



# City of Madison

## Conditional Use

Location  
961 South Park Street

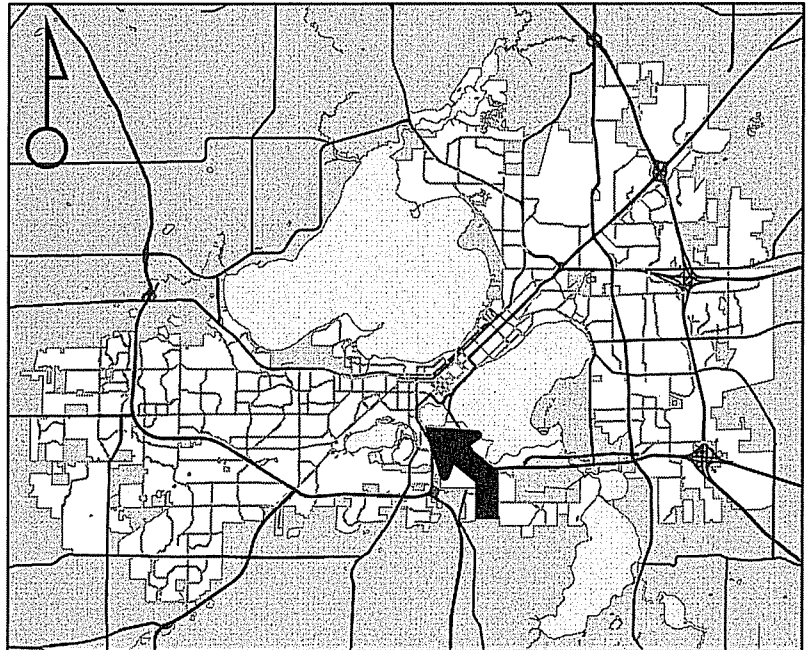
Project Name  
Barriques Coffee Roasting

Applicant  
Dave Vogel / Matt Weygandt - Barriques

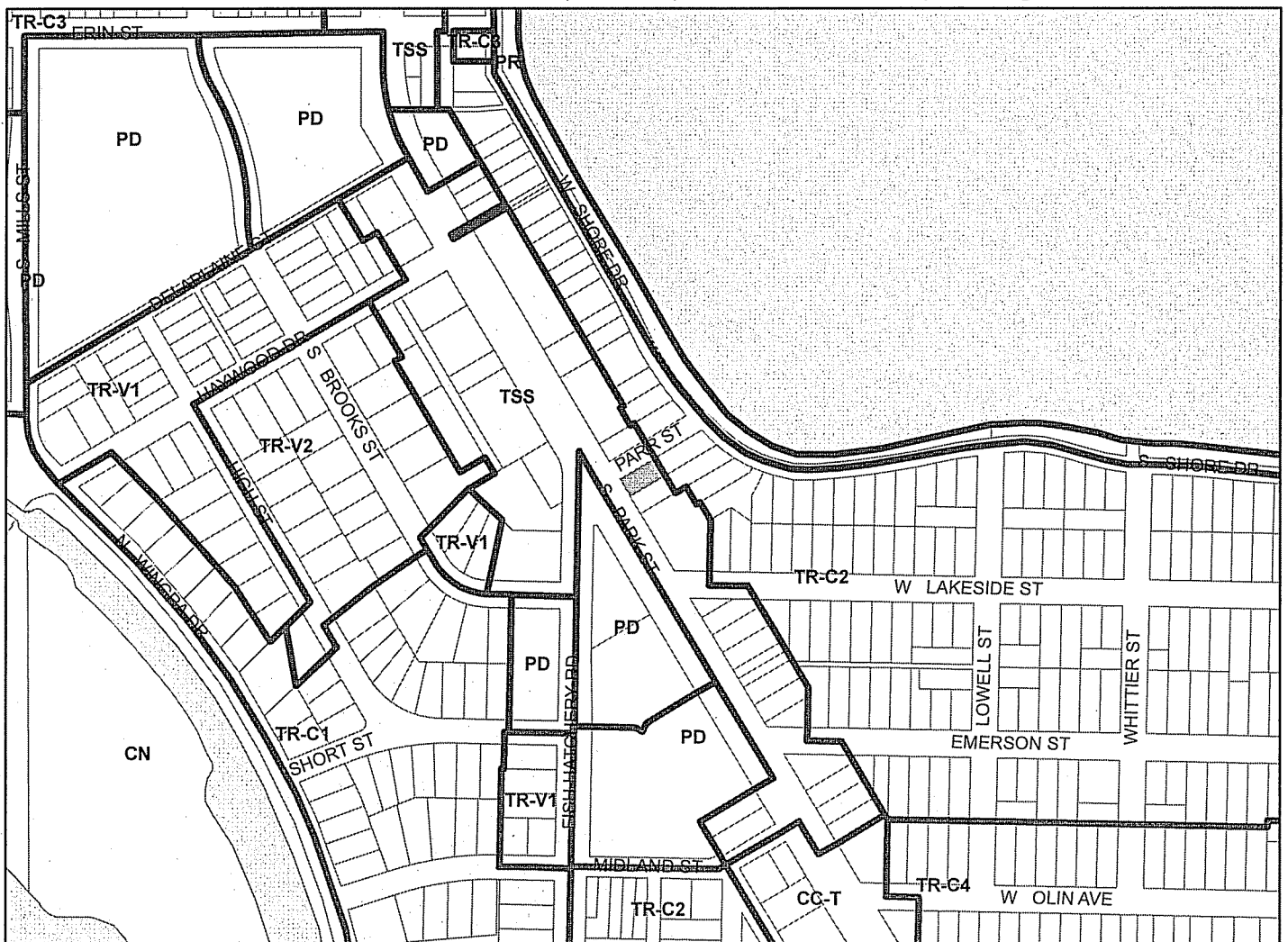
Existing Use  
Existing Coffeehouse

Proposed Use  
Allow limited production and processing  
in existing coffeehouse in TSS zoning

