



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

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January 29, 2016

Lance A. McNaughton
Fool's Cap Brewing Company, LLC
3621 Busse Street
Madison, WI 53714

RE: Approval of a conditional use for a brewery in an existing multi-tenant building in the Traditional Employment (TE) District at **849 East Washington Avenue**.

Dear Mr. McNaughton,

At its January 25, 2016 meeting, the Plan Commission found the standards met and approved your conditional use request for a brewery at **849 East Washington Avenue**, subject to the conditions below. In order to receive final approval of the conditional use, and for any permits to be issued for your project, the following conditions shall be met:

Please contact Brenda Stanley, City Engineering, at 261-9127 if you have any questions regarding the following item:

1. This project appears to have proposed uses which could require sanitary sewer demand charges or monitoring of the discharge of sanitary sewerage. The applicant shall install a monitoring manhole on the exterior of the building in compliance with City of Madison Engineering criteria.

Please contact Jeff Quamme, Engineering Mapping at 266-4097 if you have any questions regarding the following two (2) items:

2. The site plan shall identify lot and block numbers of the Plat.
3. The site plan shall include all lot lines and lot dimensions. The site plan shall also show and label the portion of the lot acquired by the City of Madison for street right of way at the corner of E. Washington Ave. and S. Paterson St. per Document No. 3920530.

Please contact Eric Halvorson of Traffic Engineering at 266-6527 if you have any questions regarding the following eight (8) items:

4. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
5. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
6. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.
7. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
8. Traffic Engineering will no longer be accepting paper plans; to ensure a timely review all submittals will include an electronic copy (.pdf preferred).
9. Include a parking plan demonstrating the orderly operation of food carts. Include anticipated number and frequency of carts to be on-site. Also include any signage / temporary pavement markings to be used to achieve this goal in the submitted plans.
10. Applicant shall submit for review a Commercial Delivery Plan. This plan will include times, vehicle size, use of loading zones and all related turning movements.
11. The applicant shall include an onsite loading zone and demonstrate the use of the loading zone with a turning movement template.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator if you have questions regarding the following two (2) items:

12. A parking lot of 26-50 stalls requires 2 accessible stalls, one of which is van accessible. Provide 1 additional accessible stall on final plans.
13. 5 bicycle parking stalls are required. Provide a detail of the bicycle parking facility on final plans.

Please contact Bill Sullivan, Madison Fire Department at 261-9658 if you have questions regarding the following item:

14. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

Please contact my office at 261-9135, if you have questions regarding the following item:

15. Hours of operation be limited to 4pm-11pm, Mondays-Wednesdays; 4pm-1am, Thursdays and Fridays; noon-1am, Saturdays; and noon-11pm, Sundays. If approved by the Alcohol License Review Committee and Plan Commission, an adjustment to the hours may be requested by the applicant in the future as a minor alteration of the conditional use.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

Please now follow the procedures listed below for obtaining your conditional use:

1. Please revise your plans per the above conditions and submit eight (8) copies of a complete, fully dimensioned and scaled plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off. The final site plan shall be accompanied by the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code, and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. This submittal shall all also include one complete digital plan set in PDF format. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their final approval.
2. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21.
3. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting conditional use approval.
4. The approval is valid for one (1) year from the date of the Plan Commission approval. During this time, the applicant must either lawfully commence the use or obtain a building permit and begin erecting the building. If the applicant obtains a valid building permit, construction must commence within six (6) months of the date of issuance. The building permit shall not be renewed unless construction has commenced as is being diligently prosecuted.
5. Any alteration in plans for a proposed alternative use shall require Plan Commission approval, except for minor alterations. The Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the City Plan Commission and the conditional use approval standards.

6. The Plan Commission retains continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses.

If you have any questions regarding obtaining your conditional use, demolition or building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at 261-9135.

Sincerely,

Christopher Wells
Planner

cc: Brenda Stanley, City Engineering
Jeff Quamme, Engineering Mapping
Eric Halvorson, Traffic Engineering
Jenny Kirchgatter, Asst. Zoning Administrator
Bill Sullivan, Fire Department

I hereby acknowledge that I understand and will comply with the above conditions of approval for conditional use.

Signature of Applicant

Signature of Property Owner (if not the applicant)

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Wells)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: