



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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July 31, 2018

Greg Held
Knothe & Bruce Architects, LLC
7601 University Avenue
Middleton, WI 53562

RE: Legistar #52208 | Accela ID: 'LNDUSE-2018-00068' -- Approval of an alteration to an approved Planned Development – Specific Implementation Plan to add a winery tenant, along with an associated outdoor eating area, in an existing commercial building at **8210 Watts Road**.

Dear Mr. Held:

At their July 30, 2018 meeting, the Plan Commission, meeting in regular session, **approved** your client's request for an alteration to an approved Planned Development – Specific Implementation Plan (PD-SIP) to add a winery tenant, along with an associated outdoor eating area, in an existing commercial building at **8210 Watts Road**. This approval is subject to the below conditions of approval that shall be satisfied prior to final approval and sign-off of the plans, recording of the revised Planned Development, and the issuance of permits.

Please contact Tim Troester of the City Engineering Division, at (608) 267-1995 if you have questions related to the following item:

1. Current plan shows less than 4,000 sf disturbed area. If plans are not revised, no Erosion Control or Storm Water Management Permits will be required.

Please contact Jeff Quamme, City Engineering Division - Mapping, at (608) 266-4097 if you have questions regarding the following item:

2. The address of the Cider Farm is 8216 Watts Rd. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.

Please contact Sean Malloy, Traffic Engineering Division, at (608) 266-5987 if you have questions regarding the following four (4) items:

3. 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.
4. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
5. All pedestrian walkways adjacent parking stalls shall be 7 feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by City Traffic Engineering.
6. The applicant shall provide a clearly defined 5' walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.

Please contact Jenny Kirchgatter, Zoning Division, at (608) 266-4429 if you have questions regarding the following seven (7) items:

7. Work with Zoning and Planning staff to update the Zoning text.
8. Identify and label existing site features on the site plan including the accessible stalls, bicycle stalls, loading stalls and trash enclosure.
9. Bicycle parking shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11). Provide a minimum of one (1) bicycle stall per five (5) employees for the winery production area plus a minimum amount of bicycle parking equal to 5% of capacity of persons for the tasting room and outdoor eating area. Bicycle parking shall be located at least as close as the closest non-accessible automobile parking and within one hundred (100) feet of a principal entrance. Identify and label existing bicycle stalls that will be used to meet this requirement or provide additional bicycle parking. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Provide a detail of the existing or proposed bike rack.
10. The capacity shall be established for the outdoor eating area. Occupancy is established by the Building Inspection Unit. Contact Building Inspection staff at (608) 266-4559 to help facilitate this process.
11. Verify whether new or additional rooftop mechanical equipment is proposed. If rooftop mechanical equipment is proposed, submit a rooftop plan showing the location of the proposed equipment and screening. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district per Section 28.142(9)(d).

12. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.
13. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Please contact my office at (608) 261-9135 if you have any questions regarding the following item:

14. Include the proposed hours of operation (daily from 11:00 am to 11:00 pm); the prohibition of outdoor, amplified sound; and the capacity of the outdoor eating area in the Planned Development Zoning Text.

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

The applicant is also required to satisfy the conditions of approval of the Urban Design Commission/ Urban Design Commission Secretary prior to the final staff approval of the project and the issuance of building permits. You should contact Janine Glaeser, the Urban Design Commission Secretary, at (608) 267-8740 if you have any questions about those conditions.

Please now follow the procedures listed below:

After the planned development has been revised per the above conditions, please 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, 126 S. Hamilton Street. **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.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

This property is not in a wellhead protection district. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. All operating private wells shall be identified and permitted by the Madison Water Utility and all unused private wells shall be abandoned in accordance with MGO Sec. 13.21.

If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at (608) 266-4551. If I may be of any further assistance, please do not hesitate to contact me at (608) 261-9135.

Sincerely,



Chris Wells
Planner

cc: Tim Troester, City Engineering
Jeff Quamme, Engineering Mapping
Sean Malloy, Traffic Engineering
Jenny Kirchgatter, Zoning Division

For Official Use Only, Re: Final Plan Routing			
☒	Planning Div. (Wells)	☒	Engineering Mapping Sec.
☒	Zoning Administrator	☐	Parks Division
☒	City Engineering	☒	Urban Design Commission
☒	Traffic Engineering	☐	Recycling Coord. (R&R)
☒	Fire Department	☐	Metro Transit
☐	Water Utility		