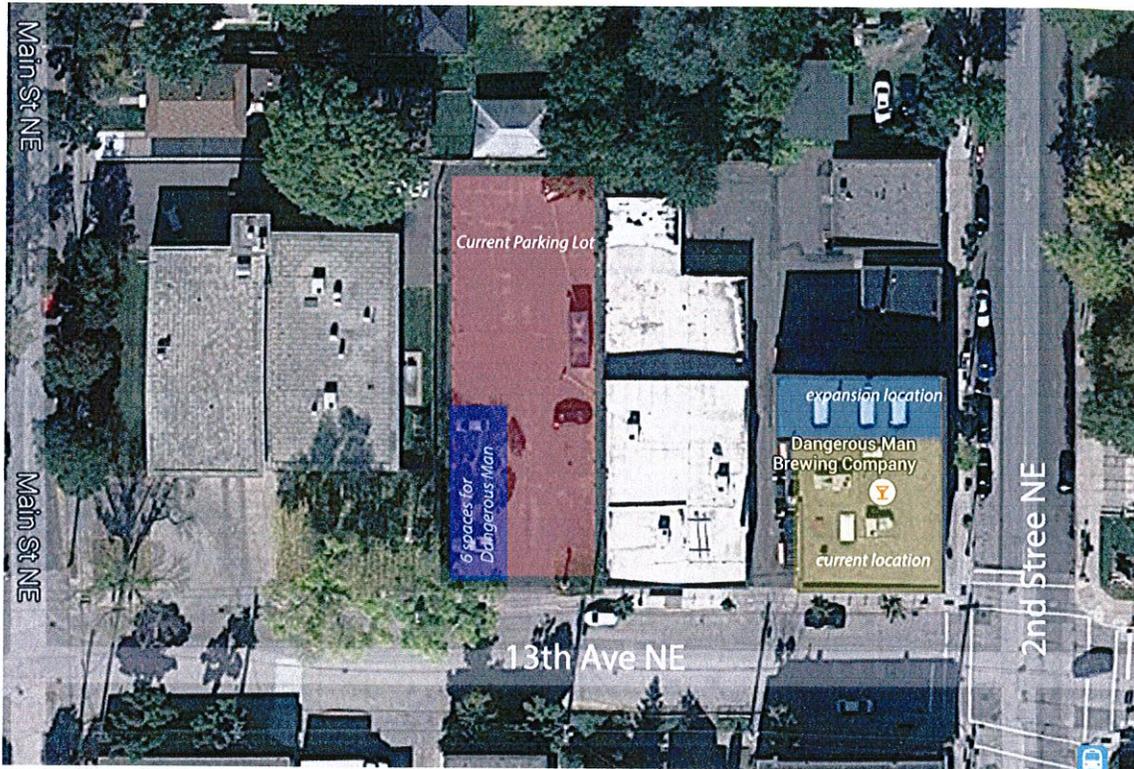
**Dangerous Man Brewing Co.**  
1304 Expansion: Site Plan

We are currently residing in the 1300 2<sup>nd</sup> Street location with a planned expansion into the 1304 space. This site is currently vacant and is situated between Matchbox Coffee Shop and us.



The front façade of the building currently looks like this. It had brick work redone at some point. We are going to redo the front to better match the look of the 1300 space and add a garage door. Please see the attached façade drawings.

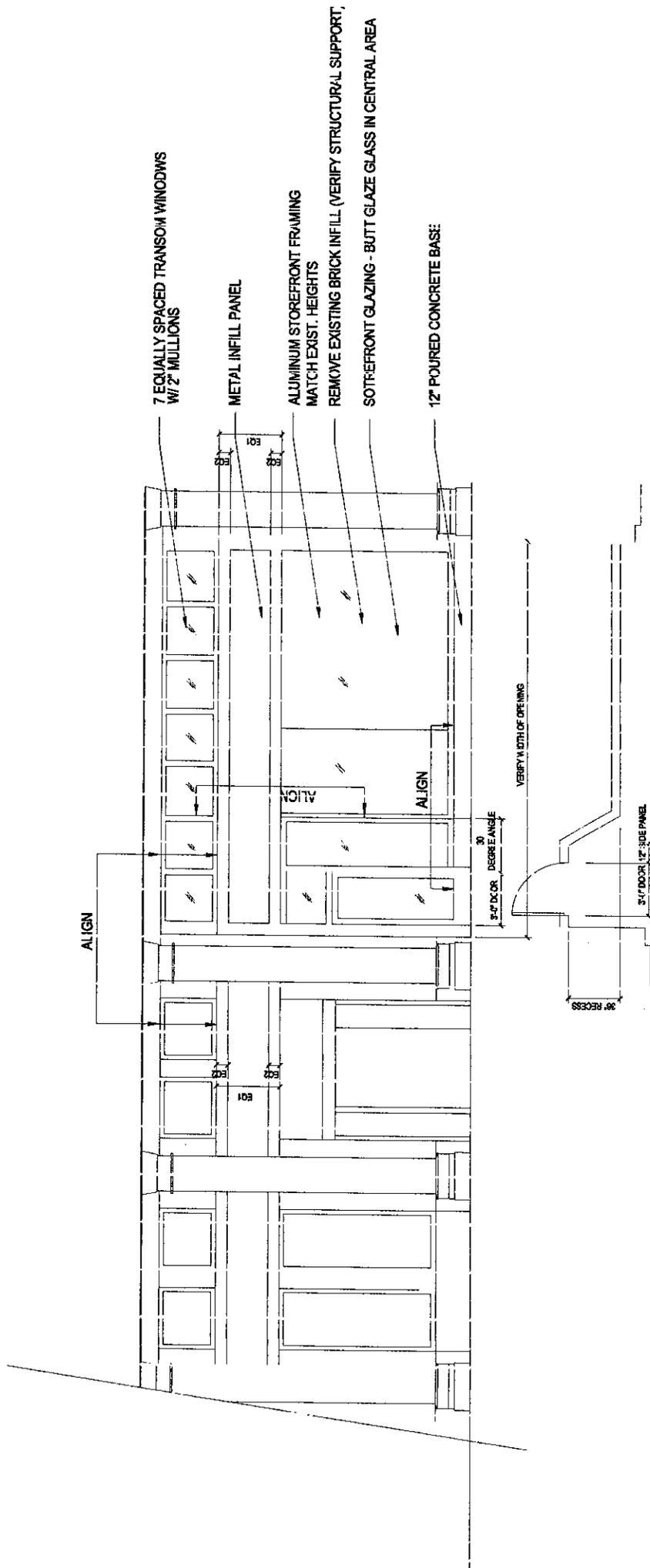
Parking: In our lease we have 6 total parking spots dedicated in the parking lot that is located to the east of Dangerous Man. The lot is highlighted below in red with our 6 spaces in purple.



Here are current photos of the parking lot. The top one is taken from 13<sup>th</sup> Ave NE looking North.



This one is taken from the back of the lot looking South.



# STOREFRONT OPTION TWO

**FLOOR PLAN GENERAL NOTES**

1. CONNECT TO EXISTING FLOOR AND PROVIDE SLOPE TO THE EXISTING FLOOR TO BE MAINTAINED.
2. CONCRETE TO BE CAST IN PLACE AND FINISHED TO THE FINISH OF THE EXISTING FLOOR TO BE MAINTAINED.
3. ALL FLOOR JOINTS TO BE MAINTAINED TO THE FINISH OF THE EXISTING FLOOR TO BE MAINTAINED.
4. ALL FLOOR JOINTS TO BE MAINTAINED TO THE FINISH OF THE EXISTING FLOOR TO BE MAINTAINED.
5. CONCRETE TO BE CAST IN PLACE AND FINISHED TO THE FINISH OF THE EXISTING FLOOR TO BE MAINTAINED.

