



Location
674 South Whitney Way

Project Name
Vintage Brewing Company Patio

Applicant
Whitney Square 1999, LLC/Bryan Manning – Vintage Brewing Company

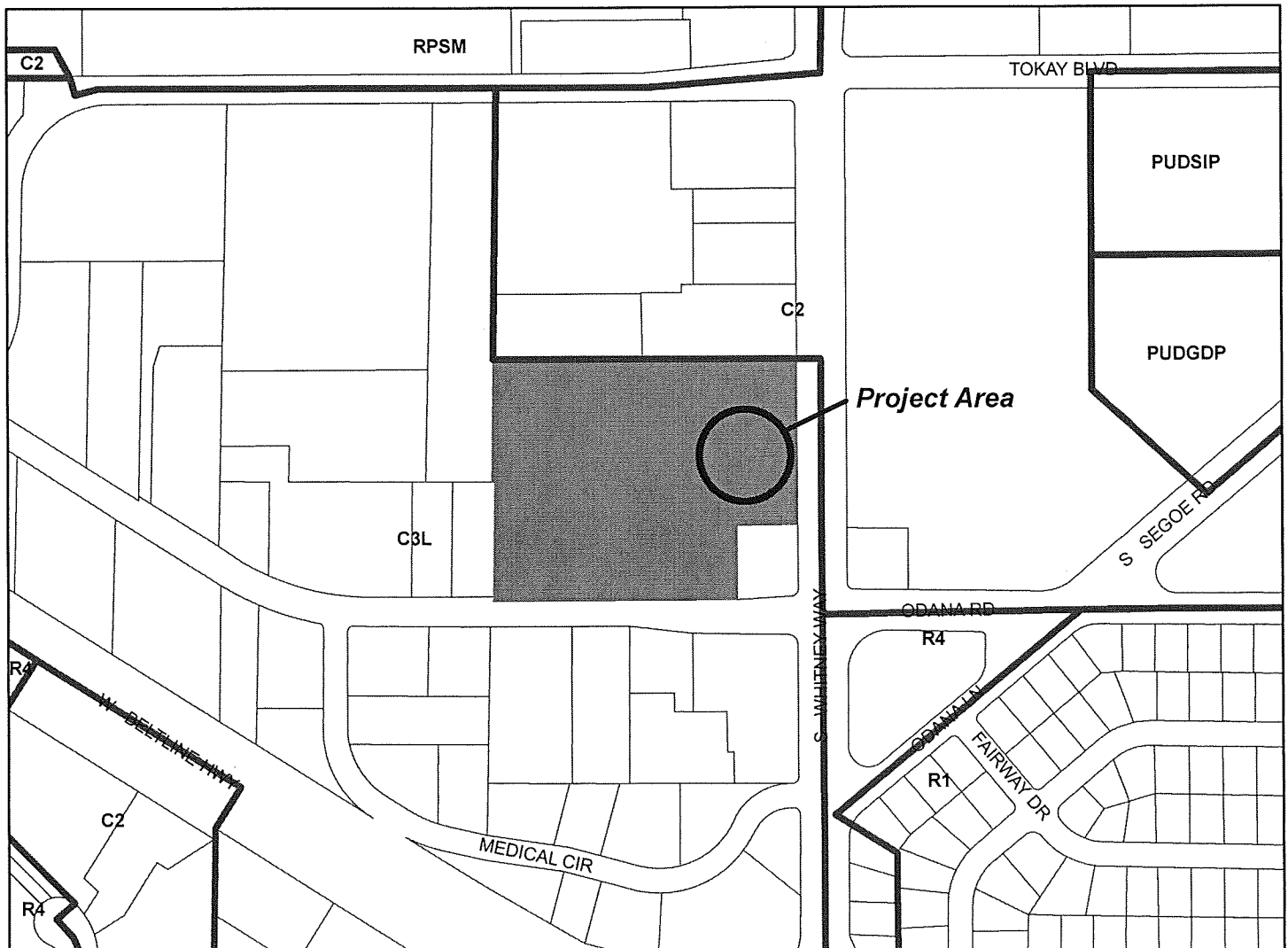
Existing Use
Vintage Brewing Company

Proposed Use
Create an outdoor eating area for a restaurant/brewpub

Public Hearing Date
Plan Commission
11 April 2011

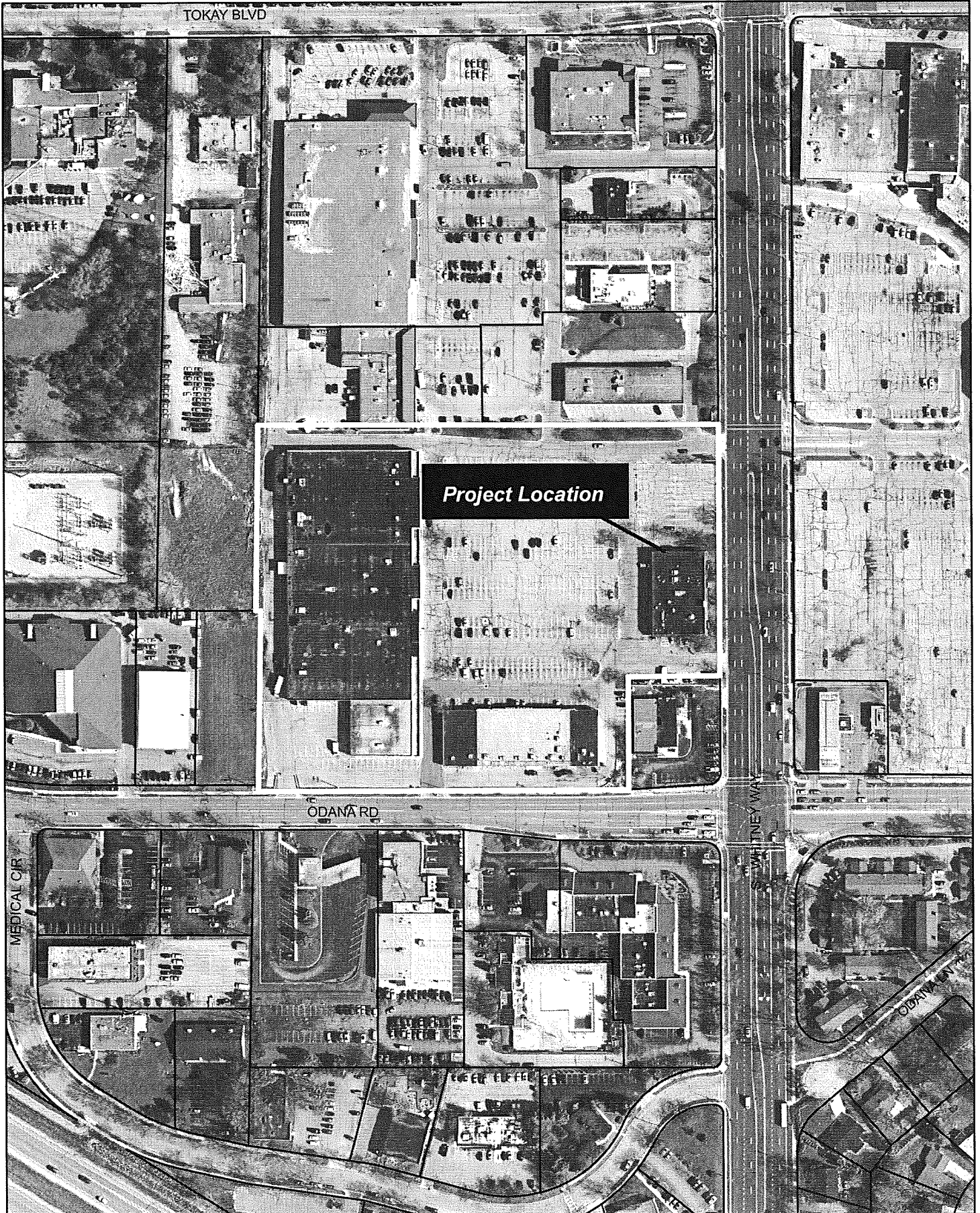


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 28 March 2011





LAND USE APPLICATION Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning applications should be filed directly with the Zoning Administrator.

OR OFFICE USE ONLY:	
Amt. Paid	\$550 ⁰⁰ Receipt No. 116399
Date Received	12/9/10
Received By	JH
Parcel No.	0709-303-0506-0
Aldermanic District	19 Mark Clear
GQ	WPA03/ACC
Zoning District	C3L hold
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	NA Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input checked="" type="checkbox"/> NA
Alder Notification	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Ngrbrd. Assn Not.	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	12/9/10

1. Project Address: 674 S. WHITNEY WAY Project Area in Acres: ~~0.10~~ 0.05
Project Title (if any): VINTAGE BREWING Co. PATIO ADDITION

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)	
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/ PCD-SIP
<input type="checkbox"/> Rezoning from _____ to PUD/ PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit
<input type="checkbox"/> Other Requests (Specify): _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: BRYAN MANNING Company: VINTAGE BREWING Co.
Street Address: 674 S. WHITNEY WAY City/State: MADISON, WI Zip: 53711
Telephone: (608) 204-2739 Fax: () Email: Kbmanning@charter.net

Project Contact Person: BRYAN MANNING Company: VINTAGE BREWING Co.
Street Address: 3014 PELHAM RD. City/State: MADISON, WI Zip: 53713
Telephone: (608) 273-8463 Fax: () Email: Kbmanning@charter.net

Property Owner (if not applicant): WHITNEY SQUARE 1999 LLC
Street Address: 1720 S. BELLAIRE ST. #1209 City/State: DENVER, CO Zip: 80222

4. Project Information:

Provide a general description of the project and all proposed uses of the site: CONSTRUCT A RETAINING WALL AND CONCRETE PATIO ALONG WHITNEY WAY TO PROVIDE THE CUSTOMERS AN ENJOYABLE LOCATION FOR OUTDOOR DINING AND DRINKING.

Development Schedule: Commencement SPRING 2011 Completion SPRING 2011

CONTINUE →

5. Required Submittals:

- + **Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- + **Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- + **Filing Fee: \$ 350** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.
 - A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
 - A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.
- **FOR ALL APPLICATIONS:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

- + **Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of the: COMPREHENSIVE PLAN Plan, which recommends: COMMUNITY MIXED USE for this property.
- + **Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:
 - List below the Aldersperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
ALD. MARK CLEAR emailed 10/8/2010 ; DENISE LAMB MIDVALE HEIGHTS COMMUNITY ASSOC. 11/5/2010
 - NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence 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 Counter and Planning Unit staff; note staff persons and date.

Planner KEVIN FIRCHOW Date 10-6-2010 | Zoning Staff GREG PATRYLUCS Date 10-6-2010

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

Printed Name BRYAN MANNING Date 12/09/2010
 Signature Bryan P. Manning Relation to Property Owner TENANT

Authorizing Signature of Property Owner F. Patrick Listermann Date 12-6-2010

LETTER OF INTENT

Vintage Brewing Co. patio addition

The existing building at 674 S. Whitney Way is currently being used as a restaurant/bar/brewery. The Vintage Brewing Co. is proposing to extend an existing retaining wall at the back of sidewalk along Whitney Way and construct a new concrete patio above the wall to provide outdoor space for dining and socializing. We will match the color, style, and material of the existing retaining wall as close as possible to create a uniform wall extension. We expect the new patio space to be primarily utilized from April to October during favorable weather conditions. We would like to receive approval for the new patio construction this winter, negotiate construction costs with a contractor, and begin construction next spring. Our goal is to have the patio open and ready for customers by early May 2011.

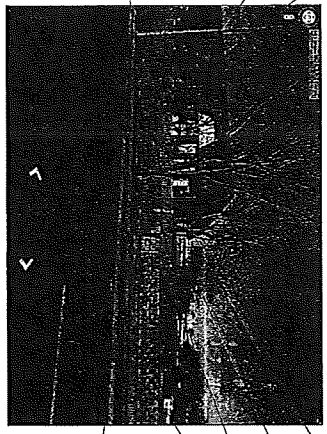
The patio plans were developed by Craig Weisensel, a licensed structural engineer. We have not hired a landscaping contractor at this time, since we do not have approval to construct the retaining wall or new patio. Once we receive City approval for construction, we plan to negotiate with multiple contractors and lock our price & schedule for this spring. The on-site construction manager and owner's representative will be Trent Kraemer, one of the owners of Vintage Brewing Co. He will ensure the project is completed correctly, on time, and on budget. For any additional technical questions or construction discrepancies, Craig will be available for clarifications.

Vintage Brewing Co. plans to continue the current business operations at 674 S. Whitney Way. The only change will be the addition of a patio to allow for outdoor dining and socializing during nice weather. We are not looking for a capacity increase, either inside or outside. We currently have a total approved capacity of 372, of which 33 are allowed outside. We have approximately 35 employees. The hours of operation are from 11 AM to close on weekdays and 9 AM to close on weekends with food available at all times. The building at 674 S. Whitney Way is not attached to other buildings on this parcel, but is part of a larger shopping center that shares a large parking area. The building that Vintage Brewing Co. occupies has approximately 10,500 sf of interior space. No other changes are planned for the exterior of the building or the parking areas.

1.1 SITE PLAN - AERIAL VIEW



1.2 STREET ELEVATION (LOOKING WEST)



EXISTING FINISH TO REMAIN AND NEW FINISH TO BE CONCRETE PAVEMENT AND 4" EXTERIOR GRADE (SEE DETAIL) CONCRETE PAVEMENT TO BE LAYED OVER EXISTING FINISH TO REMAIN.

NEW RETAINING WALL TO BE CONCRETE BLOCK WITH FACE FINISH TO MATCH EXISTING WALL. SEE DETAIL FOR FINISHES AND MATERIALS.

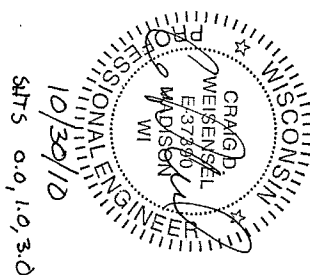
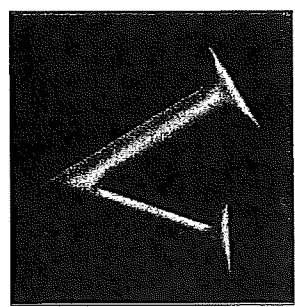
1. RETAINING WALL TO BE DESIGNED FOR 100 PSF LOADS. SEE DETAIL FOR FINISHES AND MATERIALS.
2. CONCRETE PAVEMENT TO BE LAYED OVER EXISTING FINISH TO REMAIN.
3. EXTERIOR GRADE (4" EXTERIOR GRADE) TO BE DESIGNED FOR 100 PSF LOADS. SEE DETAIL FOR FINISHES AND MATERIALS.
4. BRIDGE CUT MATERIAL WITH SUITABLE STRUCTURAL FILL WHEN BUILDING GRADE DURING WALL CONSTRUCTION. SEE DETAIL FOR SUITABLE FILL HEIGHT TO PROVIDE MAXIMUM COMPACTION.
5. EXISTING UTILITY PENETAL TO BE RELOCATED UPON APPROVAL FROM CITY ENGINEER. ALL UTILITIES TO BE COORDINATED THROUGH OWNERS, BUT WORK TO BE DONE BY UTILITY.

