



City of Madison

Conditional Use

Location
1001 South Whitney Way

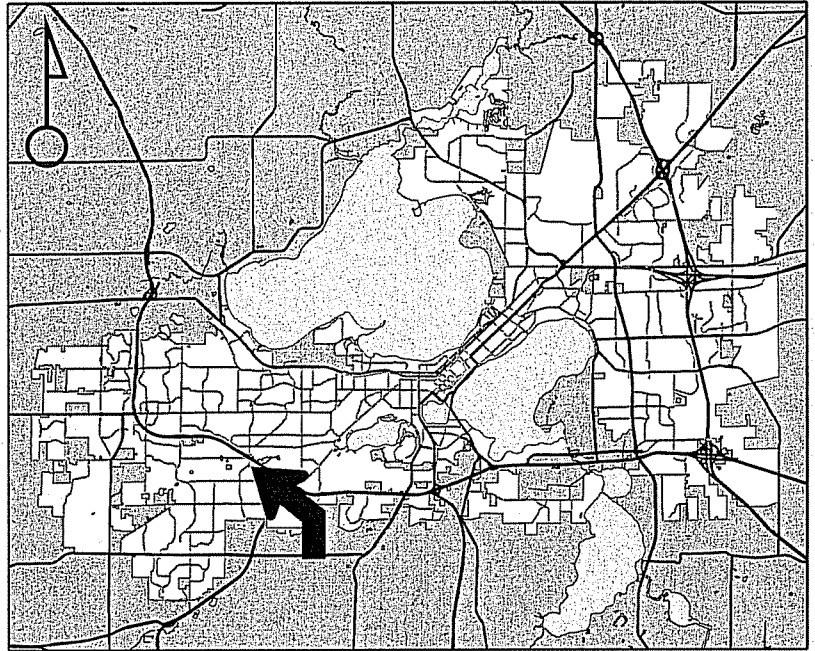
Project Name
Cambridge Winery Deck Addition

Applicant
Frank Laurie Peregrine/Denise Clearwood-
Pine Clearwood Architects

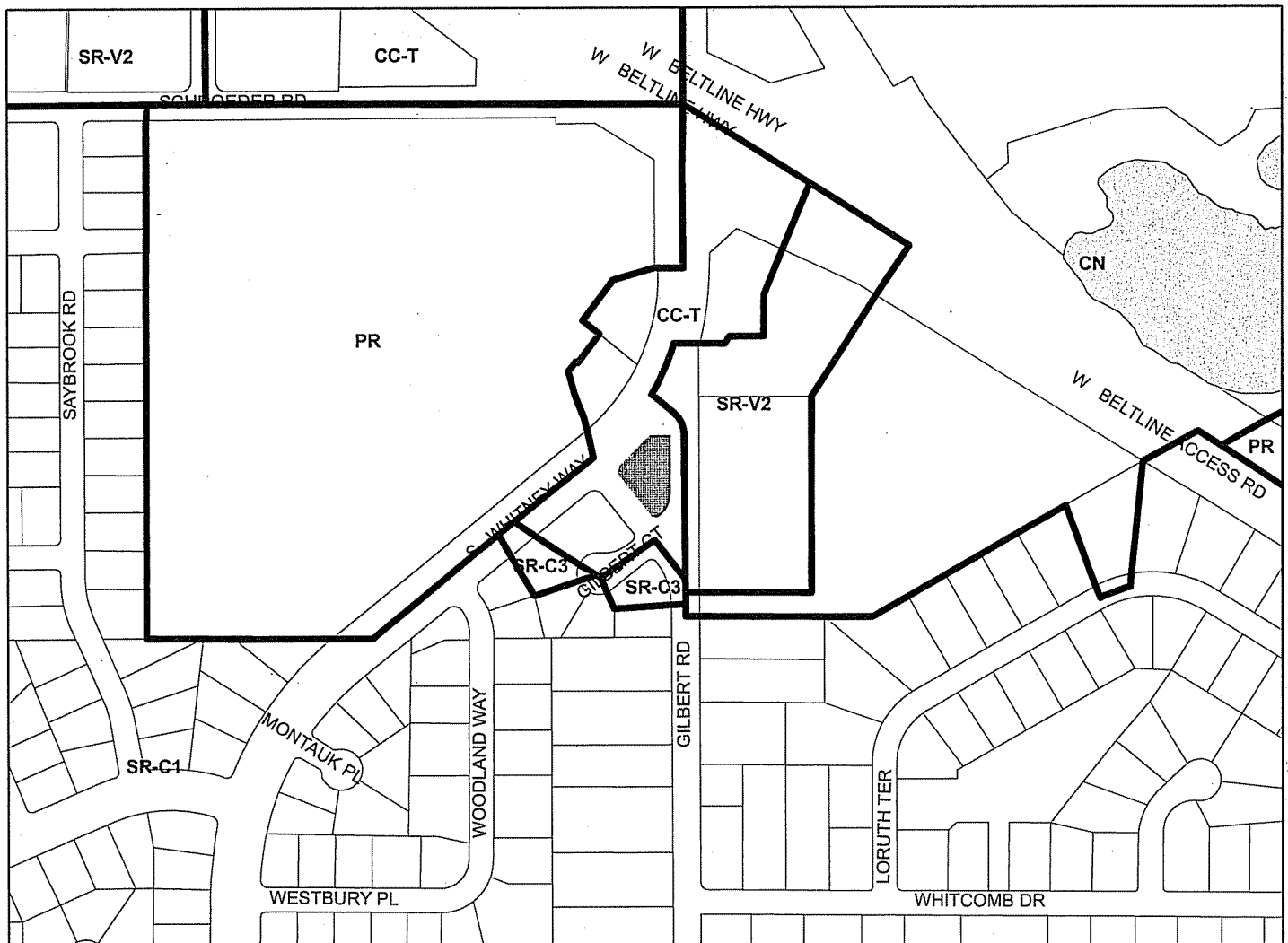
Existing Use
Cambridge Winery Tasting Room