**FLOOR PLAN - SYMBOL KEY**

1. FINISH FLOOR TO BE MAINTAINED
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**PARTITION TYPES**

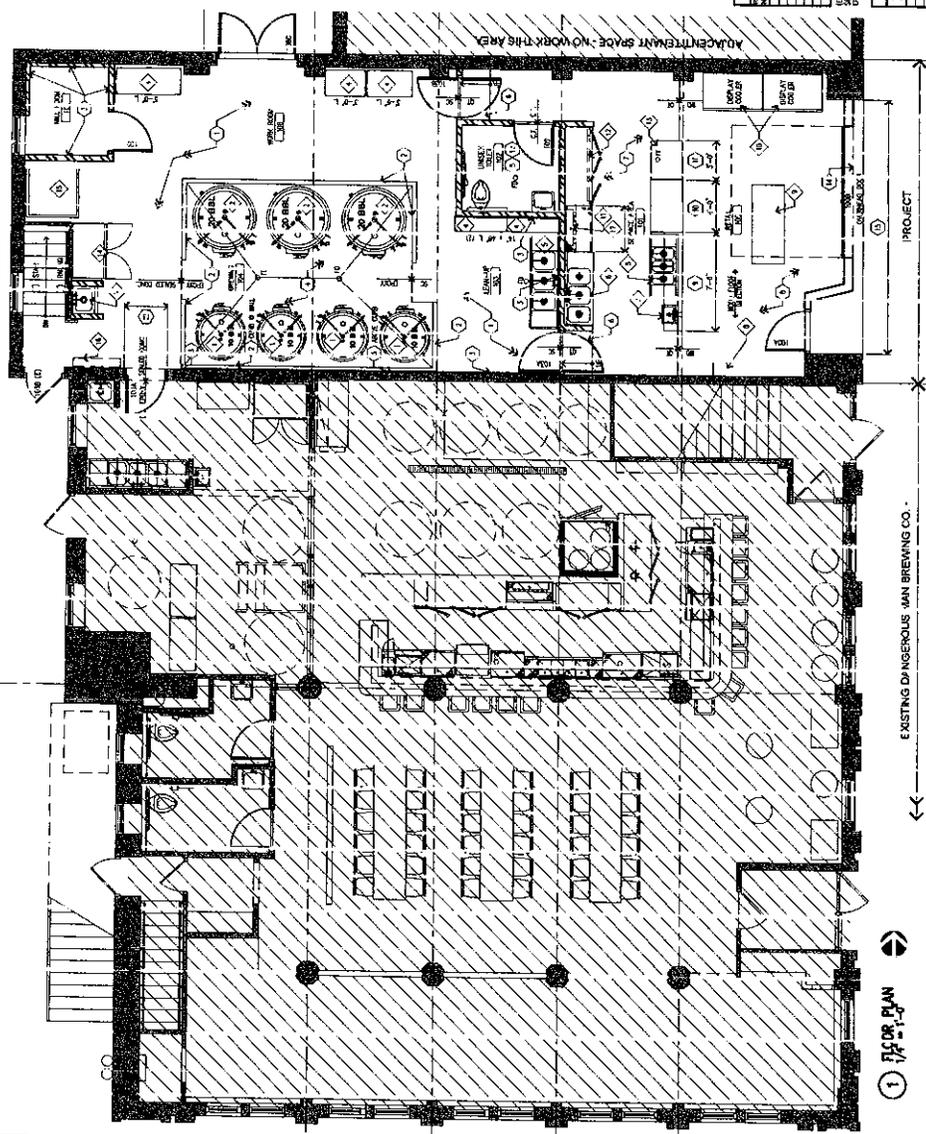
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**FLOOR PLAN KEY NOTES**

1. FINISH FLOOR TO BE MAINTAINED
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**F&E KEY NOTES**

1. FINISH FLOOR TO BE MAINTAINED
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**FLOOR PLAN**

EXISTING DINGERSHOLE MAN BREWING CO. -  
NOWORK IN THIS AREA

PROJECT LOCATION

1532  
DATE 2/24/15

ISSUED FOR: HODDING / FERMINGHAM SET 2/24/15

Project: Dingershole Man Brewing Company - St. Minneapolis  
Project: Brew House & Retail Shop  
The Construction and Equipment Floor Plan

