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Supplemental Winery  
Comparison Analysis -  
Summary of Changes  
&  
Rapp Lane & Chateau Lane  
Wineries/Equestrian Center

**SHADYBROOK ESTATE WINERY MAJOR MODIFICATION**

**#P18-00450-MOD**

**WINERIES ON RAPP LANE AND CHATEAU LANE**

	Shadybrook Estate Winery		Italics Winery	Covert Winery (Formerly Chateau 15)	Rapp Equestrian Center
	Existing Condition	Proposed Request	Existing Condition	Existing Condition	Recognition of Existing Operation
Production:					Number of Horses:
	24,572 Gallons	70,000 Gallons	50,000 Gallons	20,000 Gallons	60 Horses at any one time
Visitation:					
	21 Visitors/Day	50 Visitors/Day	20 Visitors/Day	Four (4) Visitors/Day M-F; Eight (8) Visitors/Day S-S	50 Visitors/Day
	147 Visitors/Week	350 Visitors/Week	50 Visitors/Week	36 Visitors/Week	350 Visitors/Week
	7,644 Visitors/Year	18,200 Visitors/Year	2,600 Visitors/Year	1,872 Visitors/Year	18,200 Visitors/Year
Marketing Program:					Horse Related Events:
	Eight (8) Events/Year @ 30 guests	Six (6) Events/Year @ 30 guests	Six (6) Events/Year @ 40 guests	12 Events/Year @ 25 guests	Six (6) Events/Year @ 30 guests
	One (1) Wine Auction Event/Year @ 30 guests	Six (6) Events/Year @ 50 guests	Two (2) Events/Year @ 75 guests	2 Events/Year @ 80 guests	Six (6) Events/Year @ 50 guests
		Six (6) Events/Year @ 100 guests			Six (6) Events/Year @ 100 guests
	Nine (9) Total Events	18 Total Events	Eight (8) Total Events	14 Total Events	18 Total Events
	270 Total Marketing Guests/Year	1,080 Marketing Guests/Year	390 Total Marketing Guests/Year	460 Total Marketing Guests/Year	1,080 Total Event Guests/Year
Employees:					
	Two (2) full-time employees	Nine (9) full-time employees	Two (2) Employees (Four (4) - Six (6) at full production)	Three (3) full-time employees	Seven (7) full-time employees
	One (1) part-time employee	Two (2) part-time employees		One (1) part-time employee	Two (2) part-time employees
Hours of Operation:					
	Visitation 9 am-5 pm (M-Su)	Visitation 9 am - 5 pm (M-Su)	Visitation 10 am - 6 pm (M-Su)	Visitation 10 am - 4 pm (M-Su)	Visitation 8 am - 8 pm (M-Su)