

Zoning Text: General Development Plan
Project Name: Cortland Commons, A Mixed-Use Development Project
Address: 8210 Watts Road

March 24, 2003
Revised: August 27, 2003
Revised: June 19, 2018

Legal Description: Lots 1, 2 and 3 of CSM #10840, as recorded in Volume 64 of Certified Survey Maps, on pages 309-312, as Document Number 3796266, Dane County Registry, City of Madison, Dane County, Wisconsin.

A. *Statement of Purpose:* To allow for construction of a mixed-use development to include retail, restaurant and housing uses.

B. *Permitted Uses:*

1. Lot 1:
 - a. Uses permitted in the CC zoning district.
 - b. Cider fermentation and wine making.
 - c. Outdoor seating.
 - d. Accessory uses.
2. Lot 2: uses permitted in the TR-U2 and C-2 zoning districts.
3. Lot 3: uses allowed in the R-5 and C-2 zoning districts.

C. *Lot Area:* As shown on approved G.D.P. plans.

D. *Height Regulations:* As shown on approved G.D.P. plans.

E. *Yard Requirements:* Yard areas will be provided as shown on approved G.D.P. plans.

F. *Site Landscaping:* Site landscaping will be provided a shown on the approved G.D.P. plans.

G. *Usable Open Space Requirements:* Usable open space will be provided as shown on the approved G.D.P. plans.

H. *Parking & Loading:* Accessory parking and loading will be provided as shown on the approved G.D.P. plans.

I. *Family Definition:* The family definition shall coincide with the definition given in M.G.O. 28.03 for the zoning district.

J. *Signage:* Signage will be allowed as approved on the G.D.P. plans.

K. *Alterations and Revisions:* No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

Zoning Text: Specific Implementation Plan
Project Name: Cortland Commons, A Mixed-Use Development
Project Address: 8210 Watts Road

March 24, 2003
Revised: August 27, 2003
Revised: June 19, 2018

Legal Description: Lot 1 of CSM #10840

A. *Statement of Purpose:* This zoning district is established to allow for the construction of a commercial market within a mixed-use development.

B. *Permitted Uses:*

- 1 Uses allowed in the CC zoning district.
- 2 Cider fermentation and wine making.
- 3 Outdoor seating.
- 4 Accessory uses.

C. *Lot Area:* As shown on approved S.I.P. plans.

D. *Height Regulations:* As shown on approve S.I.P. plans.

E. *Yard Requirements:* Yard areas will be provided as shown on approved S.I.P. plans.

F. *Site Landscaping:* Site landscaping will be provided a shown on the approved S.I.P. plans.

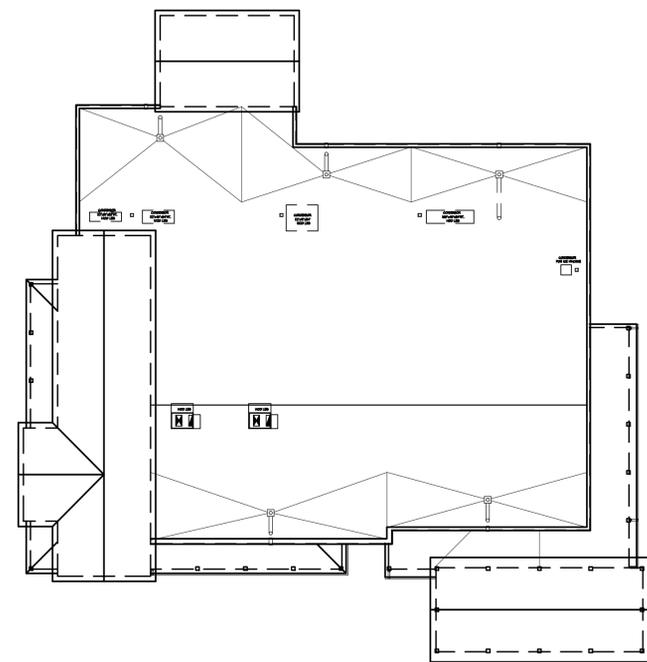
G. *Usable Open Space Requirements:* Usable open space will be provided on Lot 2 as shown on the approved S.I.P. plans.

H. *Parking & Loading:* Accessory parking and loading will be provided as shown on the approved S.I.P. plans.

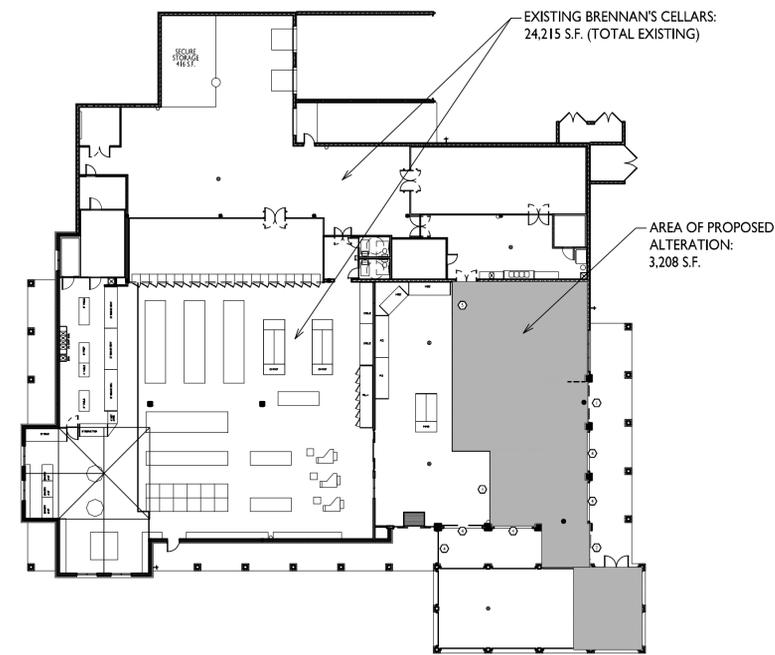
I. *Family Definition:* N/A

J. *Signage:* Signage will be allowed as approved on the S.I.P. plans.

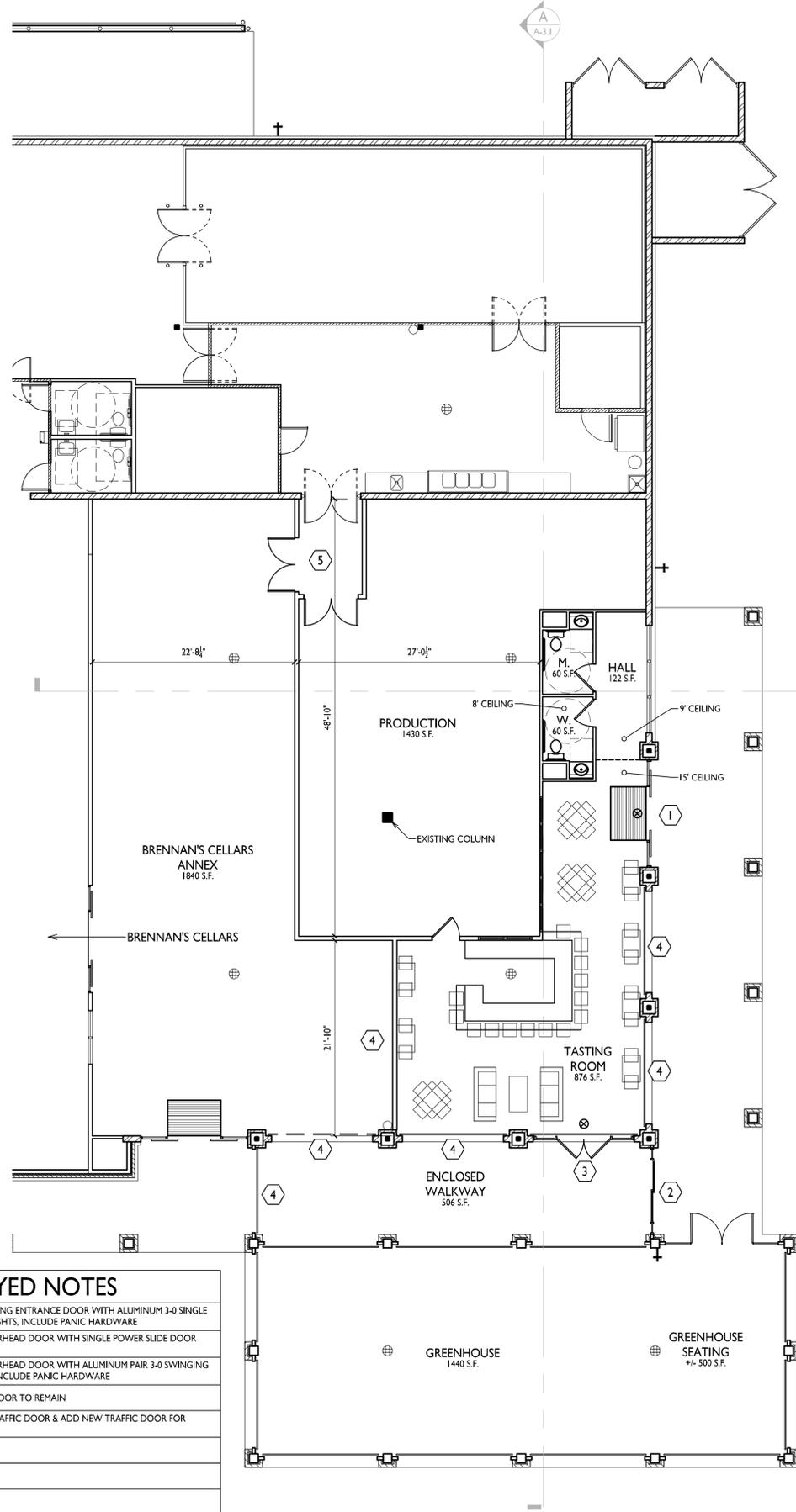
K. *Alterations and Revisions:* No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.



3 OVERALL ROOF PLAN
A-1.1 N.T.S.



2 OVERALL FLOOR PLAN
A-1.1 N.T.S.



KEYED NOTES	
1	REPLACE EXISTING SLIDING ENTRANCE DOOR WITH ALUMINUM 3-0 SINGLE SWING DOOR & SIDELIGHTS. INCLUDE PANIC HARDWARE
2	REPLACE EXISTING OVERHEAD DOOR WITH SINGLE POWER SLIDE DOOR AND SIDELIGHT
3	REPLACE EXISTING OVERHEAD DOOR WITH ALUMINUM PAIR 3-0 SWINGING DOORS & SIDELIGHTS. INCLUDE PANIC HARDWARE
4	EXISTING OVERHEAD DOOR TO REMAIN
5	RELOCATE EXISTING TRAFFIC DOOR & ADD NEW TRAFFIC DOOR FOR PRODUCTION SPACE

1 ALTERATION FLOOR PLAN
A-1.1 1/8" = 1'-0"



4 VICINITY MAP
A-1.1 N.T.S.

PROJECT: The Cider Farm
8210 Watts Road
Madison, WI

OWNER: Fred Rouse
2428 Perry Street
Madison, WI
Contact: Fred Rouse
Phone: (608) 251-5382
Email: fred@rousegmt.com

ARCHITECT: Knothe & Bruce Architects L.L.C.
7601 University Avenue, #201
Middleton, WI 53562
Contact: Greg Held
PH: (608) 836-3690
Email: gheld@knothebruce.com

ISSUED
Issued for Land Use Submittal - June 20, 2018

THE CIDERFARM ALTERATION SUMMARY

- DEMISE SPACE AND BUILD-OUT PRODUCTION AREA AND TASTING ROOM.
- ADD ADA COMPLIANT MEN'S & WOMEN'S RESTROOM.
- MODIFY / REPLACE DOORS AS REQUIRED FOR NEW LAYOUT.
- REVISE EXISTING MECHANICAL SYSTEMS.