By: TDA (Architect)  
Date: 2/24/15  
Project Number: 220-1

a2.1

HADEN, CHRISTENSEN & MOJAWAH  
ARCHITECTS

**FINISH SCHEDULE**

NO.	FINISH NAME	ROOM	SIZE (SQ. FT.)	UNIT PRICE	TOTAL PRICE	DATE
1	FINISH FLOOR TO BE MAINTAINED	101	100	10.00	1000.00	2/24/15
2	FINISH FLOOR TO BE MAINTAINED	102	100	10.00	1000.00	2/24/15
3	FINISH FLOOR TO BE MAINTAINED	103	100	10.00	1000.00	2/24/15
4	FINISH FLOOR TO BE MAINTAINED	104	100	10.00	1000.00	2/24/15
5	FINISH FLOOR TO BE MAINTAINED	105	100	10.00	1000.00	2/24/15
6	FINISH FLOOR TO BE MAINTAINED	106	100	10.00	1000.00	2/24/15
7	FINISH FLOOR TO BE MAINTAINED	107	100	10.00	1000.00	2/24/15
8	FINISH FLOOR TO BE MAINTAINED	108	100	10.00	1000.00	2/24/15
9	FINISH FLOOR TO BE MAINTAINED	109	100	10.00	1000.00	2/24/15
10	FINISH FLOOR TO BE MAINTAINED	110	100	10.00	1000.00	2/24/15

**DOOR & OPENING SCHEDULE**

NO.	DOOR / OPENING	ROOM	SIZE (SQ. FT.)	UNIT PRICE	TOTAL PRICE	DATE
1	DOOR TO BE MAINTAINED	101	10	100.00	1000.00	2/24/15
2	DOOR TO BE MAINTAINED	102	10	100.00	1000.00	2/24/15
3	DOOR TO BE MAINTAINED	103	10	100.00	1000.00	2/24/15
4	DOOR TO BE MAINTAINED	104	10	100.00	1000.00	2/24/15
5	DOOR TO BE MAINTAINED	105	10	100.00	1000.00	2/24/15
6	DOOR TO BE MAINTAINED	106	10	100.00	1000.00	2/24/15
7	DOOR TO BE MAINTAINED	107	10	100.00	1000.00	2/24/15
8	DOOR TO BE MAINTAINED	108	10	100.00	1000.00	2/24/15
9	DOOR TO BE MAINTAINED	109	10	100.00	1000.00	2/24/15
10	DOOR TO BE MAINTAINED	110	10	100.00	1000.00	2/24/15

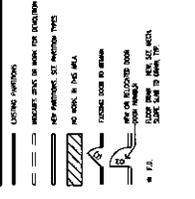




**FLOOR PLAN GENERAL NOTES**

1. COMPARE TO ANY AL. DRAWINGS AND REFER DIMENSIONS TO THE PROJECT, REFER TO EXISTING ARCHITECTURAL DRAWINGS.
2. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL STRUCTURE FROM TO COMMENCEMENT OF WORK.
3. VERIFY EXISTING CONDITIONS OF EXISTING WORK AND REFER STRUCTURE FROM TO COMMENCEMENT OF WORK.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MINNEAPOLIS.
5. COMPART PARTIES BY SHIELD, CONCRETE TO REPAIR, CORNER AND VERTICAL.

**FLOOR PLAN - SYMBOL KEY**



**PARTITION TYPES**

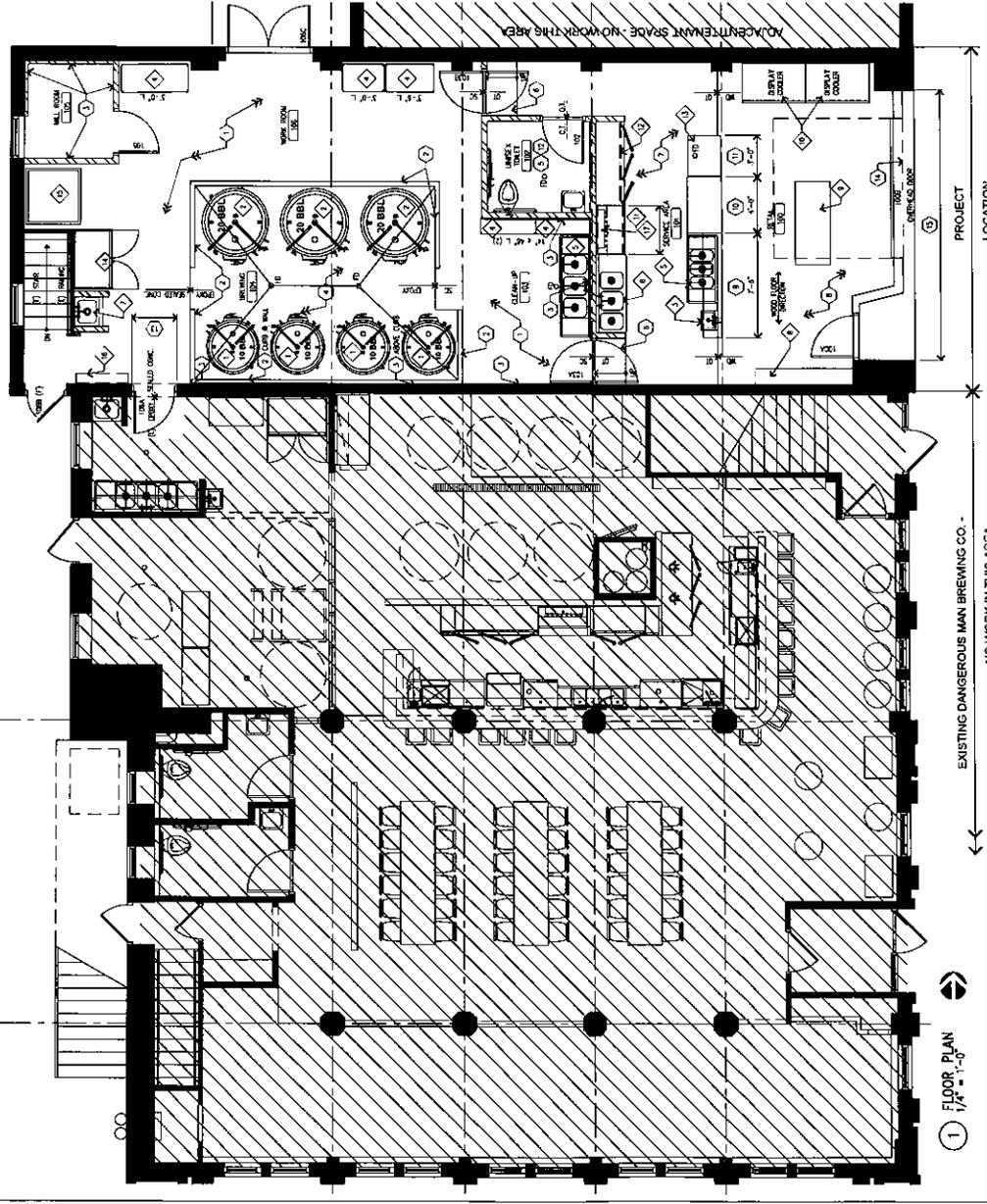
- ALL WALLS TO BE 2'-0" MIN. THICK BY 1/2" GYPSUM BOARD UP TO 7'-0" HIGH.  
 ALL WALLS TO BE 2'-0" MIN. THICK BY 1/2" GYPSUM BOARD ABOVE WALLS TO EXCEED 7'-0" HIGH.

