



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TDD 608 266-4747
FAX 608 266-8739
PH 608 266-4635

April 23, 2013

Jim Glueck
Glueck Architects
116 N. Few St.
Madison, WI 53703

RE: Approval of a conditional use for a distillery with an expanded tasting room at 931 East Main Street.

Dear Mr. Glueck:

At its April 22, 2013 meeting, the Plan Commission found the standards met and **approved** your client's conditional use application for 931 East Main Street, subject to the conditions below. In order to receive final approval of the conditional use, and for any necessary permits to be issued for your project, the following conditions shall be met:

Please contact my office at 266-5974 if you have any questions regarding the following item:

1. The hours of operation for the tasting room shall be limited to Thursdays and Fridays, from 4:00-11:00, and Saturdays from noon to 11:00, with the exception of special events, which may occur up to two times per month outside of these hours.

Please contact Pat Anderson, Zoning Office at 266-5978 if you have any questions regarding the following item:

2. When final plans are submitted for staff review and approval, the applicant shall demonstrate that parking and bicycle parking requirements are met for the balance of users on the site.

Please contact Eric Halvorson, Traffic Engineering at 266-6527 if you have any questions regarding the following two items:

3. When the applicant shall submit plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing and proposed property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, semitrailer movements and vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'. Contact City Traffic Engineering if you have questions.
4. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact Bill Sullivan, Fire Department at 261-9658 if you have any questions regarding the following two items:

5. Extend existing sprinkler system into tasting room in order to accommodate 99 customers.
6. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

Please contact Dennis Cawley, Water Utility, at 261-9243 if you have any questions regarding the following item:

7. This property is not in a wellhead protection district. 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. The Water Utility will need to sign off on the final plans, but not need a copy of the approved plans.

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 permit:

1. Please revise the plans per the above conditions and file **five (5)** sets of complete, fully dimensioned, and to-scale plans, along with the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code. Also provide any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval.
3. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said building permit. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved conditional use.

If you have any questions regarding obtaining the conditional use approval, 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 266-5974.

Sincerely,

Heather Stouder, AICP
 Planner

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

Signature of Applicant

cc: Pat Anderson, Asst. Zoning Administrator
 Bill Sullivan, Madison Fire Department

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