Proposed Use
Construct an outdoor eating area
associated with food and beverage
establishment in Urban Design Dist. 2

Public Hearing Date
Plan Commission
27 June 2016

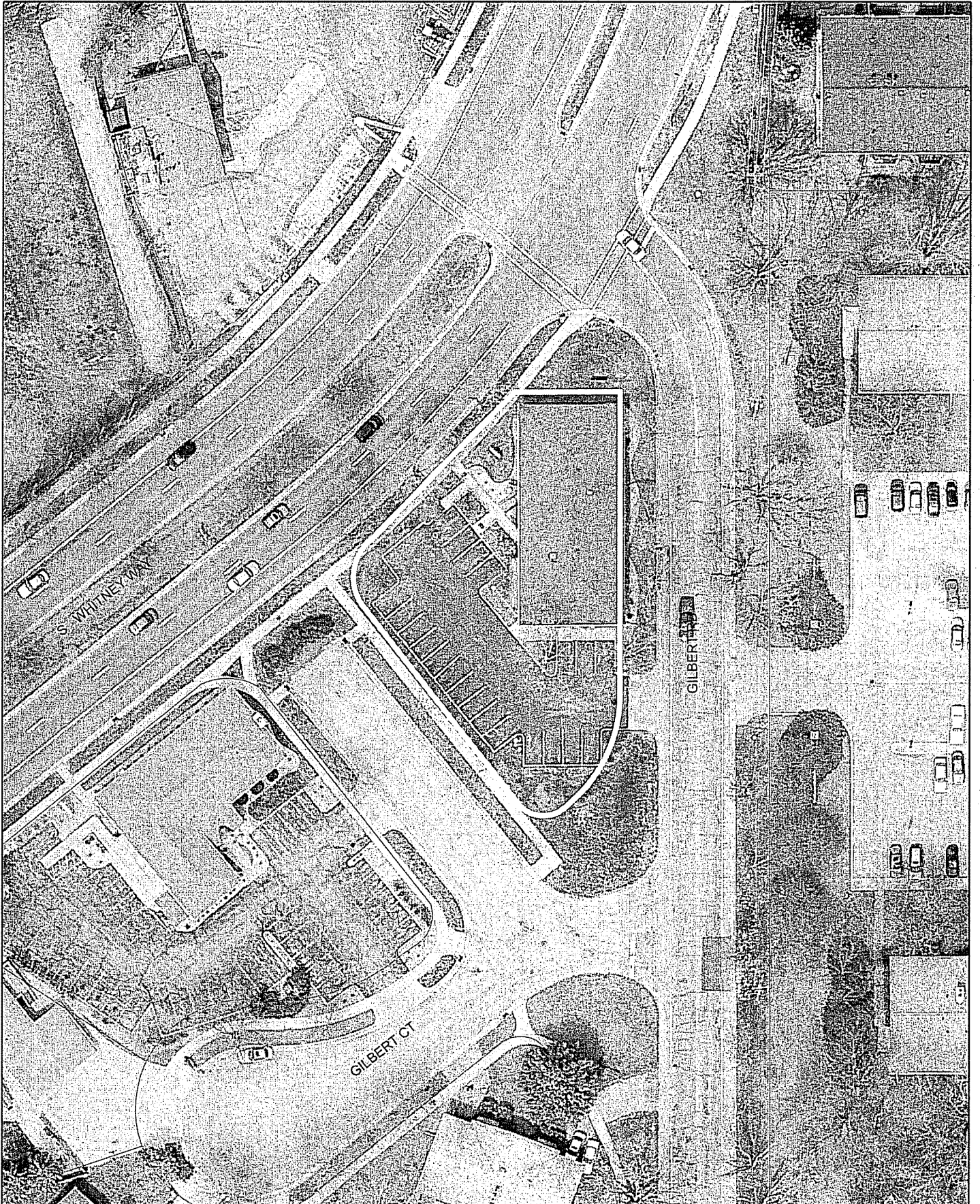


For Questions Contact: Jessica Vaughn at: 267-8733 or jvaughn@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 20 June 2016





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$ 600</u>	Receipt No. <u>16295-0007</u>
Date Received <u>5/11/16</u>	
Received By <u>JLK</u>	
Parcel No. <u>0709-312-0847-9</u>	
Aldermanic District <u>10-Maurice Cheeks</u>	
Zoning District <u>CC-T</u>	
Special Requirements <u>UDD-02, WP-12</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 1001 WHITNEY WAY, MADISON, WI 53711
 Project Title (if any): CAMBRIDGE WINERY TASTING ROOM - DECK ADDITION

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: DENISE CLEARWOOD Company: PINE CLEARWOOD ARCHITECTS
 Street Address: 421 N. WESTFIELD RD City/State: MADISON, WI Zip: 53717
 Telephone: 608 833.7446 Fax: () Email: pineclear@charter.net

Project Contact Person: SAME AS ABOVE Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): FRANK LAURIE PEREGRINE
 Street Address: 1001 WHITNEY WAY City/State: MADISON, WI Zip: 53711

