



City of Madison

Conditional Use

Location
931 East Main Street

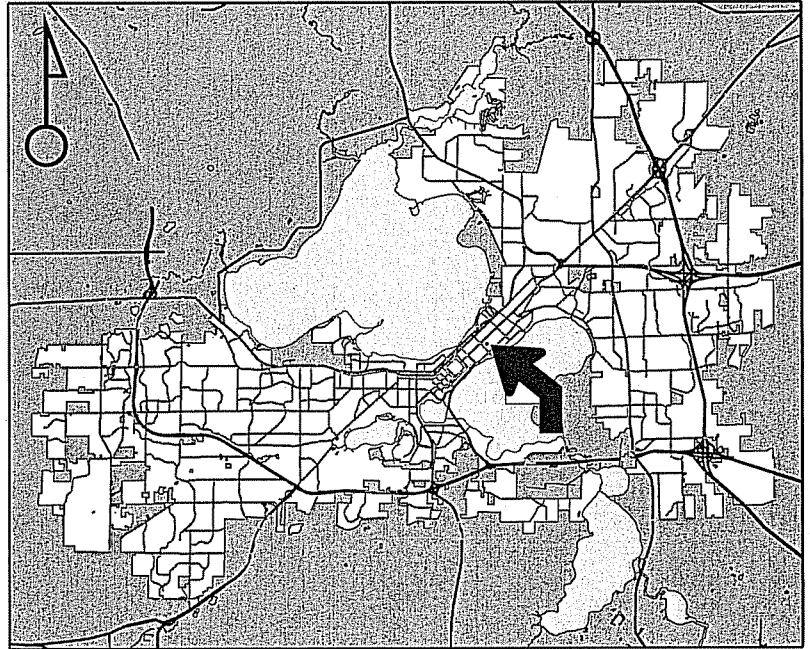
Project Name
Old Sugar Distillery

Applicant
Common Wealth Development Inc/
Jim Glueck - Glueck Architects

Existing Use
Multi-Tenant Business Incubator

Proposed Use
Expand an existing distillery
with tasting room

Public Hearing Date
Plan Commission
22 April 2013

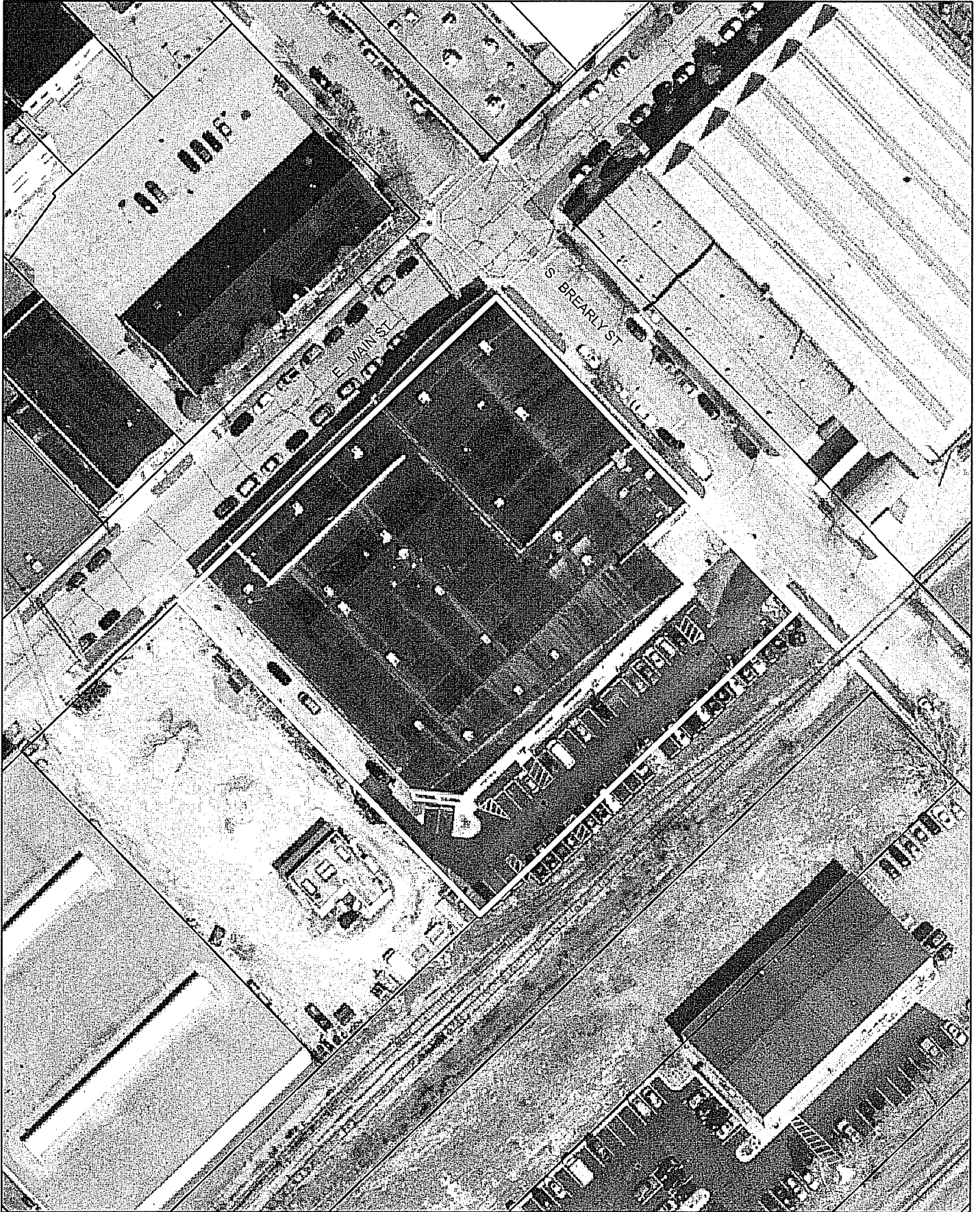


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 12 April 2013



Date of Aerial Photography : Spring 2010



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>\$1650</u>	Receipt No. <u>140682</u>
Date Received _____	
Received By <u>GJP</u>	
Parcel No. <u>0709-134-0901-1</u>	
Aldermanic District <u>6 - Rummel</u>	
Zoning District <u>TE</u>	
Special Requirements <u>USE DNR REMEDIATION</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: 931 EAST MAIN STREET SUITE 8
Project Title (if any): OLD SUGAR DISTILLERY

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: JIM GLUECK Company: GLUECK ARCHITECTS
Street Address: 116 N. FEW ST. City/State: MADISON, WI Zip: 53703
Telephone: (608) 251-2551 Fax: (608) 251-2550 Email: glueckarch@sbcglobal.net

Project Contact Person: NATHAN GREENAWALT Company: OLD SUGAR DISTILLERY, LLC
Street Address: 931 E. MAIN ST. SUITE 8 City/State: MADISON, WI Zip: 53703
Telephone: (608) 695-7686 Fax: () Email: ngreenawalt@gmail.com

Property Owner (if not applicant): COMMON WEALTH DEVELOPMENT INC.
Street Address: 1501 WILLIAMSON ST. City/State: MADISON, WI Zip: 53703

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: ADDING USE OF A TASTING ROOM FOR UP TO 99 CUSTOMERS, TO EXISTING MANUFACTURING USE (DISTILLERY)
Development Schedule: Commencement MAY 2013 Completion JULY 2013

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)
- **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 ½ 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 | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Information & 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:

MNA; 9/14/12 ALDER MARSHA RUMMEL 9/6/12

→ 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: KEVIN FIRCHOW (?) Date: 2012 Zoning Staff: MAIT TUCKER Date: 2012

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

Name of Applicant JIM GLUECK Relationship to Property: OWNER'S ARCHITECT

Authorizing Signature of Property Owner [Signature] Date 3.4.13

Monday, March 18, 2013

**Matt Tucker
City of Madison Zoning Administrator
Madison Municipal Building Suite LL-100
215 Martin Luther King Jr. Blvd.
P.O Box 2985
Madison, Wisconsin 53701-2985**

Dear Matt:

Please find included, with this Letter of Intent, our Conditional Use application package for the City of Madison Plan Commission's approval. This application is for the property located at 931 East Main Street, Madison, Wisconsin 53703. The property is located in the Marquette Neighborhood, which is within Madison Common Council District 6. Our suite is located within the existing building and no exterior changes are planned.

There is one building on this property. It is a one-story structure, owned and operated by Common Wealth Development. This site is currently zoned TE, which allows our use, manufacturing with an accessory use as a tasting room for up to 99 customers, as a conditional use.

We have already had meetings with city staff regarding this request, and have spoken to the area alderperson, Marsha Rummel, who has no objections to this use. We have also presented to the Marquette Neighborhood Association, and there was general support expressed at that meeting. Sarah Hole, owner's representative from Common Wealth Development, is also supportive, and can be reached if necessary at 516-4046.

There will be minor interior construction work. It will be completed within 2 months of city signoff on our conditional use.

The site for this project is 1.6 acres.

