



Alcohol and Marijuana Control Office  
550 W 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)  
<https://www.commerce.alaska.gov/web/amco>  
Phone: 907.269.0350

## Alaska Alcoholic Beverage Control Board Form AB-00: New License Application

### What is this form?

This new license application form is required for all individuals or entities seeking to apply for a new liquor license. Applicants should review Title 04 of Alaska Statutes and Chapter 304 of the Alaska Administrative Code. All fields of this form must be completed, per AS 04.11.260 and 3 AAC 304.105.

This form must be completed and submitted to AMCO's main office, along with all other required forms and documents, before any license application will be considered complete.

### Section 1 - Establishment and Contact Information

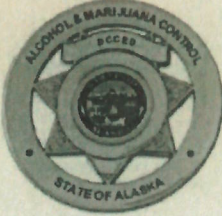
Enter information for the business seeking to be licensed. *WITCH MOUNTAIN / WITCHES BREW LLC*

Licensee:	Chessa Brooke Stewart <i>LLC # 214 0027</i>		
License Type:	Brewery	Statutory Reference:	04.11.130
Doing Business As:	<i>Witch Mountain / WITCHES BREW</i>		
Premises Address:	201 Breakwater		
City:	Cordova	State:	AK
		ZIP:	99574
Local Governing Body:	City of Cordova		
Community Council:	Cordova Community Council <i>NONE</i>		
Mailing Address:	P.O. Box 2273		
City:	Cordova	State:	AK
		ZIP:	99574
Designated Licensee:	Chessa Brooke Stewart		
Contact Phone:	310-702-24245	Business Phone:	907-429-6060
Contact Email:	wtchmntn@gmail.com		

Seasonal License? ☐ Yes ☒ No If "Yes", write your six-month operating period: \_\_\_\_\_

OFFICE USE ONLY			
Complete Date:	11/19/21	License Years:	License #: 6005
Board Meeting Date:	11/18/22	Transaction #:	100285944, 100285947
Issue Date:		BRE:	CC





Alaska Alcoholic Beverage Control Board

Form AB-00: New License Application

Section 2 – Premises Information

Premises to be licensed is:



an existing facility



a new building



a proposed building

The next two questions must be completed by beverage dispensary (including tourism) and package store applicants only:

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the outer boundaries of the nearest school grounds? Include the unit of measurement in your answer.

4.5 blocks

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the public entrance of the nearest church building? Include the unit of measurement in your answer.

4 blocks

Section 3 – Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 4. If more space is needed, please attach a separate sheet with the required information.

The following information must be completed for each licensee and each affiliate (spouse).

This individual is an:



applicant



affiliate

NONE

Name:					
Address:					
City:		State:		ZIP:	

This individual is an:



applicant



affiliate

Name:					
Address:					
City:		State:		ZIP:	





Alaska Alcoholic Beverage Control Board

## Form AB-00: New License Application

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### Section 4 - Entity Ownership Information

This section must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for a license. Sole proprietors should skip to Section 5.  
If more space is needed, please attach a separate sheet with the required information.

- If the applicant is a corporation, the following information must be completed for each stockholder who owns 10% or more of the stock in the corporation, and for each president, vice-president, secretary, and managing officer.
- If the applicant is a limited liability organization, the following information must be completed for each member with an ownership interest of 10% or more, and for each manager.
- If the applicant is a partnership, including a limited partnership, the following information must be completed for each partner with an interest of 10% or more, and for each general partner.

Entity Official:	Witch Mountain / WITCH KITCHEN LLC		
Title(s):	Manager, Member	Phone: 310 702 2424	% Owned: 100
Address:	201 Breakwater Ave		
City:	CORDOVA	State: AK	ZIP: 99574

Entity Official:	CHESSA BROOKIE STEWART		
Title(s):	Affiliate	Phone: 310 702 2424	% Owned: 0
Address:	PO Box 2273		
City:	CORDOVA	State: AK	ZIP: 99574

Entity Official:			
Title(s):		Phone:	% Owned:
Address:			
City:		State:	ZIP:

Entity Official:			
Title(s):		Phone:	% Owned:
Address:			
City:		State:	ZIP:





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ALCOHOL AND MARIJUANA CONTROL OFFICE  
STATE OF ALASKA



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Form AB-00- New License Application

This subsection must be completed by any applicant that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC) and have a registered agent who is an individual resident of the state of Alaska.

DOC Entity #:	10170961	AK Formed Date:	8/11/2021	Home State:	AK
Registered Agent:	213 9801 CHESSE Brodie Stewart WILCH MOUNTAIN WINE	Agent's Phone:	310 702-2424		
Agent's Mailing Address:	PO BOX #2273 KIRKLEN LLC				
City:	Cheyenne	State:	AK	ZIP:	99574

Residency of Agent:

☒ Yes ☐ No

Is your corporation or LLC's registered agent an individual resident of the state of Alaska?

☒ Yes ☐ No

Section 5 - Other Licenses

Ownership and financial interest in other alcoholic beverage businesses:

Yes No

Does any representative or owner named in this application have any direct or indirect financial interest in any other alcoholic beverage business that does business in or is licensed in Alaska?

☐ Yes ☒ No

If "Yes", disclose which individual(s) has the financial interest, what the type of business is, and if licensed in Alaska, which license number(s) and license type(s):

Section 6 - Authorization

Communication with AMCO staff:

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

☐ Yes ☒ No

If "Yes", disclose the name of the individual and the reason for this authorization:

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**Form AB-00: New License Application**

**Section 7 – Certifications**

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.



I certify that all proposed licensees have been listed with the Division of Corporations.



I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.



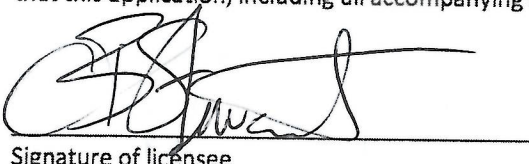
I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 304.465.



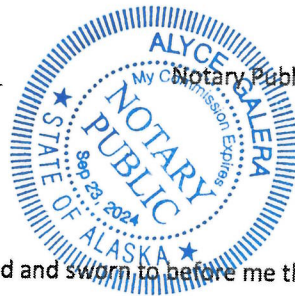
I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

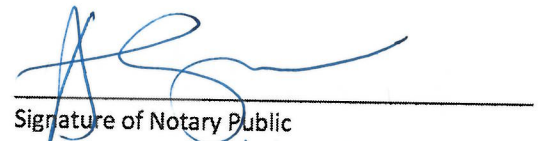


As an applicant for a liquor license, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 304, and that this application, including all accompanying schedules and statements, is true, correct, and complete.

  
Signature of licensee

CHESA BROOKE STEWART  
Printed name of licensee



  
Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 09-23-24

Subscribed and sworn to before me this 27 day of September, 2021.





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**Form AB-02: Premises Diagram**

**What is this form?**

A detailed diagram of the proposed licensed premises is required for all liquor license applications, per AS 04.11.260 and 3 AAC 304.185. Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage, service, consumption, and manufacturing. If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex.

The second page of this form is not required. Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the second page of this form. The first page must still be completed, attached to, and submitted with any supplemental diagrams. An AMCO employee may require you to complete the second page of this form if additional documentation for your premises diagram is needed.

This form must be completed and submitted to AMCO's main office before any license application will be considered complete.

I have attached blueprints, CAD drawings, or other supporting documents in addition to, or in lieu of, the second page of this form.

Yes No

☒ ☐

**Section 1 – Establishment Information**

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	WITCH MOUNTAIN/WITCH KITCHEN LLC		License Number:	6005 2140027	
License Type:	BREWERY				
Doing Business As:	WITCHES BREW				
Premises Address:	201 BREAKWATER AVE.				
City:	CORDOVA	State:	AK	ZIP:	99574

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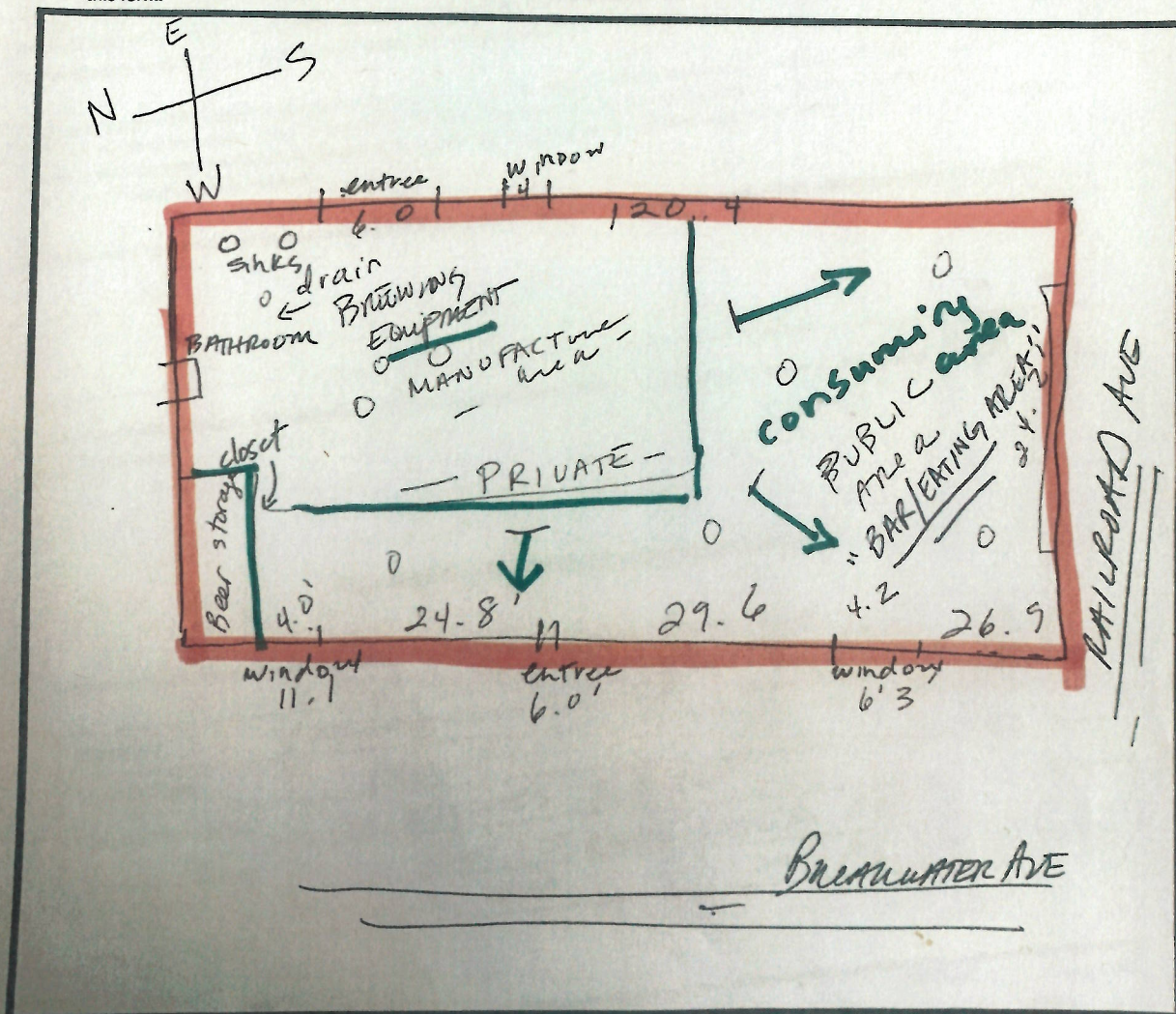
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## Form AB-02: Premises Diagram

### Section 2 – Detailed Premises Diagram

Clearly indicate the boundaries of the premises and the proposed licensed area within that property. Clearly indicate the interior layout of any enclosed areas on the proposed premises. Clearly identify all entrances and exits, walls, bars, and fixtures, and outline in red the perimeter of the areas designated for alcohol storage, service, consumption, and manufacturing. Include dimensions, cross-streets, and points of reference in your drawing. You may attach blueprints or other detailed drawings that meet the requirements of this form.



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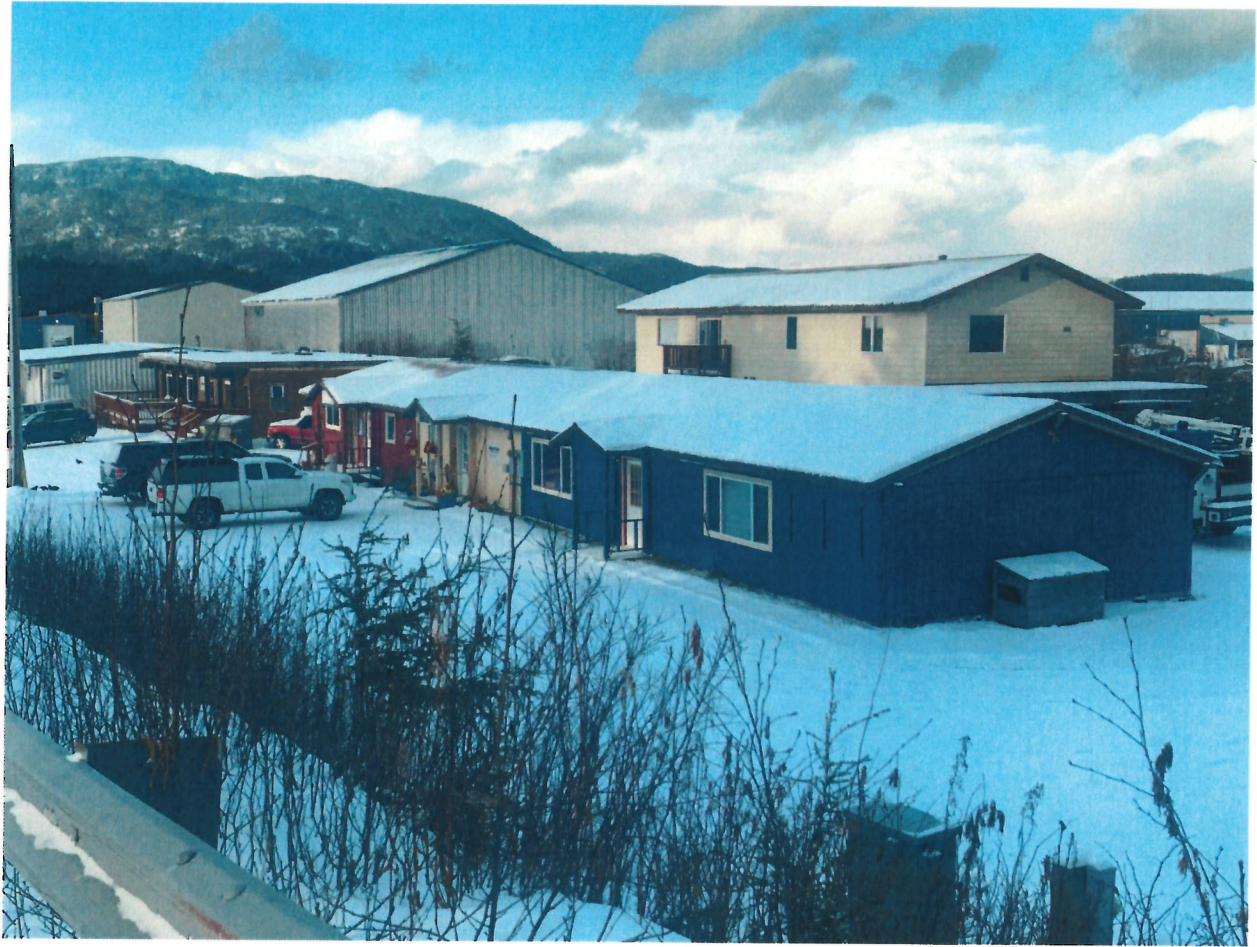
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ALCOHOL MARIJUANA CONTROL OFFICE  
STATE OF ALASKA











## Startup & Three Year Business plan

Based on U.S. Small Business Administration Lean Model

<b>State of Alaska Brewery License Application</b> - State completion confirmed November 19, 2021 <b>Licensee:</b> Witch Mountain/Witches Kitchen LLC	
<b>Identity</b> Our microbrewery will produce world-class craft beer that reflects the spirit of our uniuqetown, while also providing year-round employment and a community-focused gathering space for families, friends, and visitors alike.	<b>Investment Capital &amp; Building</b> <ul style="list-style-type: none"> <li>Anticipated Investment Capital: \$200,000               <ul style="list-style-type: none"> <li>Secured investment capital of \$250,000.</li> <li>Provides \$50k contingency.</li> </ul> </li> <li>Brewery building and facility space:               <ul style="list-style-type: none"> <li>Secured by long-term lease.</li> </ul> </li> </ul>
<b>Business Problem Statement</b> Cordova is a community in need of year-round, diverse economic drivers; sustainable employment; and space for locals to gather, celebrate and connect.	<b>Our Solution</b> A microbrewery would bring full time employment, tax revenue, innovation, and additional income to the community. <ul style="list-style-type: none"> <li>Our goal is to operate this business such that it provides salaries and benefits that make Cordova's cost of living viable for at least four full time local employees.</li> </ul>
<b>Key Roles - Full Time Equivalents (FTEs)</b> Anticipated Local Hires: <ul style="list-style-type: none"> <li>Four full time, year-round</li> <li>1.5 seasonal</li> </ul> This staffing plan will be re-evaluated on an annual basis to ensure staffing keeps in line with business growth and demand. We anticipate four FTEs to be the optimal number for at least the first 2-3 years of business, and we will increase this as demand allows.	<b>Anticipated Annual Revenue</b> <ul style="list-style-type: none"> <li><b>2022 - Year 1:</b> \$50,000               <ul style="list-style-type: none"> <li><i>Note: This assumes the brewery would not open until September 2022, dependent upon State licensing timeline.</i></li> </ul> </li> <li><b>2023 - Year 2:</b> \$250,000</li> <li><b>2024 - Year 3:</b> \$275,000</li> </ul> Secondary to creating great beer, our focus is a sustainable business plan that provides full time employment. A profit sharing plan will be in place for employees to benefit from shared success.
<b>General Operating Plan</b> As this is a private business with proprietary operations, limited information can be shared. <ul style="list-style-type: none"> <li>Provide salaries and benefits for four full time employees.</li> <li>Operate 11 months out of the year, at a minimum of 4 days a week.</li> <li>Produce world-class beer that utilizes Alaska, and Cordova, products when available.</li> <li>Produce and provide non-alcoholic options for families and non-beer drinkers.</li> <li>We will continue to partner with our local producers within Cordova to provide "pop-up" dining options and markets for locals.</li> <li>Invite community-focused organizations to apply for annual non-profit partnership percentage of sales or in-kind donations.</li> <li>Host community events of all kinds.</li> <li>Certified women-owned business.</li> </ul>	<b>Milestones - Timeline</b> Initial startup and operating plan: <ul style="list-style-type: none"> <li><b>2022 - Year 1:</b> Startup and open to the public.               <ul style="list-style-type: none"> <li><i>Note: Anticipate September 2022 for public opening, however this is dependent upon the State licensing timeline.</i></li> </ul> </li> <li><b>2023 - Year 2:</b> Operate for first full calendar year, evaluate and make changes if needed.</li> <li><b>2024 - Year 3:</b> Sustain existing operations and evaluate existing model to determine areas for growth (i.e. increase in barrels, expansion expand type/variety of products offered, hire more help etc)</li> </ul> The business plan and timeline will be reviewed and analyzed on an annual basis to adjust strategy or model as needed. Breweries are based on an age-old model, but are driven by innovation and customer preferences, so we need to be flexible in adapting as needed.