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: OUTDOOR DECK ADDITION FOR CAMBRIDGE WINERY TASTING ROOM. USED FOR (38) SEATS.
 Development Schedule: Commencement MID-JULY 2016 Completion END OF JULY 2016

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- ~~Seven (7) copies~~ of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- (32) • ~~Twenty Five (25) copies~~ of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- ~~One (1) copy~~ of the plan set reduced to fit onto 8 1/2 X 11-inch paper

* For projects requiring review by the Urban Design Commission, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- Project Team
- Existing Conditions
- Project Schedule
- Proposed Uses (and ft² of each)
- Hours of Operation
- Building Square Footage
- Number of Dwelling Units
- Auto and Bike Parking Stalls
- Lot Coverage & Usable Open Space Calculations
- Value of Land
- Estimated Project Cost
- Number of Construction & Full-Time Equivalent Jobs Created
- Public Subsidy Requested

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: City Treasurer.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to * pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
ALDER MAURICE CHEEKS, ORCHARD RIDGE NEIGHBORHOOD ASSOC. (PRES+VP)

* 5.8.2016 INITIAL CONTACT * 5.8.2016 INITIAL CONTACT

↳ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: JV Date: 5/9/16 Zoning Staff: Jenny Kivringater Date: 5/9/16
matthucker 5/9/16

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant DENISE CLEARWOOD Relationship to Property: ARCHITECT FOR OWNER

Authorizing Signature of Property Owner [Signature] Date 5.11.2016



PINE
CLEARWOOD
architects

LAND USE APPLICATION - LETTER OF INTENT

Project Name: Cambridge Winery Tasting Room
Outdoor Deck Addition

Project Location: 1001 Whitney Way, Madison, WI

Owners: Frank and Laurie Peregrine

Architect: Pine Clearwood Architects

Contractor: Nimbus Construction

Frank and Laurie Peregrine, owners of the Cambridge Winery Tasting Room, would like to have more of a presence in the neighborhood and become a destination for people living in the neighborhood and those stuck on the beltline after work. The Tasting Room is a beautiful place on the inside to meet up with friends but the outside of the building looks like an office building. The proposed deck would be designed to be an extension of the building with the same materials but the activity would help with the exposure necessary for people to know that the Tasting Room exists. The owners have lived in the neighborhood for over 25 years and feel a very strong commitment to the neighbors of Orchard Ridge as well as having a very visible presence at Whitney Way and Gilbert.

The existing Tasting Room has seating for 44 people with an opportunity for a dozen more for larger events. With the addition of the outdoor deck, the capacity would increase to a maximum of 95 people with seating for 38 on the deck. Several people in the Orchard Ridge Neighborhood have been asking about the opportunity for an outdoor space. The new deck would give the neighbors a place to gather within walking distance of their homes. It has the potential to be the place "where everybody knows your name".

The hours of operation would stay the same as the existing facility and are noted on the site plan. The deck would be open during those hours, weather permitting. There would be no outdoor amplified sound on the deck. The deck would be used for stool seating at a counter as well as small table seating for wine tastings and small food plates.

The construction of the proposed deck would begin as soon as the project is approved by the Planning Commission and the building/zoning permits are secured. The owners are hoping to have the deck ready for their patrons by the beginning of August.

421 Westfield Road • Madison, WI 53717
P 608.833.7446 C 608.354.6288

pineclearwoodarchitects.com
pineclear@charter.net



CAMBRIDGE WINERY

TASTING ROOM DECK ADDITION



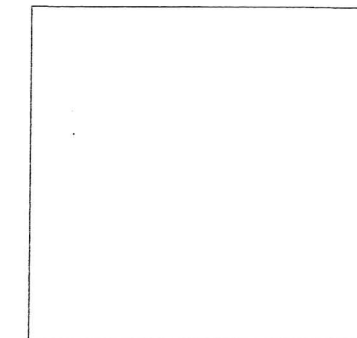
EDGE OF ROCK BED REPRESENTS EXTENT OF DECK W/COUNTER



WEST ELEVATION @ PROPOSED DECK W/TABLES



NORTH ELEVATION @ PROPOSED DECK ADDITION - VIEW FROM WHITNEY WAY/GILBERT



REVISIONS:

**CAMBRIDGE
WINERY, LLC**
1001 S. WHITNEY WAY
MADISON, WI 53711

PROJECT:

DATE: 05.11.16
SCALE: AS NOTED
PROJECT NO.: CAMB16

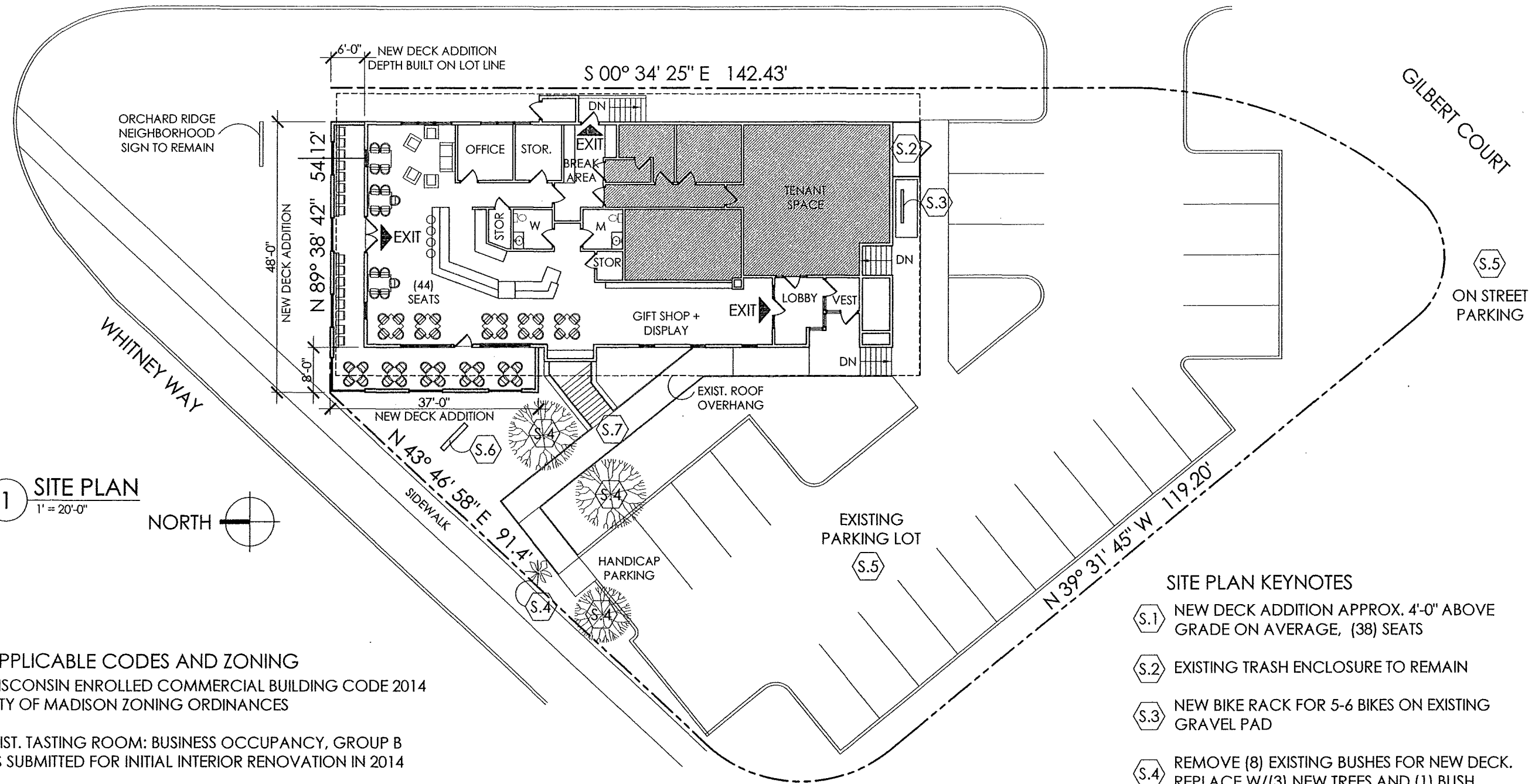
SHEET:

T.1

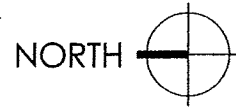
TITLE SHEET



GILBERT ROAD



1 SITE PLAN
1" = 20'-0"



APPLICABLE CODES AND ZONING
WISCONSIN ENROLLED COMMERCIAL BUILDING CODE 2014
CITY OF MADISON ZONING ORDINANCES

EXIST. TASTING ROOM: BUSINESS OCCUPANCY, GROUP B
AS SUBMITTED FOR INITIAL INTERIOR RENOVATION IN 2014

TYPE OF CONSTRUCTION - EXISTING SPACE:
UNPROTECTED, TYPE VB - NON SPRINKLERED

OCCUPANCY: (95) PERSON LIMIT INCL. DECK SEATING

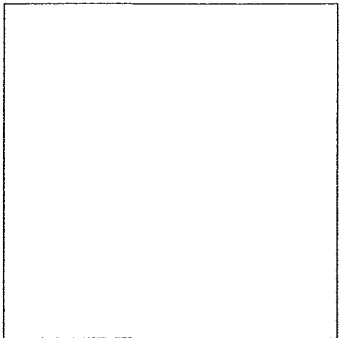
ADA ACCESS ROUTE: EXISTING TO REMAIN.
EXITING: EXISTING TO REMAIN.
COMMON PATH OF EGRESS TRAVEL:
BUILDING CODE: MAX. 75FT
PROJECT: 55 FT. FROM FARTHEST POINT ON DECK
TO NEW DOUBLE DOORS INTO TASTING ROOM.
EXIT ACCESS:
BUILDING CODE: 200 FT TO AN EXIT
PROJECT: 55 FT PATH + 54 FT TO ONE EXIT = 109 FT
55 FT PATH + 95 FT TO SECOND EXIT = 150 FT

EXISTING TWO STORY BUILDING			
TENANTS	SF	# OCCUPANTS	HOURS OF OPERATION
CAMBRIDGE WINERY TASTING RM	2,044 SF	95 (MAX)	W-F, 4 PM - 9 PM SAT, NOON - 9 PM SUN, NOON - 5 PM
AMERICAN FAMILY INSURANCE	1,392 SF	2	M-F, 9 AM - 5 PM
THE HAVEN SPA	1,800 SF	2-3	M-F, 11 AM - 7 PM SAT 11 AM - 5 PM
SPRINGTIME CHIROPRACTIC	1,440 SF	1-2	M-F, 9 AM - 6 PM SAT 9 AM - NOON