GENERAL NOTES

VINTAGE BREWING COMPANY
OUTDOOR PATIO SEATING AREA

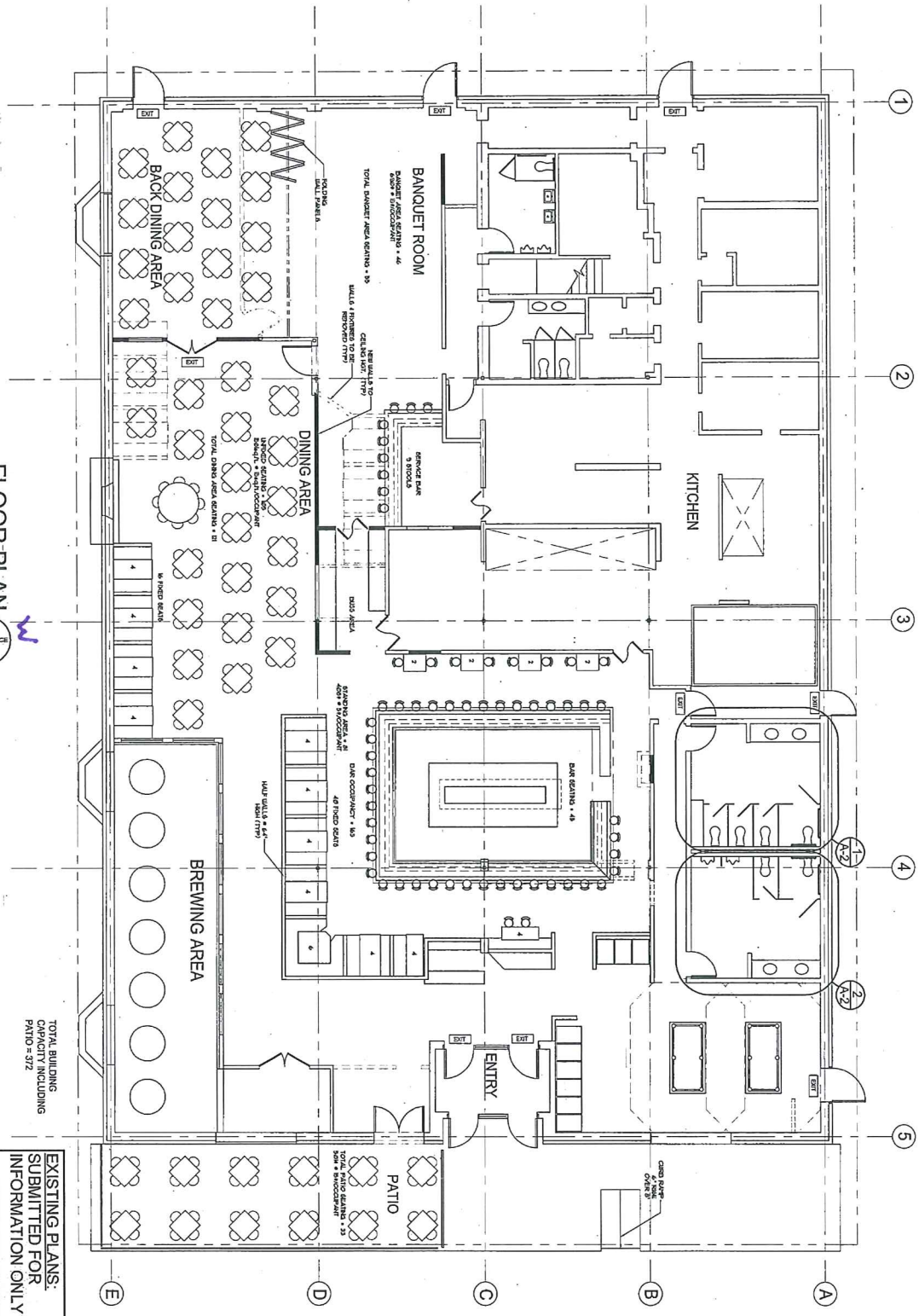
SUMMARY OF WORK:

ADDING OUTDOOR SEATING AREA ALONG EAST SIDE OF BUILDING LOCATED ON WHITNEY WAY. EXISTING CAPACITY OF ESTABLISHMENT WILL REMAIN, WITH NO INCREASED CAPACITY REQUIREMENTS DUE TO PATIO.



