



Department of Planning & Community & Economic Development

Planning Division

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June 20, 2017

Ryan Browne
Working Draft Beer Company, LLC.
2821 Van Hise Avenue
Madison, WI 53705

RE: Legistar #47301; Accela 'LNDUSE-2017-00045' -- Approval of a conditional use request to establish a brewpub in an existing, multi-tenant, commercial building in the Traditional Employment (TE) District at **1133 E. Wilson Street**.

Dear Mr. Browne:

At its June 19, 2017 meeting, the Plan Commission, meeting in regular session, found the standards met and approved your conditional use request to establish a brewpub in an existing, multi-tenant, commercial building in the Traditional Employment (TE) District at **1133 E. Wilson Street**, subject to the conditions below. In order to receive final approval of the conditional use, and for any permits to be issued for your project, the following conditions shall be met:

Please contact Brenda Stanley of the City Engineering Division at 261-9127 if you have questions related to the following item:

1. This project appears to have proposed uses which could require sanitary sewer demand charges or monitoring of the discharge of sanitary sewerage. The applicant shall install a monitoring manhole on the exterior of the building in compliance with City of Madison Engineering criteria.

Please contact Jeff Quamme of the City Engineering Division—Mapping Section at 266-4097 if you have any questions regarding the following three (3) items:

2. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
3. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
4. 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. The address for the brewpub in the rear tenant space is 1129 E. Wilson St.

Please contact Eric Halvorson of the Traffic Engineering Division at 266-6527 if you have any questions regarding the following five (5) items:

5. Due to the increased intensity of use the applicant shall work with TE to improve the irregular site access on E. Wilson. Typically, this would require the shifting the access to the west aligning it with the parking but with infrastructure alternative may have to be explored which may result in changes to the parking geometry and loss of stalls.
6. 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.
7. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
8. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.
9. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

Please contact Jenny Kirchgatter of the Zoning Division at 266-4429 if you have any questions regarding the following nine (9) items:

10. Parking requirements for persons with disabilities must comply with Section 28.141(4)(e). Final plans shall show the dimensions of the required van accessible stall. A van accessible stall is a minimum of 8 feet wide with an 8-foot wide striped access aisle or 11 feet wide with a 5-foot wide striped access aisle. Show the required signage at the head of the stall.
11. Verify the capacity of the proposed brewpub 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.
12. Work with Zoning staff to determine the bicycle parking requirements for the tenant uses located on the property. Bicycle parking shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11). For the brewpub, provide short-term bicycle parking stalls 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.

13. Screening is required adjacent the Zoning district boundary along the south property line. Screening shall be provided alongside and rear property boundaries between commercial/ mixed-use districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height. Submit a detail of the screening fence with the final plans.
14. Show the trash enclosure area on the site plan. All developments, except single family and two family developments, shall provide a refuse disposal area. Such area shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet. Submit a detail of the trash enclosure.
15. Submit a rooftop plan showing the location of any existing or proposed rooftop mechanical equipment and screening. New proposed 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).
16. A future outdoor eating area will require Conditional Use approval from Plan Commission.
17. 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.
18. 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 Bill Sullivan of the Fire Department at 261-9658 if you have any questions regarding the following item:

19. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances. Due to the change of use and the occupant load exceeding 100, a fire sprinkler system will be required within the proposed tenant space.

Please contact Adam Wiederhoeft of the Madison Water Utility at 266-9121 if you have any questions regarding the following item:

20. The proposed development may require the installation of a fire protection/automatic sprinkler system (see also Madison Fire Department review comments); subsequently, a higher capacity water service lateral may be required to meet required flow rates. If a new water service will be required, contact Madison Water Utility Engineering Section to evaluate service connection options, confirmation of water meter size, or any applicable customer account revisions.

Please contact my office at 261-9135, if you have questions regarding the following four (4) items:

21. The establishment of operating hours is found necessary to meet the conditional use approval standards. With the original establishment of this conditional use, the WCBC taproom shall close by: 10:00 pm, Monday - Thursday; 11:00 pm, Friday and Saturday; and 9:00 pm Sunday; with a once a year exception for New Year's Eve, when the taproom can be open until bar time. Further restrictions on the approved hours of operation, including the establishment of tap room opening times, may be established should complaints be filed against this conditional use under Section 28.183(9)(d).
22. The hours of operation for the brewpub's beer production component shall be Monday – Friday, 7:00 am – 3:00 pm. Future modifications to the hours of operation of the beer production component may be requested by the applicant in the future as a minor alteration of the conditional use following a recommendation by the district alder.
23. Pending review and approval by the Building Inspection Division, the capacity of the taproom shall not exceed 99 persons.
24. The applicant shall work with City Staff regarding the placement of the bicycle rack before final sign off.

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 **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.
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 or building permits, 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 261-9135.

Sincerely,



Chris Wells
 Planner

<p>I hereby acknowledge that I understand and will comply with the above conditions of approval for the conditional use permit.</p> <p>_____</p> <p><i>Signature of Applicant</i></p> <p>_____</p> <p><i>Signature of Property Owner (if not the applicant)</i></p>

- cc: Brenda Stanley, City Engineering
 Jeff Quamme, Engineering Mapping
 Eric Halvorson, Traffic Engineering
 Jenny Kirchgatter, Zoning
 Bill Sullivan, Fire Department
 John Sapp, City Engineering
 Adam Wiederhoeft, Water Utility

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