Hours of operation of the tasting room are as follows:
Thursday 4 pm to 11 pm
Friday 4 pm to 11 pm
Saturday noon to 11 pm
Occasional extended hours for private events/holiday events

The primary contact persons for zoning issues for this project are:

Jim Glueck
Glueck Architects
116 North Few Street
Madison 53703
(608) 251-2551
email address glueckarch@sbcglobal.net.

Nathan Greenawalt
c/o 931 East Main Street
Madison, WI 53703
(608) 695-7686
email address ngreenawalt@gmail.com

If there are any questions or concerns or any additional information required,
please do not hesitate to contact Jim Glueck or me.

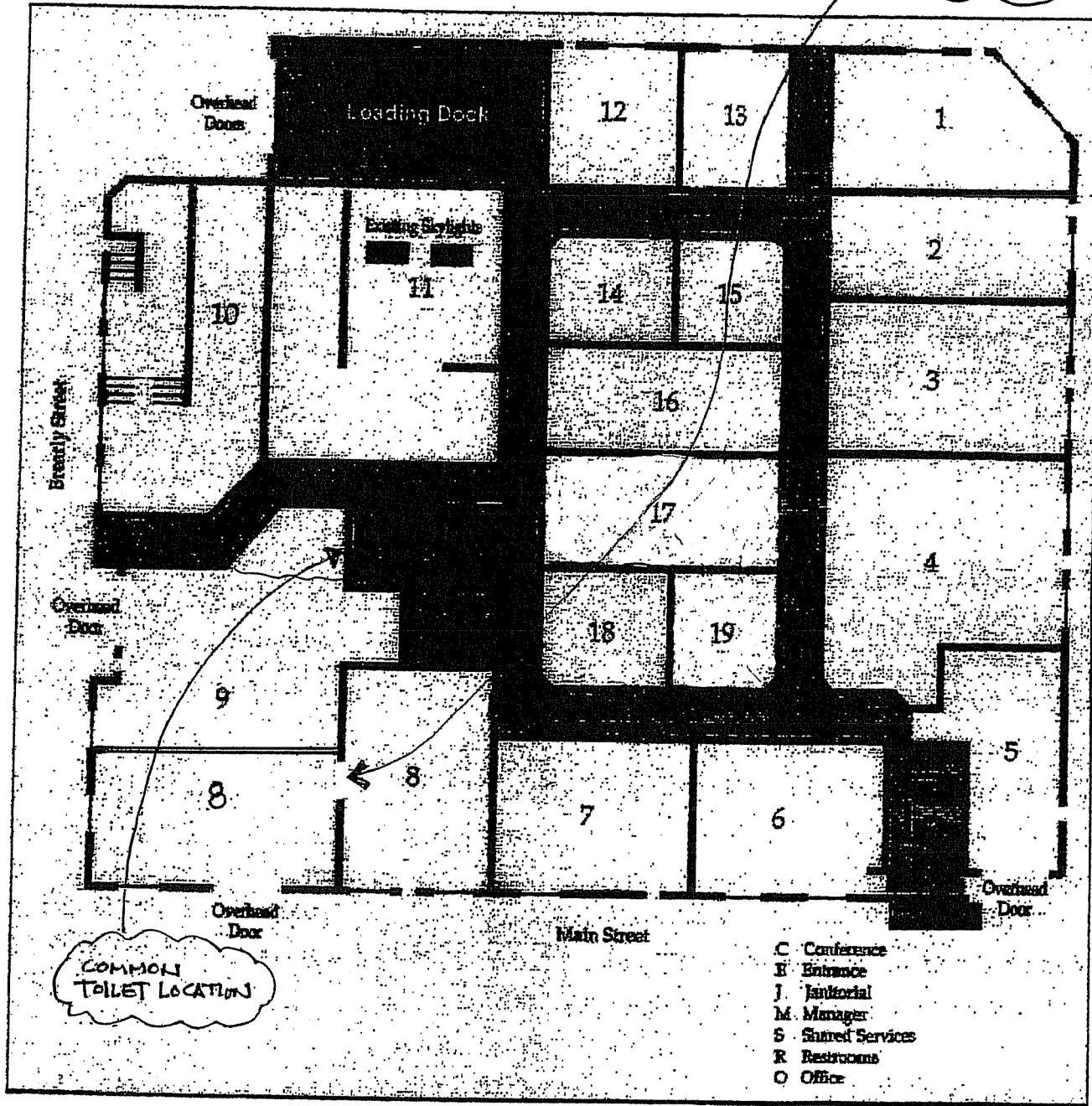
Sincerely,

Nathan Greenawalt

Attachments

MAIN STREET COMMON WEALTH DEVELOPMENT INDUSTRIES

AFFECTED AREAS:
SUITE 8



APPROX. 4243 SQ FT
IN SUITE 8