10/30/10
SATS 0.0, 1.0, 3.0

EXTERIOR PATIO SEATING AREA VINTAGE BREWING CO.	
674 S. WHITNEY WAY MADISON, WI 53719	
PROJECT NO. 10/30/10 DATE: 10/30/10 SCALE: 0.0	CONSULTING ENGINEER CRAIG P. WEISENFELD PROFESSIONAL ENGINEER NO. E377800 STATE OF WISCONSIN



FLOOR PLAN
SCALE: 3/16" = 1'-0"



STAFF NOTE:

THIS IS THE EXISTING FLOOR PLAN.
THE PROPOSED OUTDOOR EATING AREA
IS ON THE EAST (WHITNEY WAY) SIDE
OF THE BUILDING, AS SHOWN ON OTHER SHEETS.

TOTAL BUILDING
CAPACITY INCLUDING
PATIO = 972

EXISTING PLANS:
SUBMITTED FOR
INFORMATION ONLY

DATE: 11/10/09	PROJECT NO: 0094	SHEET NUMBER: 4.01
DESIGNED BY: JVC	DRAWN BY: JVC	CHECKED BY: JVC
APPROVED BY: JVC	DATE: 11/10/09	SCALE: 3/16" = 1'-0"

VINTAGE BREWERY
BY: THE VINTAGE @
674 SOUTH WHITNEY WAY
MADISON * WISCONSIN

SEVERN ENGINEERING
Structural Engineering • Building Design • Contract Administration
5944 SEMINOLE CENTRE CT, SUITE F MADISON, WI 53711
PHONE (608) 270 - 0083 • FAX (608) 270 - 0584

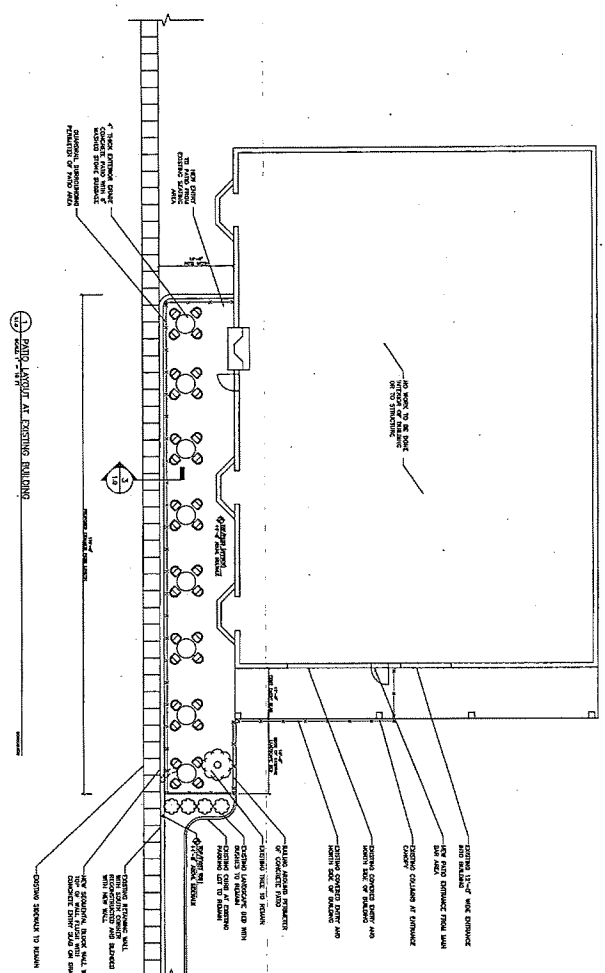
Designed by
Tom Vincent

20 SOUTH PROVIDE BLVD.
MILWAUKEE, WI 53227
PHONE (414) 224-1100
FAX (414) 224-1101

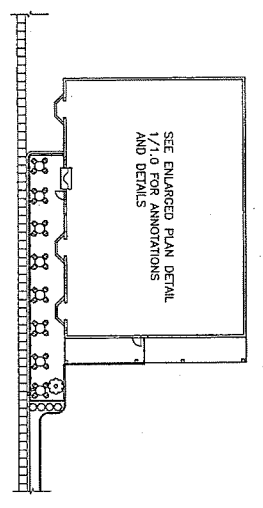
W&A
WILSON & ASSOCIATES
ARCHITECTS
1000 UNIVERSITY AVENUE
MADISON, WI 53706
TEL: 608.263.1234
WWW.WILSONARCHITECTS.COM

EXTERIOR PATIO SEATING AREA
VINTAGE BREWING CO.
674 S. WHITNEY WAY
MADISON, WI 53719

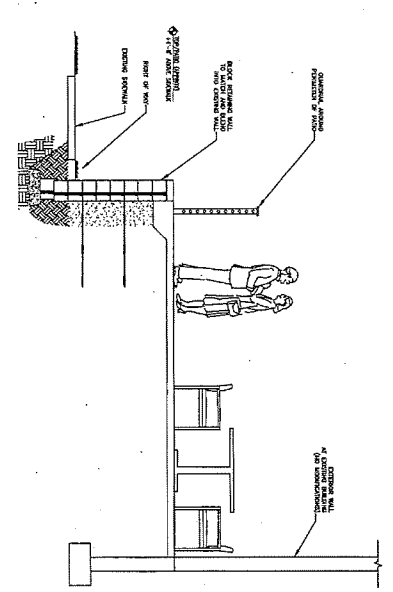
DATE: 08/20/2014
PROJECT: VINTAGE BREWING CO.
SHEET NUMBER: 1.0
SCALE: 1/8" = 1'-0"