**FLOOR PLAN KEY NOTES**

1. PROVIDE 2" LIGHT WEIGHT CONCRETE TOPPING - SEE STRUCT.
2. CONCRETE OVER SLOPE FLOOR TO DRAIN.
3. 2" WALL PANELS FROM BASE TO 8'-0" A.F.F.
4. 2" PAINT FLOOR SYSTEM (WOOD GRAIN)
5. 2" FLOOR FLOOR SYSTEM (WOOD GRAIN)
6. 2" FLOOR FLOOR SYSTEM (WOOD GRAIN)
7. 2" FLOOR FLOOR SYSTEM (WOOD GRAIN)
8. 2" FLOOR FLOOR SYSTEM (WOOD GRAIN)
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18. 2" FLOOR FLOOR SYSTEM (WOOD GRAIN)
19. 2" FLOOR FLOOR SYSTEM (WOOD GRAIN)
20. 2" FLOOR FLOOR SYSTEM (WOOD GRAIN)

**F & E KEY NOTES (SEE FLOOR DRAWINGS)**

1. FINISHING (SEE NOTES)
2. FINISHING (SEE NOTES)
3. FINISHING (SEE NOTES)
4. FINISHING (SEE NOTES)
5. FINISHING (SEE NOTES)
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20. FINISHING (SEE NOTES)



1 FLOOR PLAN  
1/4" = 1'-0"

**FINISH SCHEDULE**

NO.	FINISH	AREA	UNIT	QTY	UNIT PRICE	TOTAL
1	CONCRETE	FLOOR	SQ. FT.	1000	1.50	1500.00
2	PAINT	WALLS	SQ. YD.	500	2.00	1000.00
3	PAINT	FLOOR	SQ. YD.	200	1.00	200.00
4	WOOD	FLOOR	SQ. FT.	1000	1.00	1000.00
5	GLASS	WALLS	SQ. FT.	500	2.00	1000.00
6	METAL	WALLS	SQ. FT.	1000	1.00	1000.00
7	CEILING	CEILING	SQ. FT.	1000	1.00	1000.00
8	MECHANICAL	MECHANICAL	UNIT	10	100.00	1000.00
9	ELECTRICAL	ELECTRICAL	UNIT	10	100.00	1000.00
10	PLUMBING	PLUMBING	UNIT	10	100.00	1000.00
11	FINISHING	FINISHING	UNIT	10	100.00	1000.00
12	OTHER	OTHER	UNIT	10	100.00	1000.00

**DOOR & OPENING SCHEDULE**

NO.	TYPE	SIZE	LOCATION	REMARKS
1	DOOR	3'-0" x 7'-0"	OFFICE	WOOD DOOR WITH GLASS
2	WINDOW	4'-0" x 6'-0"	OFFICE	WOOD WINDOW WITH GLASS
3	DOOR	3'-0" x 7'-0"	RESTROOM	WOOD DOOR WITH GLASS
4	WINDOW	4'-0" x 6'-0"	RESTROOM	WOOD WINDOW WITH GLASS
5	DOOR	3'-0" x 7'-0"	STAIR	WOOD DOOR WITH GLASS
6	WINDOW	4'-0" x 6'-0"	STAIR	WOOD WINDOW WITH GLASS
7	DOOR	3'-0" x 7'-0"	MECHANICAL	WOOD DOOR WITH GLASS
8	WINDOW	4'-0" x 6'-0"	MECHANICAL	WOOD WINDOW WITH GLASS
9	DOOR	3'-0" x 7'-0"	PLUMBING	WOOD DOOR WITH GLASS
10	WINDOW	4'-0" x 6'-0"	PLUMBING	WOOD WINDOW WITH GLASS
11	DOOR	3'-0" x 7'-0"	FINISHING	WOOD DOOR WITH GLASS
12	WINDOW	4'-0" x 6'-0"	FINISHING	WOOD WINDOW WITH GLASS
13	DOOR	3'-0" x 7'-0"	OTHER	WOOD DOOR WITH GLASS
14	WINDOW	4'-0" x 6'-0"	OTHER	WOOD WINDOW WITH GLASS

