

**105 West Brewing Company**  
**Bear'L Cellars Winery**  
**1043 Park St**  
**Castle Rock, Co 80109**

Eric@105westbrewing.com



Subject: Alternating Premises

3-16-2024

My name is Eric Seufert, and I am the owner of **105 West Brewing Company**, which operates two brewery locations in Colorado, as well as **Bear'L Cellars Winery**, which operates one location.

Our brewery locations are open to the public and operate much like a traditional bar and restaurant. Our winery, however, is generally not open to the public and instead produces wine that is sold directly to consumers through our brewery locations.

This bill would allow our winery and brewery operations to function more efficiently. I have invested over **\$1 million in brewing equipment**, including fermentation tanks and other manufacturing infrastructure. It is common in our industry for tanks to sit unused for periods of time due to seasonal fluctuations in demand—for example, brewery production often slows during the winter months.

Allowing these tanks to be alternated between brewery and winery production would enable us to make better use of the manufacturing equipment we have already invested in. This would allow us to produce more products throughout the year, improve operational efficiency, and generate additional revenue.

Additionally, this flexibility would allow businesses like ours to operate using **less physical square footage**, making better use of existing facilities rather than requiring expansion.

In my opinion, this bill creates a **logical and practical path** for breweries, wineries, and distilleries that have excess production capacity to operate more efficiently. Increased efficiency supports stronger small businesses, which in turn leads to **greater revenue generation and additional employment opportunities** within our communities.

Thank you for your time and consideration.

My contact information is below for any legislature that would like to discuss further.

Sincerely,

Eric Seufert  
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