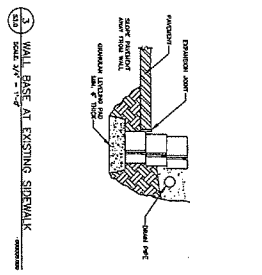
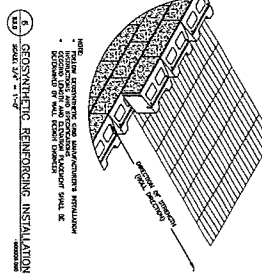
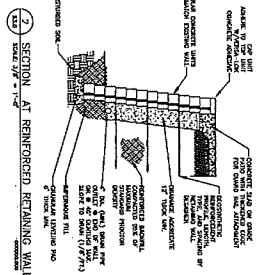
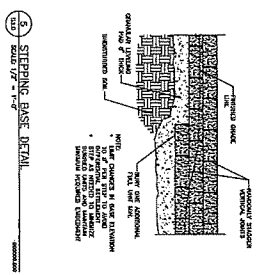
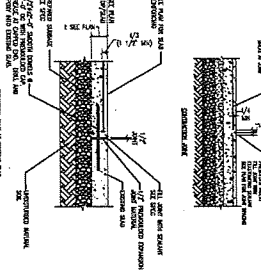
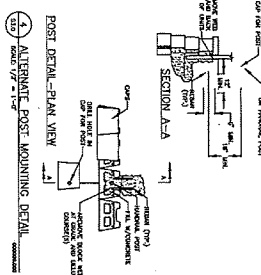
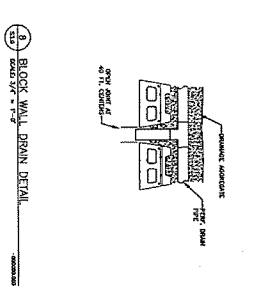
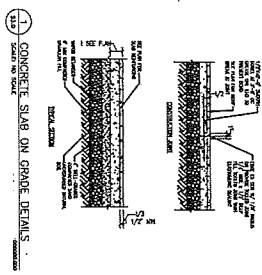
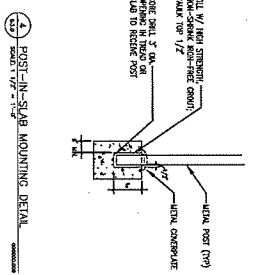
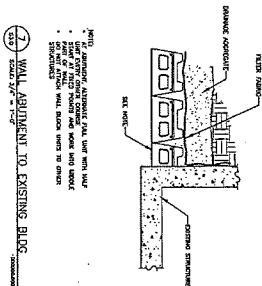
2-2 PATIO LAYOUT AT EXISTING BUILDING



