



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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May 9, 2018

Ryan Browne
Working Draft Beer Company, LLC.
1133 E. Wilson Street
Madison, WI 53703

RE: Legistar ID# 50990 | Accela ID: 'LNDUSE-2018-00032' -- Approval of a conditional use to establish an outdoor seating area for a brewpub in the Traditional Employment (TE) District at 1133 E. Wilson Street.

Dear Mr. Browne:

At its May 7, 2018 meeting, the Plan Commission, meeting in regular session, found the standards met and **approved** your conditional use request for 1133 E. Wilson Street. The conditions of approval in the following sections shall be satisfied prior to issuance of building permits for the project.

Please contact Jeff Quamme of the City Engineering Division–Mapping Section at (608) 266-4097 if you have any questions regarding the following two (2) items:

1. It appears per information shown on the site plan that a property survey has been completed of this property. None are filed at the County Surveyor's Office. If one exists, provide a pdf copy of the survey to Jeff Quamme (jrquamme@cityofmadison.com)
2. It appears part of the parking or impervious pavement is being removed and landscaping added. Provide detail of the type of impervious being removed or is the landscaping raised bed plantings on pavement.

Please contact Jenny Kirchgatter of the Zoning Division at (608) 266-4429 if you have any questions regarding the following six (6) items:

3. Verify the capacity of the brewpub and proposed outdoor dining area to determine the vehicle parking requirement. Vehicle parking is required at a minimum of 15% of capacity of persons. A vehicle parking reduction may be required per Section 28.141(5). The applicant may reduce the parking requirement by the greater of (5) parking spaces or ten percent (10%) of the required parking. A further reduction of up to 20 spaces may be approved by the Zoning Administrator.

4. Bicycle parking shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11). Provide a minimum amount of bicycle parking equal to 5% of capacity of persons located in a convenient and visible area on a paved or impervious surface. 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. 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 proposed bike rack.
5. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
6. Identify and label the district boundary screening fence and the trash enclosure on the site plan as per the 09-15-2017 approved plans.
7. 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.
8. 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.

Please contact Bill Sullivan of the Madison Fire Department at (608) 261-9658 if you have any questions regarding the following item:

9. The occupant load of the outdoor patio (40) shall be added to the occupant load of existing tenant space for application of egress and fire protection systems.

Please contact my office at (608) 261-9135 if you have any questions regarding the following six (6) items:

10. The hours of operation for the outdoor eating area shall be Monday – Thursday, 3:00 pm – 9:00 pm; Friday and Saturday, 11:00 am – 9:00 pm; and Sunday, 11:00 am – 9:00 pm. Future modifications to the hours of operation of the outdoor eating area may be requested by the applicant in the future as a minor alteration of the conditional use following a recommendation by the district alder.
11. There shall be no amplified sound, including, but not limited to, television or ambient music, in the outdoor eating area. However, outdoor music in the outdoor eating area shall be non-amplified, restricted to acoustic musical performances, and shall end by 7:00 pm, nightly.

12. The capacity of the outdoor eating area located in front of the tenant space addressed as 1133 E. Wilson Street shall not exceed 30 persons (note: the final details of the seating plan and capacity to be approved by the Building Inspection Unit). A request from the applicant to increase the capacity to a maximum of 40 persons may be considered after six (6) months have transpired from the date the outdoor eating area was opened, as a minor alteration of the conditional use following a recommendation by the district alder and approval from the Building Inspection Unit.
13. The development shall operate in accordance with the submitted management plan/patio checklist.
14. Approval of this conditional use approval is non-transferrable to any future owners.
15. The Applicant shall prepare a sound mitigation plan for the outdoor eating area which shall be reviewed by Planning and Zoning Staff prior to final signoff.

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 **seven (7) 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.
2. 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.
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 (608) 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 (608) 261-9135.

Sincerely,



Chris Wells
Planner

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

Signature of Applicant

Signature of Property Owner (if not the applicant)

cc: Brenda Stanley, City Engineering
Jeff Quamme, Engineering Mapping
Sean Malloy, Traffic Engineering
Jenny Kirchgatter, Zoning Division
Bill Sullivan, Fire Department

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"/>	Metro Transit
<input type="checkbox"/>	Water Utility		