SITE PLAN KEYNOTES

- S.1 NEW DECK ADDITION APPROX. 4'-0" ABOVE GRADE ON AVERAGE, (38) SEATS
- S.2 EXISTING TRASH ENCLOSURE TO REMAIN
- S.3 NEW BIKE RACK FOR 5-6 BIKES ON EXISTING GRAVEL PAD
- S.4 REMOVE (8) EXISTING BUSHES FOR NEW DECK. REPLACE W/(3) NEW TREES AND (1) BUSH WHERE NOTED.
- S.5 PARKING AVAILABLE:
EXISTING PARKING LOT: (21) SPACES
ON STREET PARKING @ GILBERT CT: (20) SPACES
SHARED PARKING LOT AT 1009 WHITNEY WAY:
(40) SPACES - BUSINESS CLOSES AT 5:00 M-F

TOTAL PARKING AVAILABLE = (81) SPACES
- S.6 EXISTING FREESTANDING SIGN TO REMAIN
- S.7 STAIR ACCESS TO LOWER LEVEL RESTROOMS

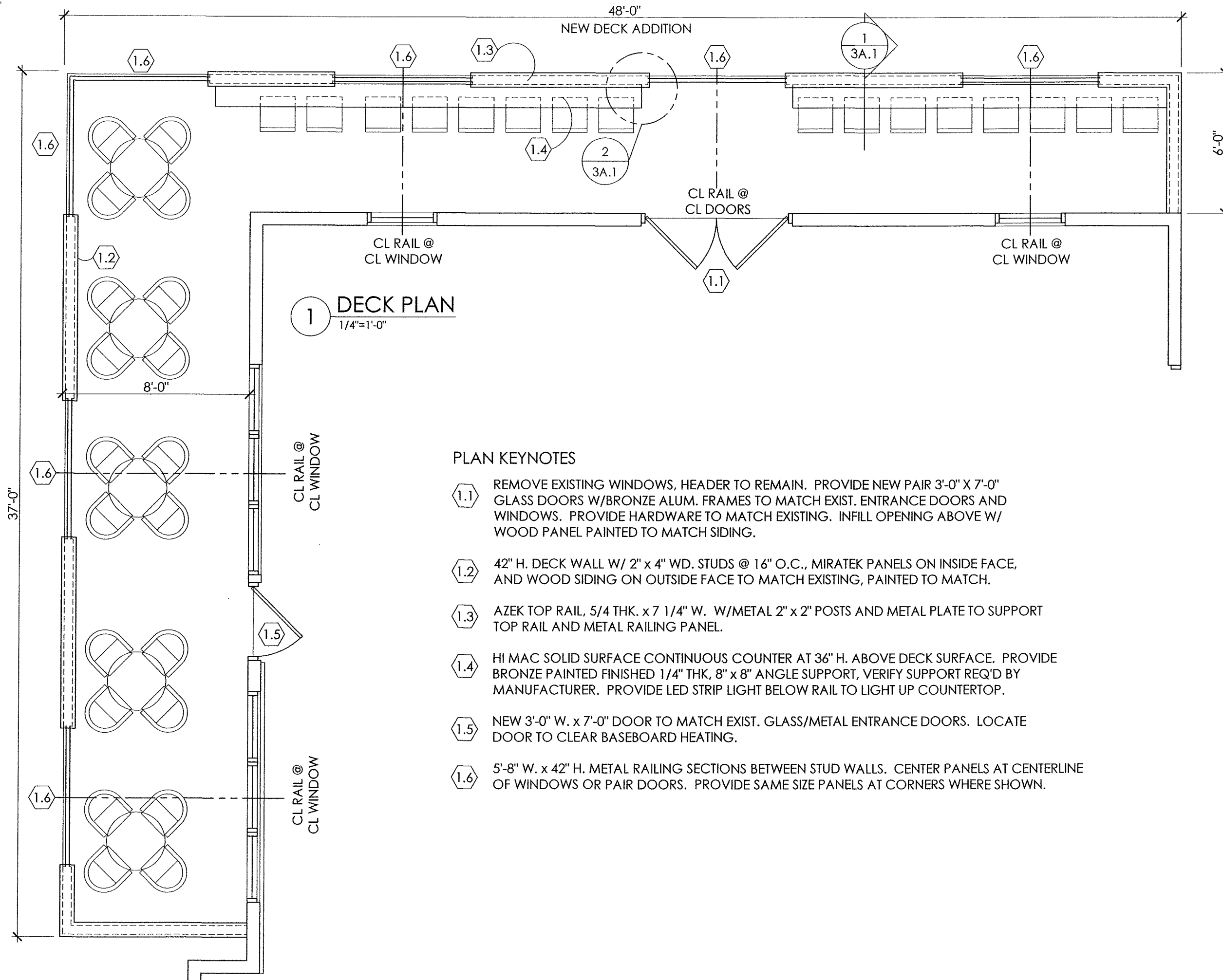


REVISIONS:

PROJECT:
CAMBRIDGE WINERY, LLC
1001 S. WHITNEY WAY
MADISON, WI 53711

DATE:	05.29.16
SCALE:	AS NOTED
PROJECT NO.:	CAMB16

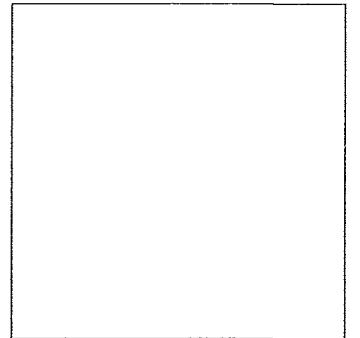
SHEET:
SP.1
SITE PLAN



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

PLAN KEYNOTES

- 1.1 REMOVE EXISTING WINDOWS, HEADER TO REMAIN. PROVIDE NEW PAIR 3'-0" X 7'-0" GLASS DOORS W/BRONZE ALUM. FRAMES TO MATCH EXIST. ENTRANCE DOORS AND WINDOWS. PROVIDE HARDWARE TO MATCH EXISTING. INFILL OPENING ABOVE W/ WOOD PANEL PAINTED TO MATCH SIDING.
- 1.2 42" H. DECK WALL W/ 2" x 4" WD. STUDS @ 16" O.C., MIRATEK PANELS ON INSIDE FACE, AND WOOD SIDING ON OUTSIDE FACE TO MATCH EXISTING, PAINTED TO MATCH.
- 1.3 AZEK TOP RAIL, 5/4 THK. x 7 1/4" W. W/METAL 2" x 2" POSTS AND METAL PLATE TO SUPPORT TOP RAIL AND METAL RAILING PANEL.
- 1.4 HI MAC SOLID SURFACE CONTINUOUS COUNTER AT 36" H. ABOVE DECK SURFACE. PROVIDE BRONZE PAINTED FINISHED 1/4" THK, 8" x 8" ANGLE SUPPORT, VERIFY SUPPORT REQ'D BY MANUFACTURER. PROVIDE LED STRIP LIGHT BELOW RAIL TO LIGHT UP COUNTERTOP.
- 1.5 NEW 3'-0" W. x 7'-0" DOOR TO MATCH EXIST. GLASS/METAL ENTRANCE DOORS. LOCATE DOOR TO CLEAR BASEBOARD HEATING.
- 1.6 5'-8" W. x 42" H. METAL RAILING SECTIONS BETWEEN STUD WALLS. CENTER PANELS AT CENTERLINE OF WINDOWS OR PAIR DOORS. PROVIDE SAME SIZE PANELS AT CORNERS WHERE SHOWN.



REVISIONS:

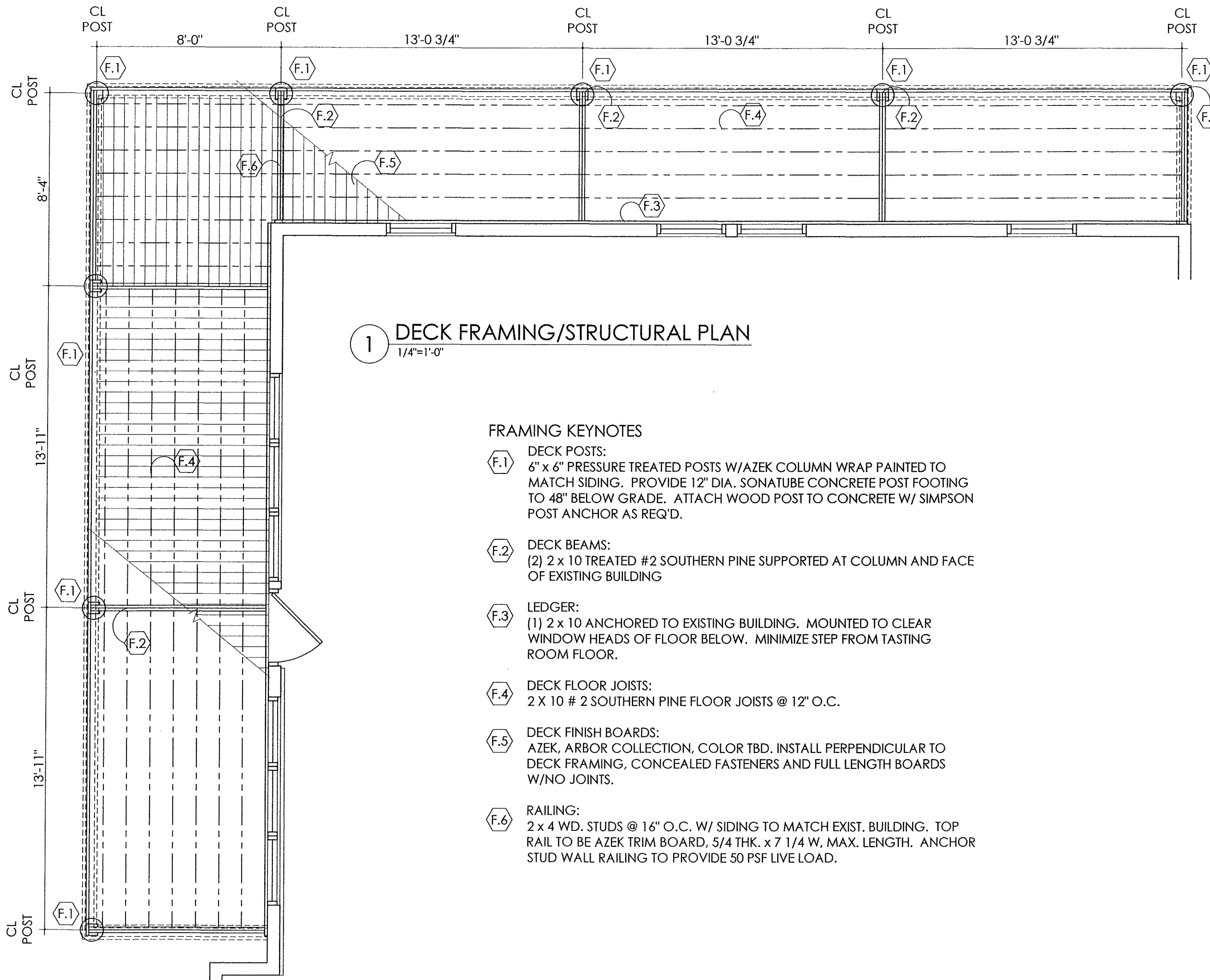
PROJECT:

CAMBRIDGE WINERY, LLC
1001 S. WHITNEY WAY
MADISON, WI 53711

DATE:	05.29.16
SCALE:	AS NOTED
PROJECT NO.:	CAMB16

SHEET:

1A.1
FLOOR PLAN



1 DECK FRAMING/STRUCTURAL PLAN
1/4"=1'-0"

FRAMING KEYNOTES

- F.1** DECK POSTS:
6" x 6" PRESSURE TREATED POSTS W/AZEK COLUMN WRAP PAINTED TO MATCH SIDING. PROVIDE 12" DIA. SONATUBE CONCRETE POST FOOTING TO 48" BELOW GRADE. ATTACH WOOD POST TO CONCRETE W/ SIMPSON POST ANCHOR AS REQ'D.
- F.2** DECK BEAMS:
(2) 2 x 10 TREATED #2 SOUTHERN PINE SUPPORTED AT COLUMN AND FACE OF EXISTING BUILDING
- F.3** LEDGER:
(1) 2 x 10 ANCHORED TO EXISTING BUILDING. MOUNTED TO CLEAR WINDOW HEADS OF FLOOR BELOW. MINIMIZE STEP FROM TASTING ROOM FLOOR.
- F.4** DECK FLOOR JOISTS:
2 X 10 # 2 SOUTHERN PINE FLOOR JOISTS @ 12" O.C.
- F.5** DECK FINISH BOARDS:
AZEK, ARBOR COLLECTION, COLOR TBD. INSTALL PERPENDICULAR TO DECK FRAMING, CONCEALED FASTENERS AND FULL LENGTH BOARDS W/NO JOINTS.
- F.6** RAILING:
2 x 4 WD. STUDS @ 16" O.C. W/ SIDING TO MATCH EXIST. BUILDING. TOP RAIL TO BE AZEK TRIM BOARD, 5/4 THK. x 7 1/4 W, MAX. LENGTH. ANCHOR STUD WALL RAILING TO PROVIDE 50 PSF LIVE LOAD.

REVISIONS:

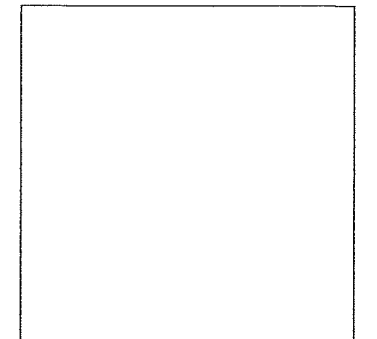
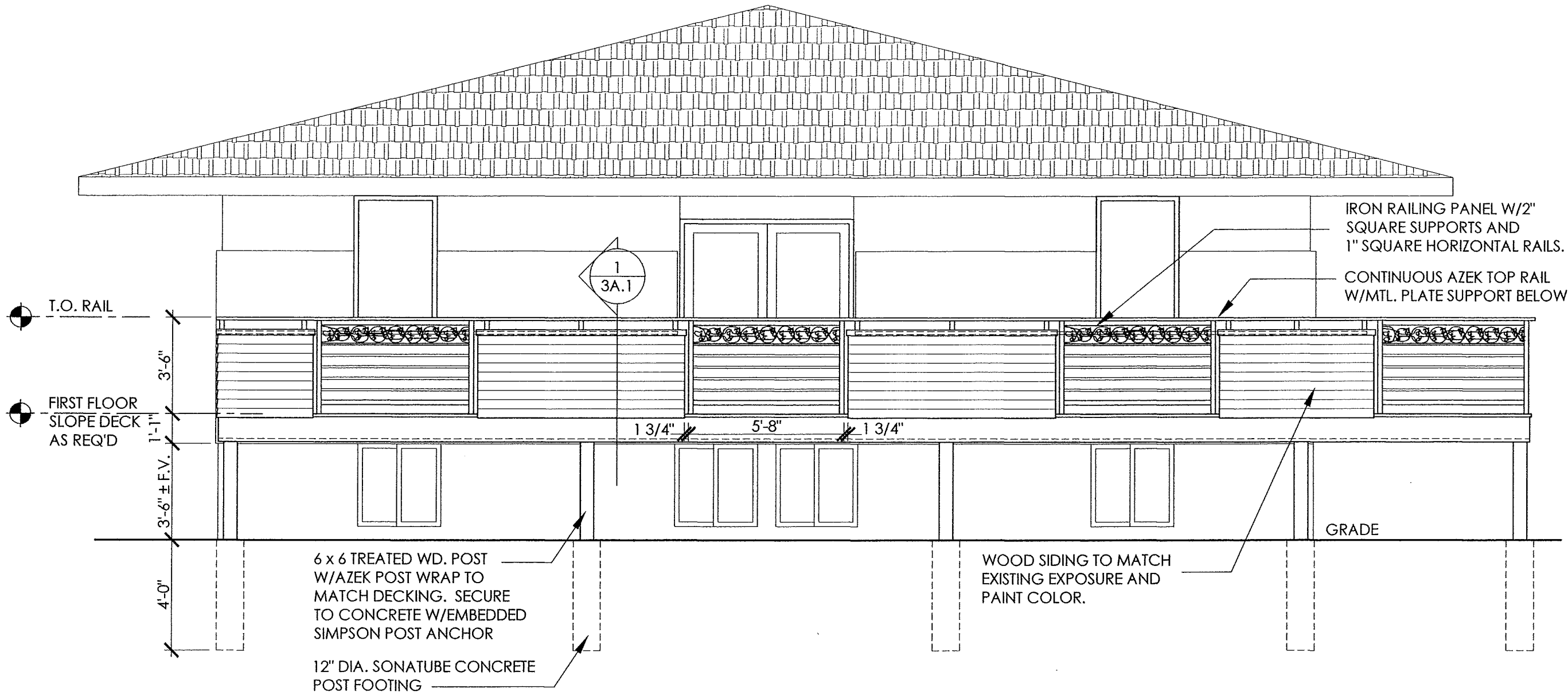
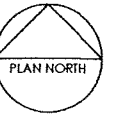
CAMBRIDGE WINERY, LLC
1001 S. WHITNEY WAY
MADISON, WI 53711

PROJECT:

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SHEET:

1A.2
STRUCTURAL
FRAMING PLAN



REVISIONS:

CAMBRIDGE WINERY, LLC
1001 S. WHITNEY WAY
MADISON, WI 53711

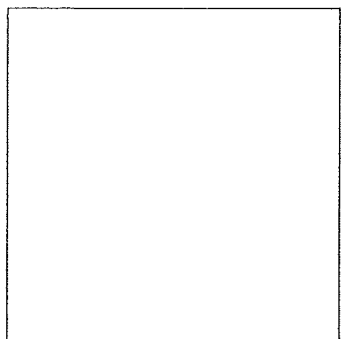
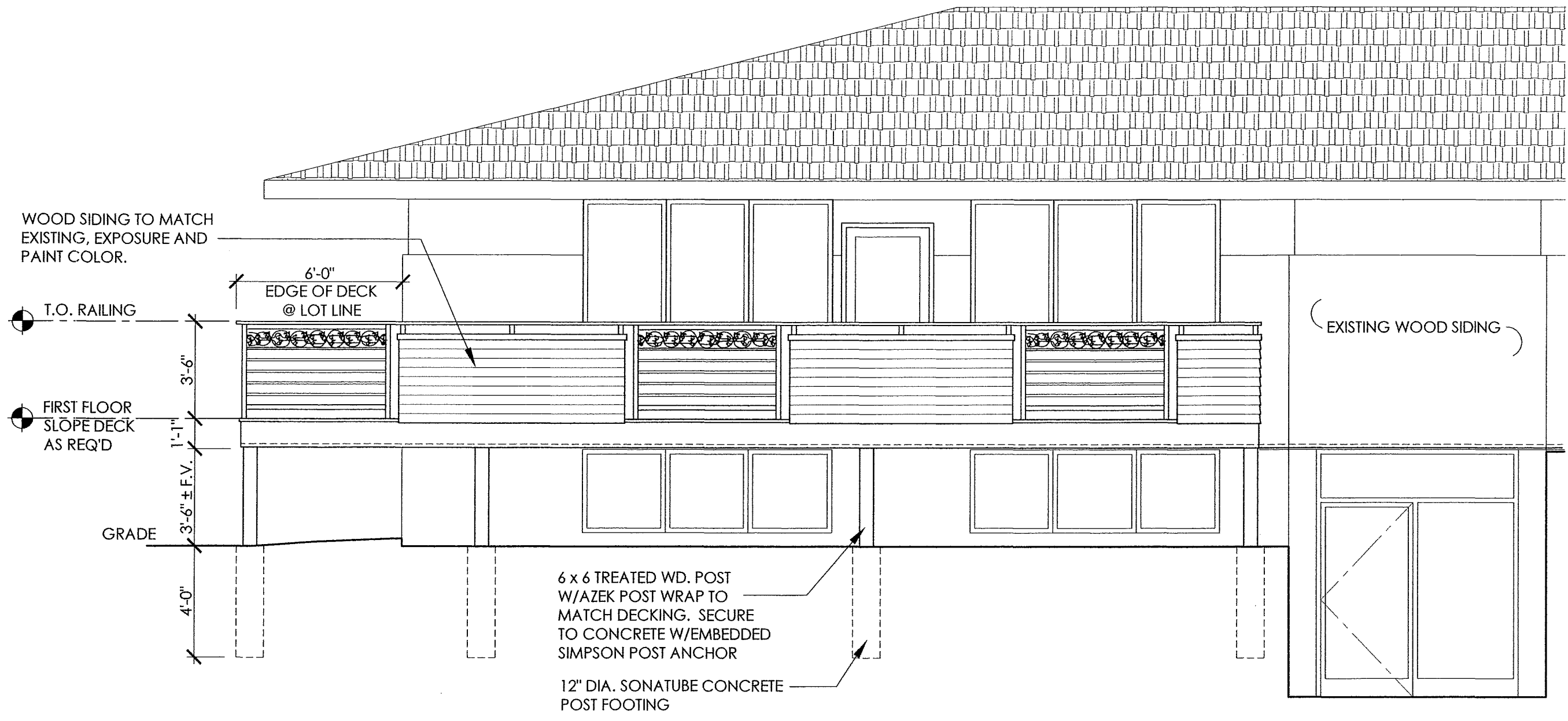
PROJECT:

DATE:	05.29.16
SCALE:	AS NOTED
PROJECT NO.:	CAMB16

SHEET:

2A.1
NORTH
ELEVATION

1 DECK ADDITION - NORTH ELEVATION
1/4"=1'-0"



REVISIONS:

PROJECT:

CAMBRIDGE WINERY, LLC
1001 S. WHITNEY WAY
MADISON, WI 53711

1 DECK ADDITION - WEST ELEVATION
1/4"=1'-0"

DATE:	05.29.16
SCALE:	AS NOTED
PROJECT NO.:	CAMB16

SHEET:

2A.2
WEST ELEVATION