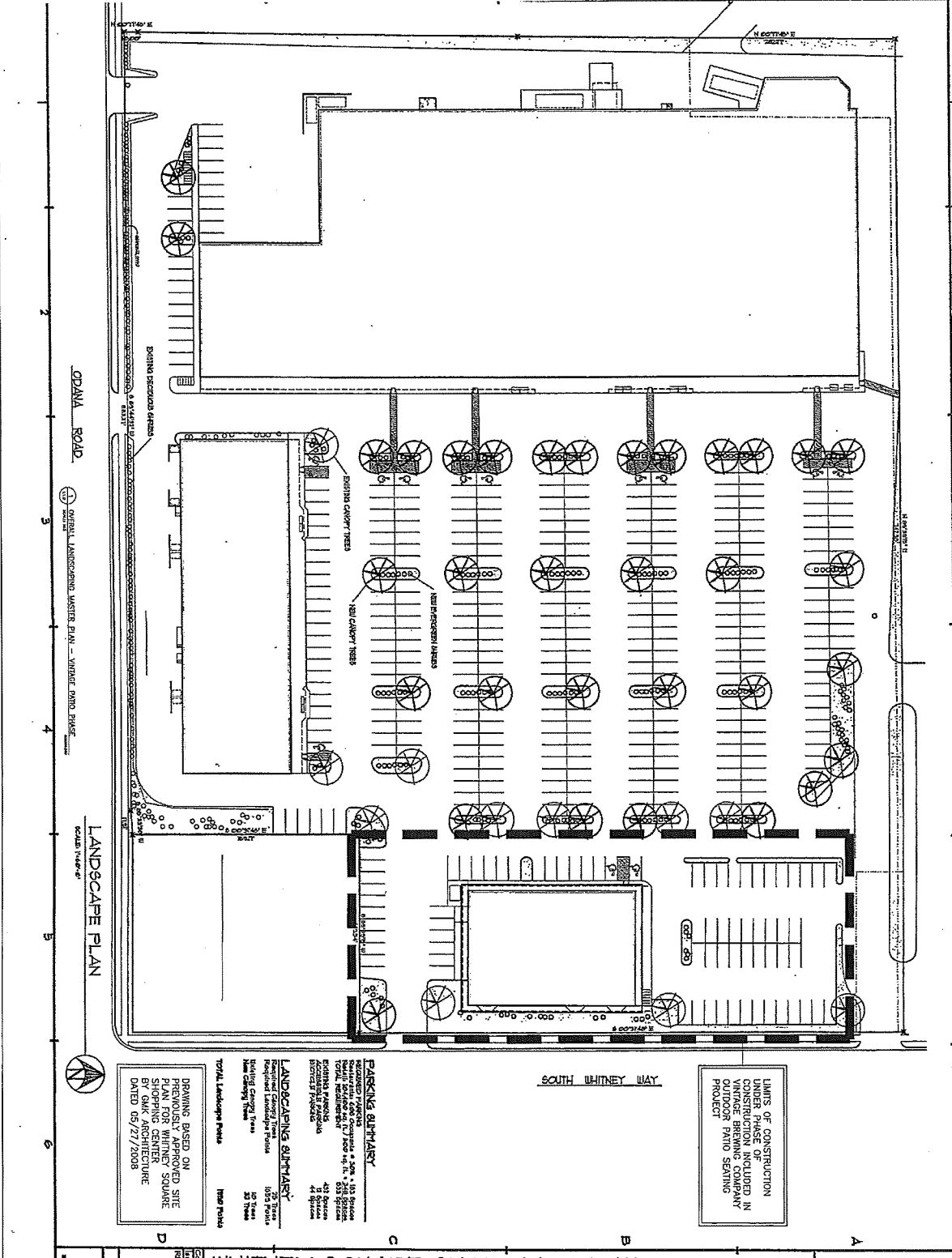
2-3 GENERAL PATIO LAYOUT AT EXISTING BUILDING



2-4 GENERAL SECTION THROUGH PATIO



EXTERIOR PATIO SEATING AREA VINTAGE BREWING CO.		674 S. WHITNEY WAY MADISON, WI 53719	 WEDGE CONCRETE & IRON 2311 UNIVERSITY AVENUE MADISON, WI 53706 (608) 263-1111
3.0			



LIMITS OF CONSTRUCTION UNDER PHASE OF CONSTRUCTION INCLUDED IN VINTAGE BREWING COMPANY OUTDOOR PATIO SEATING PROJECT

SOUTH WHITNEY WAY

PARKING SUMMARY
 RECOMMENDED PARKING SPACES: 400
 TOTAL AVAILABLE SPACES: 400
 TOTAL RESERVATIONS: 0
 TOTAL AVAILABLE SPACES: 400
 TOTAL RESERVATIONS: 0

LANDSCAPING SUMMARY
 RECOMMENDED PLANTINGS:
 400 Trees
 100 Shrubs
 100 Perennials
 100 Annuals
 100 Groundcovers
 100 Climbers
 100 Vines
 100 Foliage
 100 Flowers
 100 Grasses
 100 Palms
 100 Succulents
 100 Ferns
 100 Mushrooms
 100 Water Features
 100 Lighting
 100 Fountains
 100 Benches
 100 Tables
 100 Chairs
 100 Umbrellas
 100 Canopies
 100 Pergolas
 100 Gazebos
 100 Pavilions
 100 Stairs
 100 Railings
 100 Gates
 100 Walls
 100 Columns
 100 Posts
 100 Bases
 100 Caps
 100 Finials
 100 Ornaments
 100 Sculptures
 100 Statues
 100 Monuments
 100 Memorials
 100 Plaques
 100 Signs
 100 Markers
 100 Boundaries
 100 Enclosures
 100 Screens
 100 Partitions
 100 Dividers
 100 Separators
 100 Transitions
 100 Connections
 100 Links
 100 Bridges
 100 Walkways
 100 Paths
 100 Trails
 100 Routes
 100 Circles
 100 Squares
 100 Rectangles
 100 Triangles
 100 Pentagons
 100 Hexagons
 100 Heptagons
 100 Octagons
 100 Nonagons
 100 Decagons
 100 Undecagons
 100 Dodecagons
 100 Tridecagons
 100 Tetradecagons
 100 Pentadecagons
 100 Hexadecagons
 100 Heptadecagons
 100 Octadecagons
 100 Nonadecagons
 100 Icosagons
 100 Other