**ROOM AND HARDWARE NOTES:**

HARDWARE GROUPS:  
 GROUP 1 - SET CASE  
 GROUP 2 - LOCKS, KEYS AS SET  
 GROUP 3 - HINGES & SLIP SPRING  
 GROUP 4 - LATCH (EXTENSION FUNCTION)  
 GROUP 5 - LATCH (EXTENSION FUNCTION)  
 GROUP 6 - LATCH (EXTENSION FUNCTION)  
 GROUP 7 - LATCH (EXTENSION FUNCTION)  
 GROUP 8 - LATCH (EXTENSION FUNCTION)  
 GROUP 9 - LATCH (EXTENSION FUNCTION)  
 GROUP 10 - LATCH (EXTENSION FUNCTION)  
 GROUP 11 - LATCH (EXTENSION FUNCTION)  
 GROUP 12 - LATCH (EXTENSION FUNCTION)  
 GROUP 13 - LATCH (EXTENSION FUNCTION)  
 GROUP 14 - LATCH (EXTENSION FUNCTION)  
 GROUP 15 - LATCH (EXTENSION FUNCTION)  
 GROUP 16 - LATCH (EXTENSION FUNCTION)  
 GROUP 17 - LATCH (EXTENSION FUNCTION)  
 GROUP 18 - LATCH (EXTENSION FUNCTION)  
 GROUP 19 - LATCH (EXTENSION FUNCTION)  
 GROUP 20 - LATCH (EXTENSION FUNCTION)