Public Hearing Date  
Plan Commission  
19 September 2016

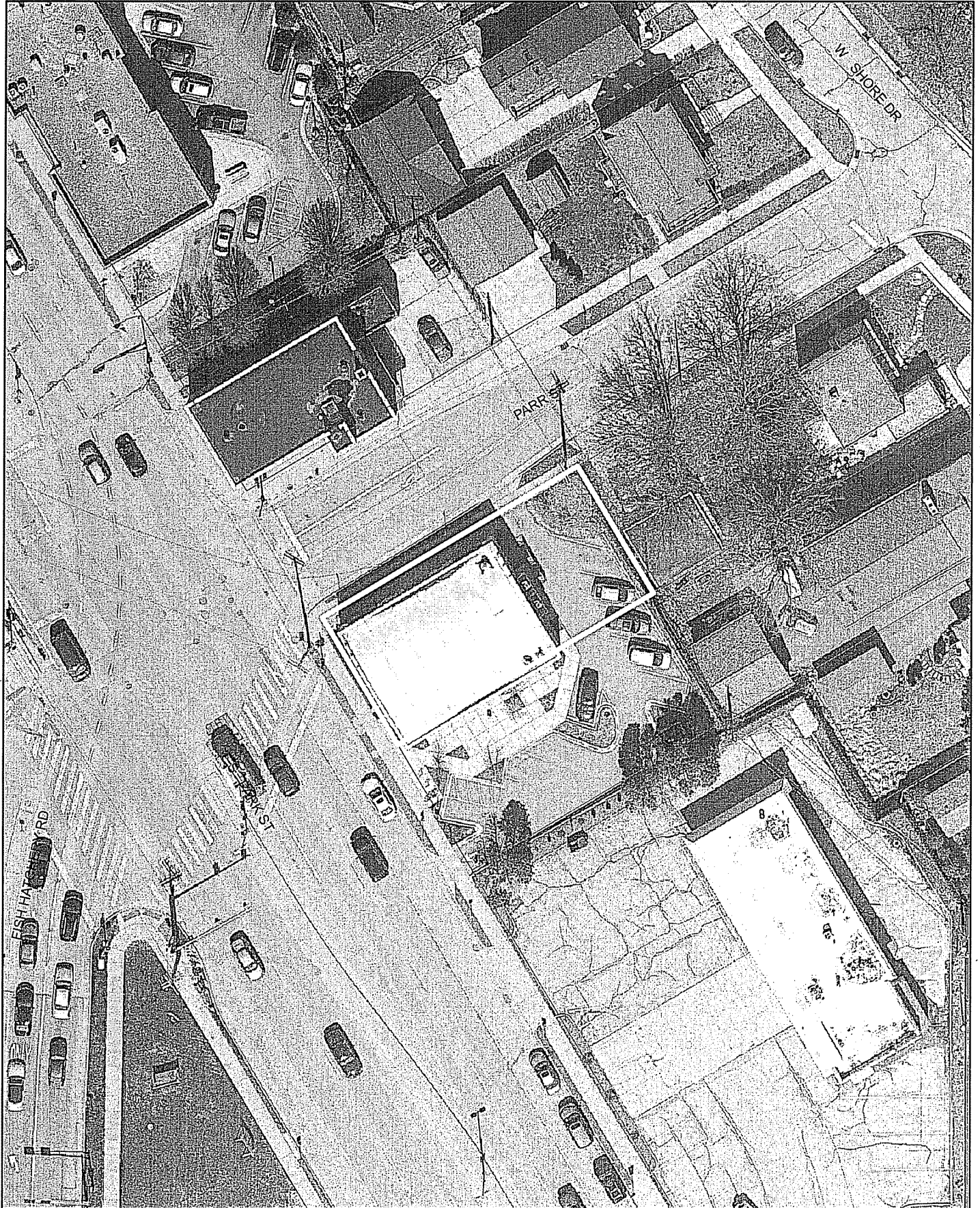


For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 13 September 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](http://www.cityofmadison.com/developmentcenter/landdevelopment)

**FOR OFFICE USE ONLY:**

Amt. Paid \$1600 Receipt No. 012534-0005

Date Received 2/1/16

Received By [Signature]

Parcel No. 0709-262-0217-1

Aldermanic District 13-Eskrich

Zoning District TSS

Special Requirements Ex. CU, UDD #7

Review Required By:

Urban Design Commission  Plan Commission  
 Common Council  Other: \_\_\_\_\_

Form Effective: February 21, 2013

1. **Project Address:** 961 S. Park St.  
**Project Title (if any):** Barriques Coffee Roasting

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:** Matt Weygandt Company: Barriques

Street Address: 1825 Monroe St. City/State: Madison Zip: WI

Telephone: (608) 345-9054 Fax: (608) 284-9463 Email: matt@barriquesmarket.com

**Project Contact Person:** Same as Above Company: \_\_\_\_\_

Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ Email: \_\_\_\_\_

**Property Owner (if not applicant):** Dave Vogel

Street Address: 1009 North Wingra Drive City/State: Madison, WI Zip: 53715

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: We would like to obtain a conditional use permit to allow us to do limited food production, in this case roast coffee, for our cafes and wholesale clients out of our location at 961 S. Park St.

Development Schedule: Commencement August 2011 Completion \_\_\_\_\_

## 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 <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**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 Sara Eskrich & Bay Creek head Bob Stoffs on December 15, 2015

→ 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: \_\_\_\_\_ Date: \_\_\_\_\_ Zoning Staff: Matt Tucker Date: 11/15

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

Name of Applicant Matt Weygandt

Relationship to Property: Lessee

Authorizing Signature of Property Owner



Date 1-29-16 7



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FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

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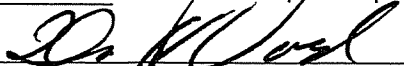
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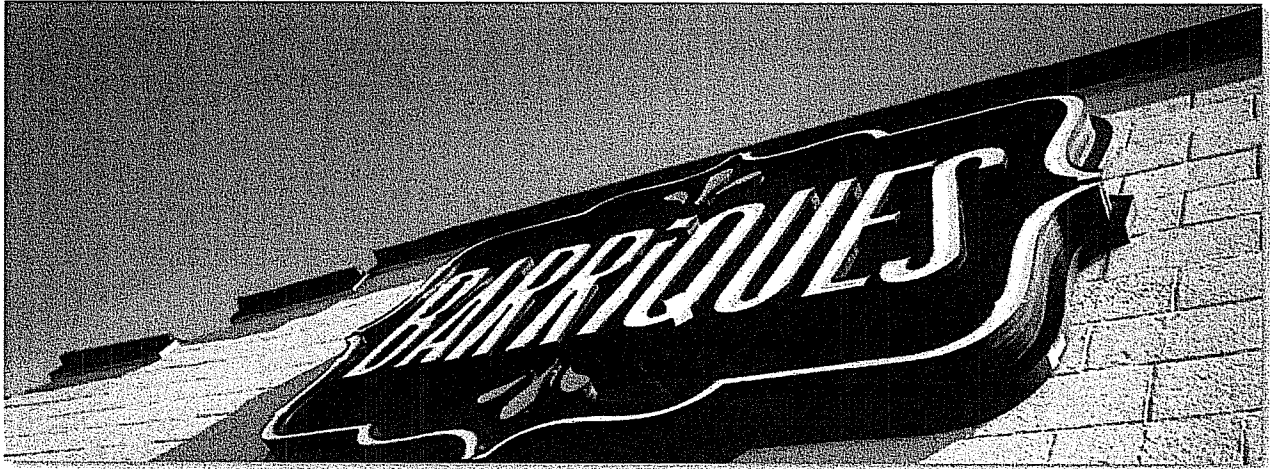
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The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Matt Weygandt Relationship to Property: Lessee  
Authorizing Signature of Property Owner  Date 1-29-16



#### Letter Of Intent

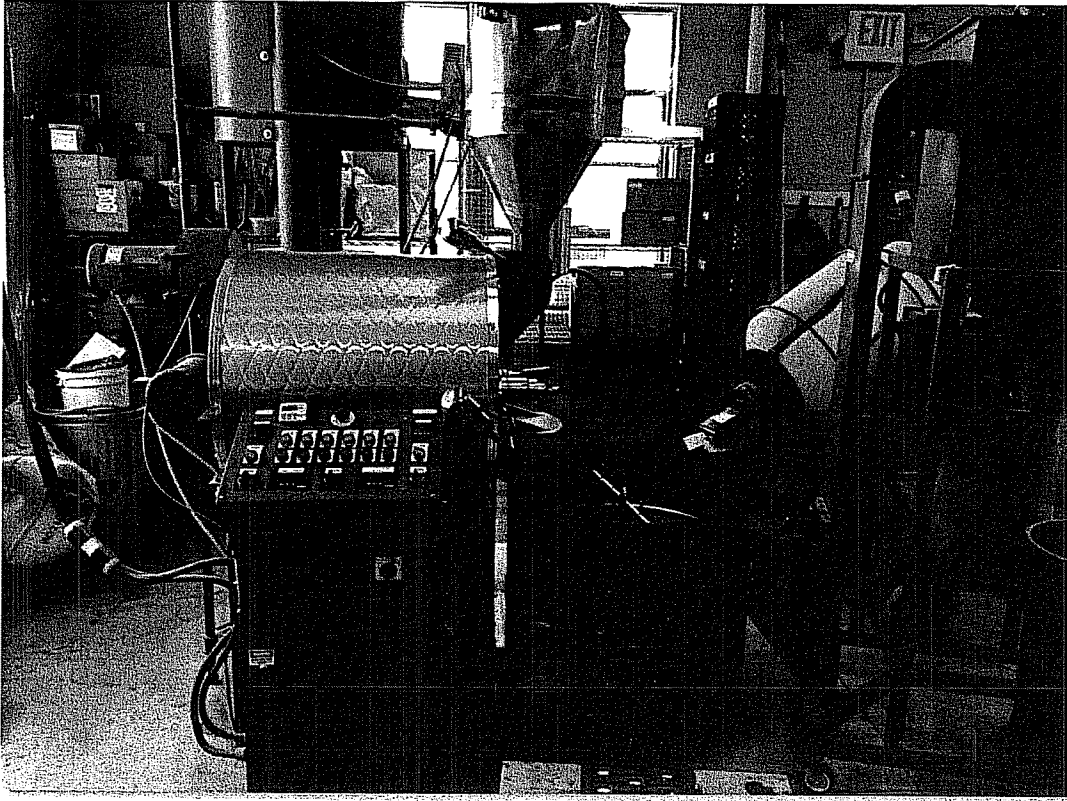
We are applying for a conditional use permit that would allow us to roast coffee for our 7 local cafes and wholesale coffee customers in our cafe located at 961 S. Park St.

#### Background

The Barriques location at 961 S. Park St. opened in August, 2011. It was a unique project for us as we had two landlords, Dave Vogel who owned the building and St. Mary's who owned the land that our parking lot sits on. The building was built in 1951 and we did extensive renovations to the it. This included replacing most of the exterior windows, the entire concrete slab inside the building and added new 3 phase power, a new hvac system and all the regular improvements of our standard cafe buildout.

The interior of the building is 2600 sq/ft. 2000 sq/ft is dedicated to our regular cafe operations. The back room, as designated on the included floor plan, is approximately 600 sq/ft. It is used for our coffee roasting operation, some small desk space, shared storage and our utilities. All of the green coffee storage, roasting and packaging for the 7 Barriques locations and our wholesale customers takes place in this space.

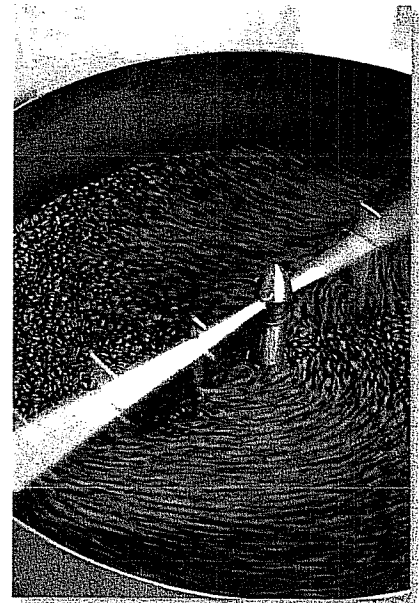
An important aspect of our coffee business that affects how we operate is that it is built around two attributes, quality and freshness. Because of that, we are a roast-to-order operation. We hold little or no roasted coffee in inventory on a week to week basis. Everything is produced based on an order we receive from one of our cafes or a wholesale customer. Our cafes in turn receive 3 orders of coffee from the roastery each week while most wholesale customers receive 3 - 4 deliveries per month.



## Our Roasting Process

We roast coffee on a 18kilo drum roaster made by US Roasters in Oklahoma City, Oklahoma. The roaster itself is a fairly simple machine. You can think of it like a large gas fed clothes dryer. It is composed of a stainless steel drum that rotates around with coffee in it and that drum is heated up by a burner mounted underneath the drum.

At the front end of the roasting process is the green coffee loader. One batch (15 - 40lbs) of green coffee are put into this device at a time. A motor is then turned on to blow the green into the storage chamber at the top of the roaster. Once the roaster is up to the proper temperature, a door is opened and the coffee drops down into the drum roaster. During the roasting process we control for temperature, airflow and time in the roaster. Heat air is evacuated through the afterburner and out through the chimney stack.



Cooling Tray

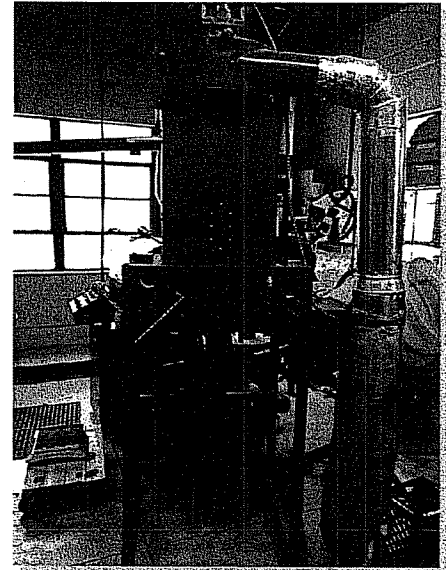


Once the coffee is done roasting, the front of the roaster is opened and the coffee spills out into the cooling tray. Here the coffee is stirred around and a large fan mounted underneath the cooling tray evacuates the heat out through the chimney stack.

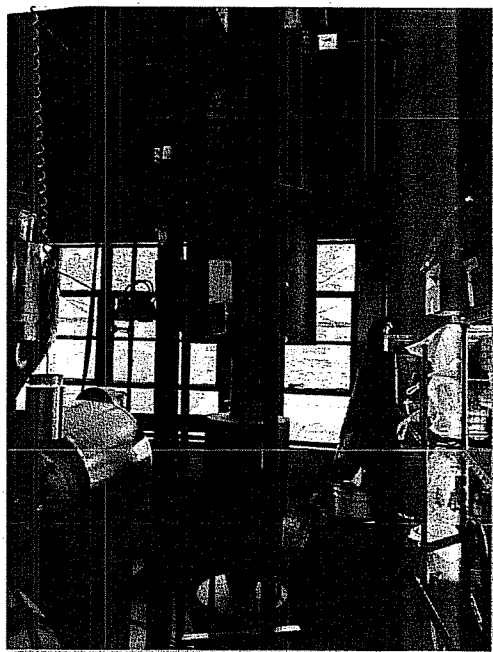
After the coffee has been cooled it is put through the destoner. This machine separates the roasted coffee from any foreign objects that might be present (stones, bits of metal, etc..). From there it is put in large bins and is available for packaging and filling customers orders.

The configuration of our roaster setup allows us to work on three batches of coffee at a time. One that is being processed by the green coffee loader, one that is being roasted and one that is being cooled in the cooling tray. This helps us minimize the time that the roaster needs to be on and thus saves on gas usage.

The afterburner processes the exhaust from the roaster. It is a 2 stage afterburner containing a thermal oxidizer and a catalyst and is capable of producing 70,000 BTU. When activated, we run the afterburner to an operating range of 900 - 1200 degrees fahrenheit. It's purposes is to burn away particulate matter, smoke particles and aroma that is a by-product of the roasting process. The majority of the exhaust is generated towards the last 3 - 5 minutes of a roast that typically last for 14 - 16 minutes. Environmental factors such as outside humidity, temperature, wind speed and roast level of the coffee all influence the degree of smoke and aromas that may be visible/smellable coming out of the stack outside the building. During the darkest roasts there may also be trace amounts of smoke produced immediately after the roasted coffee is dumped onto the cooling tray (dark roasts make up 10 - 25% of the roasting we do in a given week).



Destoner



Afterburner

#### Roasting Hours of Operation(approximate)

Monday - Friday

7am - 7:30am Pre-production Planning & Start  
Up Roaster

7:30 - 8:30 Pre-Roasting Prep

8:30am - 9am Start Roasting

9am - 3pm Roasting (w/ 1 - 2 cooling breaks)

3pm - 4pm Roasting Stops

### 3pm - 5pm/5:30pm Packaging/Cleanup/Maintenance

The above is a typical schedule, variations based on order demand may occur. In addition to order volume, schedule changes can happen for several other reasons:

- **Delays in arrival of green coffee:** Customs delays, bad weather or other delays by the transportation companies may cause us to need to roast later in the day or on a weekend day.
- **Holidays:** This past Thanksgiving, we didn't roast on Thursday but we did roast on Sunday to make up for it.
- **Mechanical Issues:** Basically, if we lose a regular week day of roasting it usually needs to be made up either by roasting later or on a weekend day. These circumstances however are relatively rare.

### Other Facts & Figures

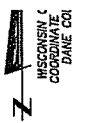
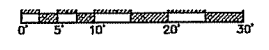
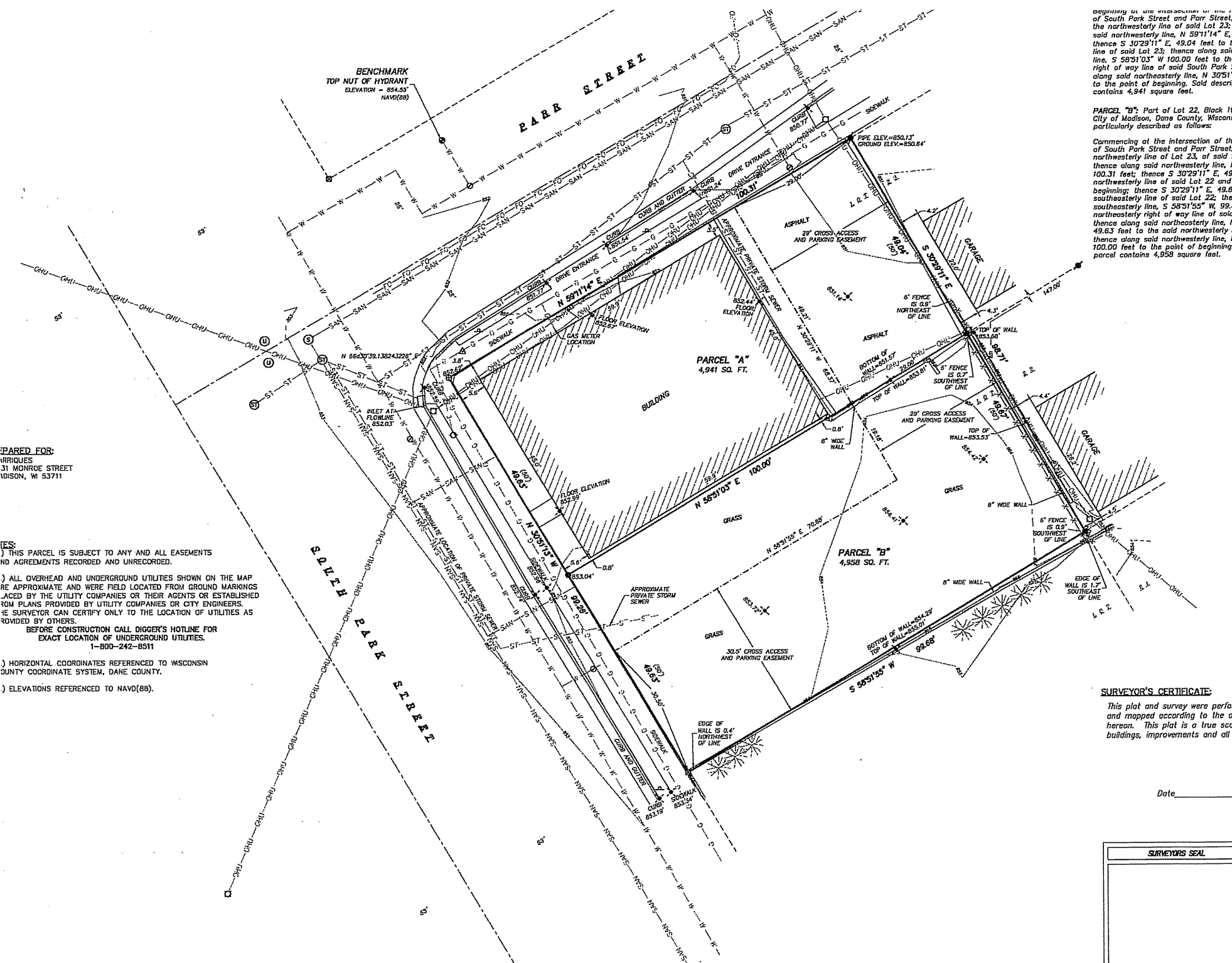
In 2015 we roasted coffee on 6 weekend days.

Since we opened in 2011, we have roasted coffee after 5pm only 2 - 3 times.

Roasting Frequency - We generally roast 200 - 300 batches per month.

Time In Roaster - Coffee will generally be in the roaster for between 14 - 16 mins depending on the coffee and the profile of the roast we aiming for.

Green coffee arrives to us in 100 - 154 lb burlap sacks. We get 3 - 5 inbound deliveries per month (40 total for the year through early December) that are strictly related to green coffee. We always encourage the drivers and trucking companies that work with us on these deliveries to avoid offloading on Parr Street.



beginning at the intersection of the right of way line of South Park Street and Parr Street, also being on the northwesterly line of said Lot 23; thence along said northwesterly line, N 59°11'14" E, 100.31 feet; thence S 30°29'11" E, 49.04 feet to the southeasterly line of said Lot 23; thence along said southeasterly line, S 58°51'03" W, 100.00 feet to the northeasterly right of way line of said South Park Street; thence along said northeasterly line, N 30°51'13" W, 49.63 feet to the point of beginning. Said described parcel contains 4,941 square feet.

PARCEL "B", Part of Lot 22, Block 10, South Madison, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the intersection of the right of way lines of South Park Street and Parr Street, also being on the northwesterly line of Lot 23, of said South Madison; thence along said northwesterly line, N 59°11'14" E, 100.31 feet; thence S 30°29'11" E, 49.04 feet to the northwesterly line of said Lot 22 and the point of beginning; thence S 30°29'11" E, 49.67 feet to the southeasterly line of said Lot 22; thence along said southeasterly line, S 58°51'55" W, 99.68 feet to the northeasterly right of way line of said South Park Street; thence along said northeasterly line, N 30°51'14" W, 49.63 feet to the said northwesterly line of Lot 22; thence along said northwesterly line, N 58°51'03" E, 100.00 feet to the point of beginning. Said described parcel contains 4,958 square feet.

- LEGEND:**
- ⊗ = SET CHISELED "X" IN CONCRETE
  - = FOUND 3/4" REBAR
  - ⊙ = FOUND 1" PIPE
  - ⊗ = FOUND CHISELED "X" IN CONCRETE
  - ⊙ = HYDRANT TOP NUT (BENCHMARK)
  - ⊙ = SPOT ELEVATION
  - ⊙ = SANITARY SEWER MANHOLE
  - ⊙ = STORM SEWER MANHOLE
  - ⊙ = UTILITY MANHOLE
  - ⊙ = STORM SEWER INLET
  - ⊙ = UTILITY POLE
  - ⊙ = WATER VALVE
  - ⊙ = GAS VALVE
  - ⊙ = TRAFFIC SIGNAL
  - ⊙ = TRAFFIC SIGN
  - ⊙ = 8" CEDAR TREE
- SAN—SAN = SANITARY SEWER LINE  
 S SI = STORM SEWER LINE  
 W W = WATER LINE  
 G G = GAS LINE  
 —CHU—CHL = OVERHEAD UTILITY LINE  
 FO = FIBER OPTIC LINE  
 E L = ELECTRIC LINE  
 —X—X—X = FENCE LINE

PREPARED FOR:  
 IRRIGUES  
 31 MONROE STREET  
 MADISON, WI 53711

NOTES:  
 1) THIS PARCEL IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.  
 2) ALL OVERHEAD AND UNDERGROUND UTILITIES SHOWN ON THE MAP ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKINGS FACED BY THE UTILITY COMPANIES OR THEIR AGENTS OR ESTABLISHED FROM PLANS PROVIDED BY UTILITY COMPANIES OR CITY ENGINEERS.  
 3) THE SURVEYOR CAN CERTIFY ONLY TO THE LOCATION OF UTILITIES AS PROVIDED BY OTHERS.  
 BEFORE CONSTRUCTION CALL DIGGER'S HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES.  
 1-800-242-8511

4) HORIZONTAL COORDINATES REFERENCED TO WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY.  
 5) ELEVATIONS REFERENCED TO NAVD(88).

**SURVEYOR'S CERTIFICATE:**

This plat and survey were performed under my supervision, and was surveyed, divided, and mapped according to the official records of the property described and pictured hereon. This plat is a true scaled and dimensioned representation of the boundaries, buildings, improvements and all visible encroachments if any.

Williamson Surveying and Associates, LLC  
 by Noa T. Prieve & Chris W. Adams

Date \_\_\_\_\_

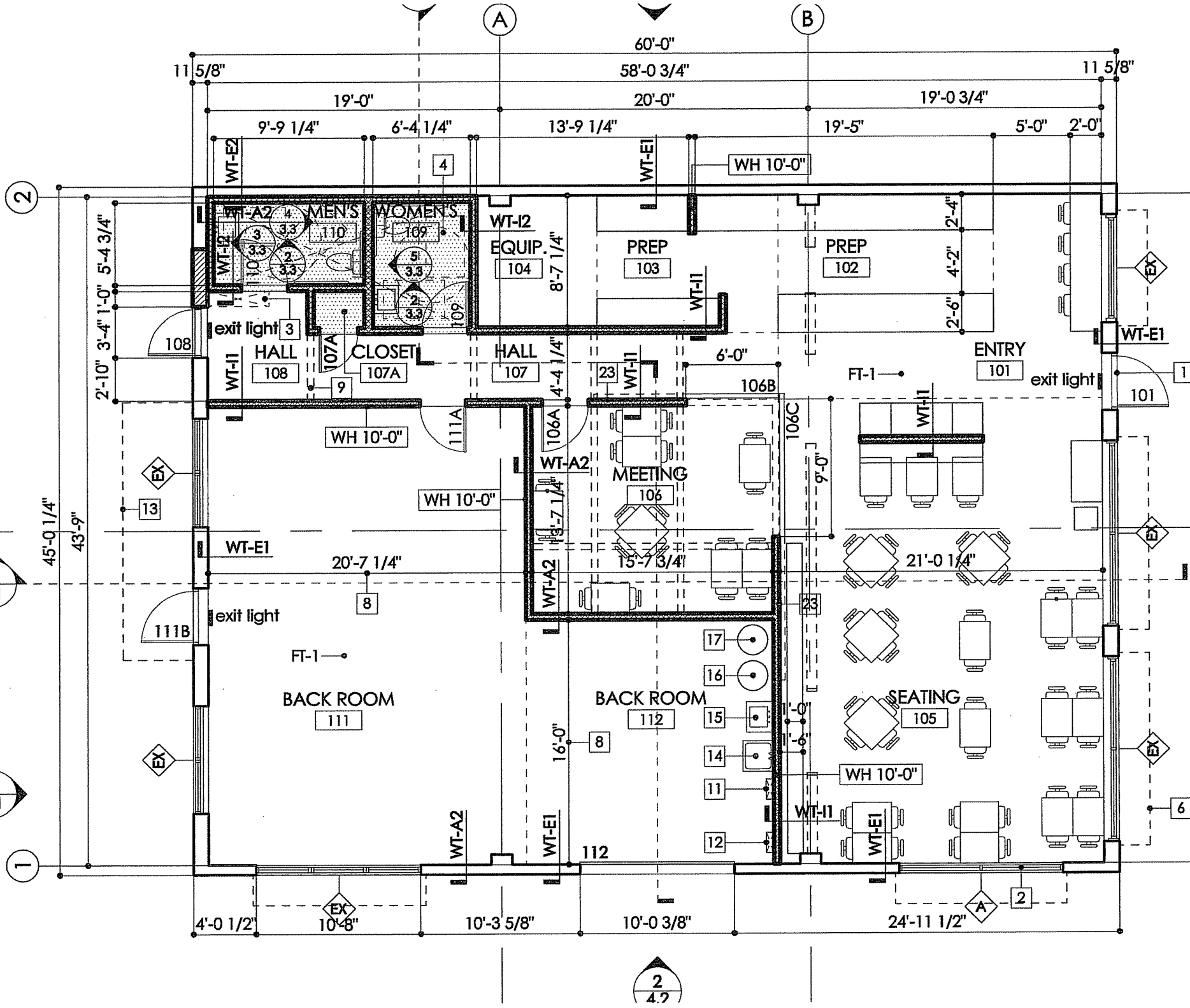
Noa T. Prieve S-2499  
 Registered Land Surveyor

SURVEYORS SEAL

**WILLIAMSON SURVEYING & ASSOCIATES, LLC**  
 104 N. WEST MAIN STREET, WAUKESHA, WISCONSIN, 53157  
 NOA T. PRIEVE & CHRIS W. ADAMS  
 REGISTERED LAND SURVEYORS  
 PHONE: 608-255-5705 FAX: 608-843-9760 WEB: WILLIAMSONSURVEYING.COM

**PLAT OF SURVEY**  
 Parts of Lots 23 and 22, Block 10, South Madison, located in the NW 1/4 of Section 26, T7N, R9E, City of Madison, Dane County, Wisconsin.

DATE	JANUARY 27, 2011	REVISION DATE		CHECK BY	NTP
SCALE	1" = 10'	DRAWING NO.	11W-02		
DRAWN BY	SCOTT KORTANUS	SHEET			1 OF 1



2" RIGID INSULATION  
 GRANULAR FILL BASE COURSE  
 Z STRIP CONTROL JOINTS  
 2" RIGID INSULATION THERMAL BREAK AT  
 SLAB-WALL

**CEILING TYPE**  
 CT-1 BATHROOMS  
 3/4" PLYWOOD GLUED AND SCREWED TO  
 FRAMING  
 2X FRAMING PER STRUCTURAL  
 5/8" WATER RESISTANT GWB

**EXISTING WALL TYPES**  
 WT-E1 EXTERIOR WALL - EXISTING  
 EXISTING CMU - VERIFY THICKNESS IN FIELD

WT-E2 EXTERIOR WALL - PROPOSED  
 EXISTING CMU - VERIFY THICKNESS IN FIELD  
 2" RIGID INSULATION TAPED AND CAULKED  
 2X4 FRAMING LAYED FLAT AT 16" O.C.  
 5/8" PAPERLESS GWB

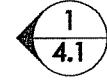
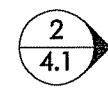
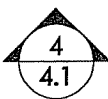
**INTERIOR WALL TYPES**  
 WT-I1 INTERIOR WALL - PROPOSED  
 2X4 FRAMING AT 16" O.C.  
 5/8" GWB EACH FACE

WT-I2 INTERIOR WALL - PROPOSED  
 2X4 FRAMING AT 16" O.C.  
 5/8" GWB EACH FACE  
 LOW VOC FG SOUND ATTENUATION INSUL.