TOTAL Landscape Points 1000 Points

LANDSCAPE PLAN

OPAMA ROAD

OPAMA ROAD

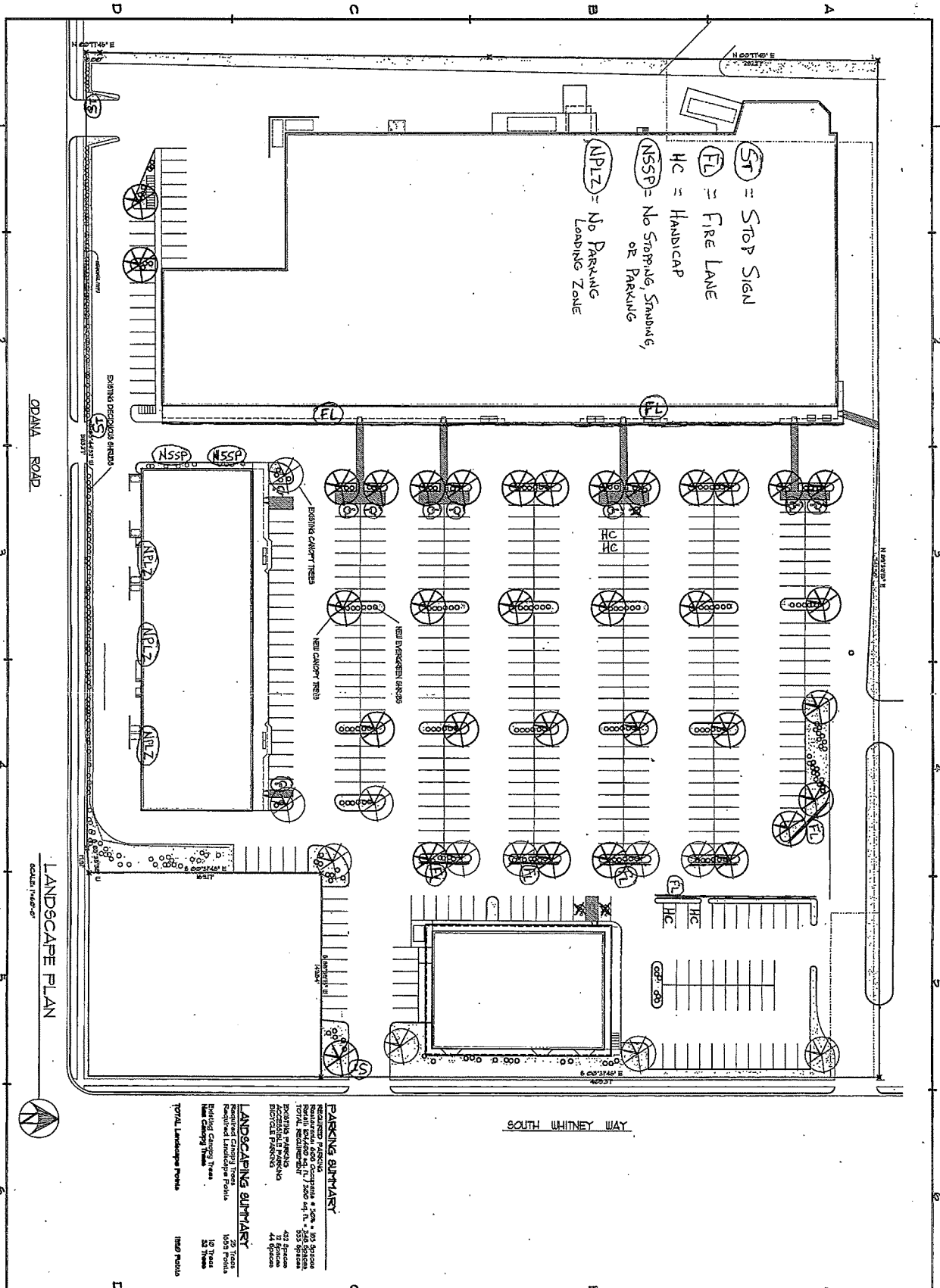
LANDSCAPE PLAN



DATE: 05/17/2008
 DRAWN BY: J. WOOD
 CHECKED BY: J. WOOD
 PROJECT: VINTAGE BREWING CO.
 SHEET NUMBER: L1.0

EXTERIOR PATIO SEATING AREA
VINTAGE BREWING CO.
 674 S. WHITNEY WAY
 MADISON, WI 53719

WESTLAND
 1000 WESTLAND DRIVE
 MADISON, WI 53719
 TEL: 608.261.1414
 FAX: 608.261.1415
 WWW.WESTLANDINC.COM



ST = STOP SIGN
 FL = FIRE LANE
 HC = HANDICAP
 NSSF = No Stopping, Standing,
 OR PARKING
 NPLZ = No PARKING
 LOADING ZONE

ODANA ROAD

LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

SOUTH WHITNEY WAY

PARKING SUMMARY

REQUIRED PARKING: 105 SPACES
 AVAILABLE PARKING: 105 SPACES
 TOTAL REQUIREMENT: 105 SPACES
 AVAILABLE: 105 SPACES
 DIFFERENCE: 0 SPACES

LANDSCAPING SUMMARY

TOTAL TREES: 105
 TREES TO BE PLANTED: 105
 TREES TO BE MAINTAINED: 0
 TOTAL TREES: 105

TOTAL LANDSCAPE FEES

105 FEES

DATE	08/21/08
DESIGNED BY	CMK
CHECKED BY	CMK
REVISION	08/27/08

WHITNEY SQUARE SHOPPING CENTER
 SOUTH WHITNEY WAY
 MADISON, WISCONSIN 53711

CMK
 ARCHITECTURE inc.

718 Post Road Madison, WI 53713
 (608) 271-0550 FAX: (608) 271-0551