**OWNER**  
 Dangerous Man Brewing Company - NE Minneapolis

**PROJECT**  
 Brew House & Retail Shop

**THE**  
 Construction and Equipment Floor Plan

**MECHANICAL AND ELECTRICAL**  
 DESIGN/BUILD CONTRACTOR

**ARCHITECT**  
 HAGEN, CHRISTENSEN & MCILWAIN

**DATE**  
 2/24/15

**PERMITTING SET**  
 2/24/15

**NO. WORK IN THIS AREA**

**EXISTING DANGEROUS MAN BREWING CO.**

**PROJECT LOCATION**

**CONTRACT NO.**  
 1532

**DATE**  
 2/24/15

**REVISIONS**

**REFLECTED CEILING PLAN GENERAL NOTES**

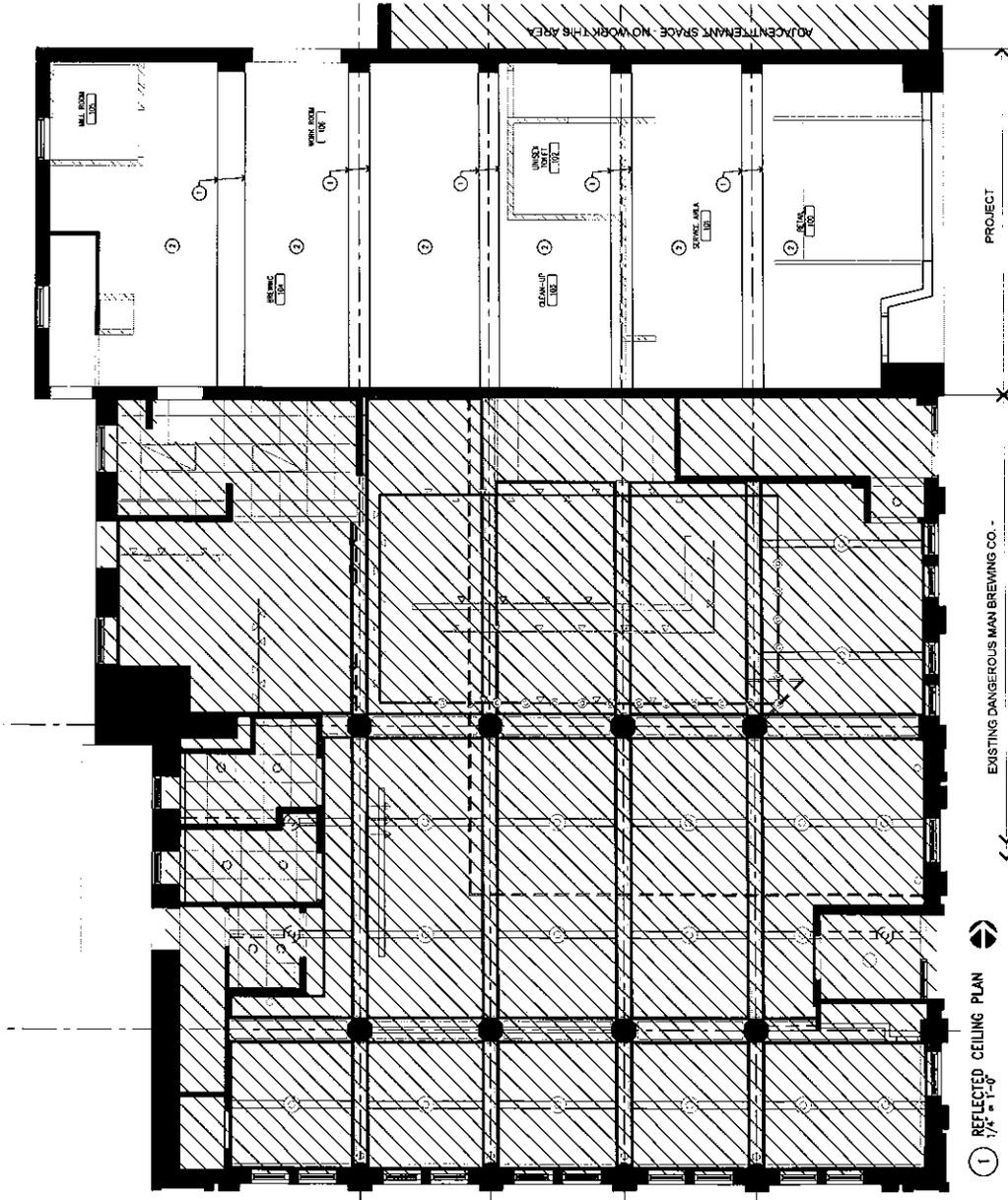
1. REFER TO ALL CONDITIONS AND NOTES ADDENDUMS TO THE PROJECT.
2. SEE ELECTRICAL SCHEDULE AND ELECTRICAL DRAWINGS FOR EQUIPMENT AND CIRCUITING.
3. ALL WORK IN THIS SPACE AND PRODUCTION AREA TO BE SHUTTER PROOF.

**REFLECTED CEILING PLAN - SYMBOL KEY**

- EXISTING FIXTURES
- NEW FIXTURES, SEE SECTION TYPES
- NO WORK IN THIS AREA

**REFLECTED CEILING PLAN KEY NOTES**

- ① EXISTING FIXTURE NEW (CIRCUMFERS - NEW)
- ② EXISTING NEW (CIRCUMFERS - NEW)



① REFLECTED CEILING PLAN  
1/4" = 1'-0"

EXISTING DANGEROUS MAN BREWING CO. -  
NO WORK IN THIS AREA

PROJECT LOCATION

Permit No. 1552 Date 2/24/15	Issued for BUILDING / PERMITTING SET Date 2/24/15	 Inspection and Verification by Design/Build Contractor	Drawing  Mattison Woodcock 10000 University Avenue Minneapolis, MN 55425 Tel: 612-330-2828 Fax: 612-330-2829	Project Dangerous Man Brewing Company - NE Minneapolis Brew House & Retail Shop Reflected Ceiling Plan	I hereby certify that the plans were prepared by a duly qualified and licensed professional engineer or architect, registered contractor under the laws of the State of Minnesota. By: <i>THOMAS M. MOULWAIN</i> Title: Architect Date: 02/24/15 Registration Number: 25241	Drawing No. a9.1	 HADDEN, CHRISTENSEN & MOULWAIN ARCHITECTS 1000 University Avenue, Suite 100 Minneapolis, MN 55425
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