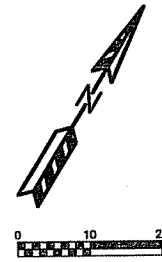
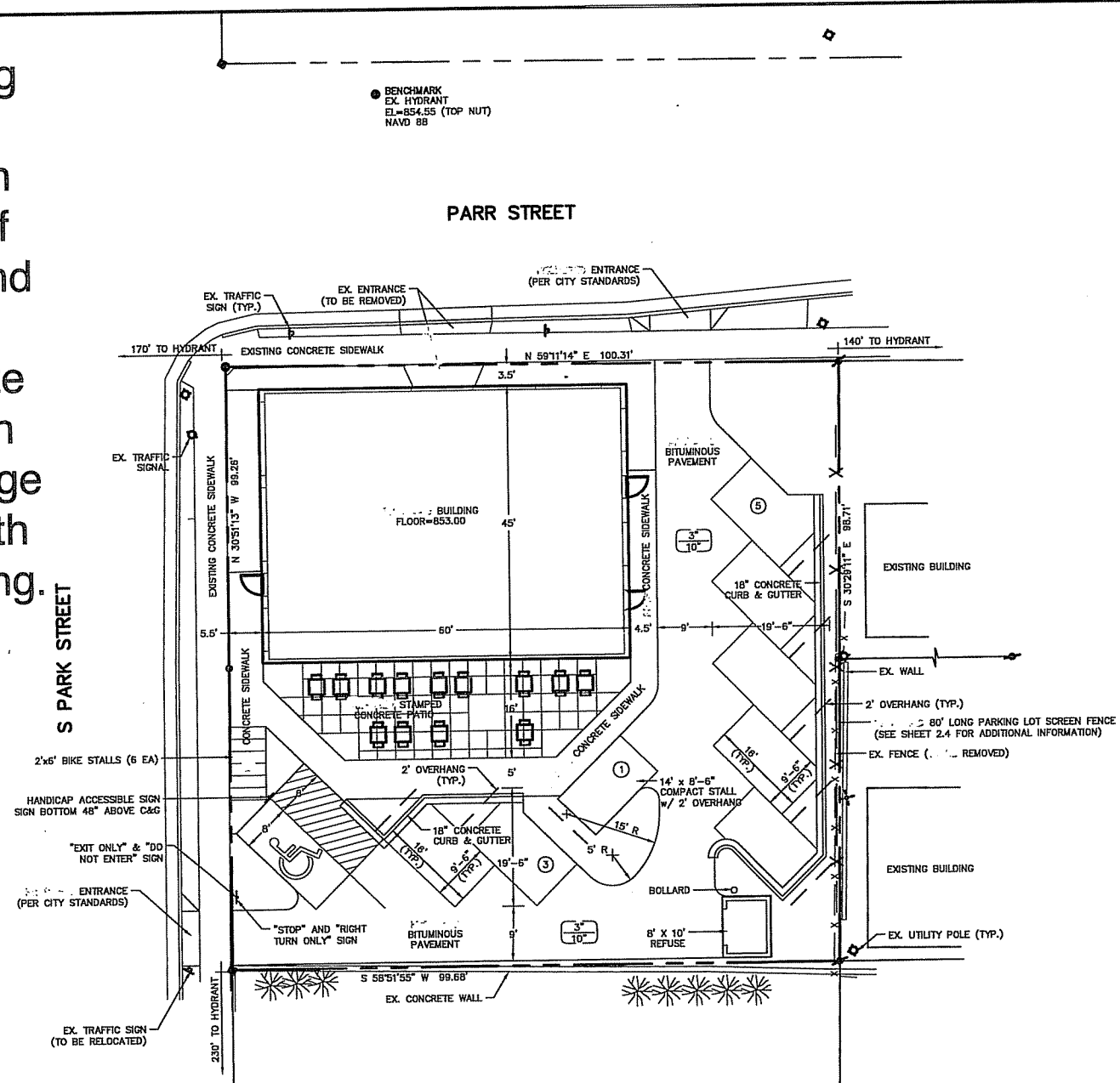
**NOTE:** PROVIDE 2X6 FRAMING AT PLUMBING  
 WALLS AS REQUIRED. COORDINATE WITH  
 PLUMBING CONTRACTOR.

**WALL AND ROOF TYPE NOTES**  
 1. PAPERLESS GWB AT BATHROOM FACE ONLY.

**FINISH FLOOR NOTES**  
 1. SEE SPECIFICATIONS FOR FINISH FLOORING  
 NOTES.



Trucks delivering green coffee typically park on the 900 block of Park St. We hand offload onto a palate and palate jack the items in through the garage door on the North side of the building.



**PAVING LEGEND**

3" ASPHALT PAVEMENT OVER 10" AGGREGATE BASE COURSE

PARKING LOT PLAN SITE INFORMATION BLOCK	
Site Address	961-967 SOUTH PARK STREET
Site acreage (total)	0.227 ACRES
Number of building stories (above grade)	1 STORY
Building height	35'
DEOR type of construction (new structures or additions)	VD
Total square footage of building	7,361
Use of property	RESTAURANT
Gross square feet of office	N/A
Gross square feet of retail area	N/A
Number of employees in warehouse	N/A
Number of employees in production	5/2
Capacity of restaurant/area of assembly	750
Number of bicycle stalls shown	0
Number of Parking stalls:	
Small Car	1
Large Car	7
Accessible	1
Total	9
Number of trees shown (See Landscaping Plan)	

**961-967 S PARK STREET**  
**SITE PLAN**  
 DATED: FEBRUARY 22, 2011  
 REVISED: MARCH 1, 2011

**QUAM ENGINEERING, LLC**  
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