BUILDING CODE APPLICATION
EXISTING USE: TYPE M GROCERY STORE
ADDED USE: TYPE F1 CIDER PRODUCTION & TYPE A2 TASTING ROOM
PROPOSED AS NON-SEPARATED USES - A2 GOVERNS
CONSTRUCTION: TYPE VB
ALLOWABLE TABULAR AREA: 24,000 S.F.
MODIFIED ALLOWABLE AREA: 42,000 S.F. (175% OPEN SPACE INCREASE)
ACTUAL BUILDING AREA: 24,215 S.F.

AREA OF ALTERATION < 50% OF FLOOR AREA
LEVEL II ALTERATION

FIRE RATINGS (VB CONSTRUCTION)

STRUCTURAL FRAME:	0 HR
EXTERIOR WALLS:	0 HR
BEARING WALLS:	0 HR
ROOF CONSTRUCTION:	0 HR
OCCUPANCY SEPARATIONS:	0 HR (NON SEPARATED)

MEANS OF EGRESS

OCCUPANT LOAD: TYPE M: 60 GSF / OCCUPANT
TYPE F1: 200 GSF / OCCUPANT
TYPE A2: 15 NSF / OCCUPANT

SPACES WITH 1 MEANS OF EGRESS: MAX 49 OCCUPANTS

PRODUCTION AREA:	8 OCCUPANTS / 1 EXIT REQ'D.
TASTING ROOM:	59 OCCUPANTS / 2 EXITS REQ'D.
MAIN STORE:	123 OCCUPANTS / 2 EXITS REQ'D.
STORE ANNEX:	31 OCCUPANTS / 1 EXIT REQ'D.

MAX. COMMON PATH OF TRAVEL: TYPE A2 / M: 75'
TYPE F1: 100'

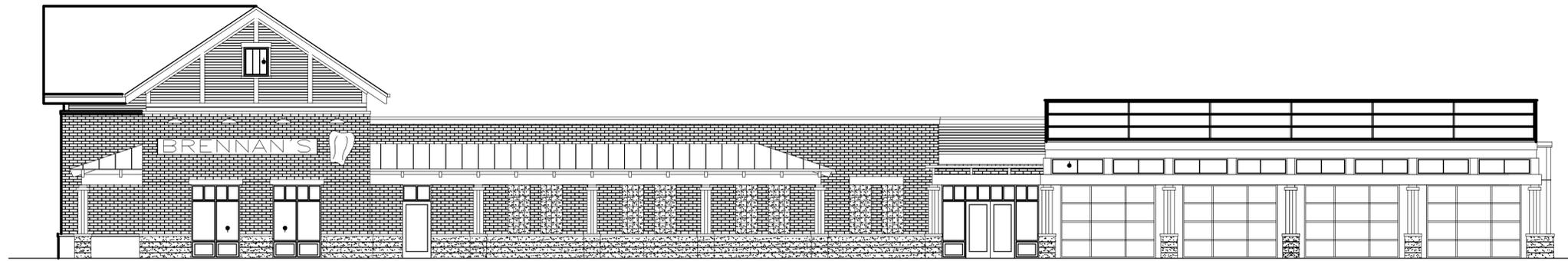
PROJECT TITLE
The Cider Farm

SHEET INDEX
A-1.1 FLOOR PLANS & INFO
A-2.1 EXTERIOR ELEVATIONS
A-3.1 SECTIONS & DETAILS

8210 Watts Rd.
Madison, WI
SHEET TITLE
Plan Views

SHEET NUMBER

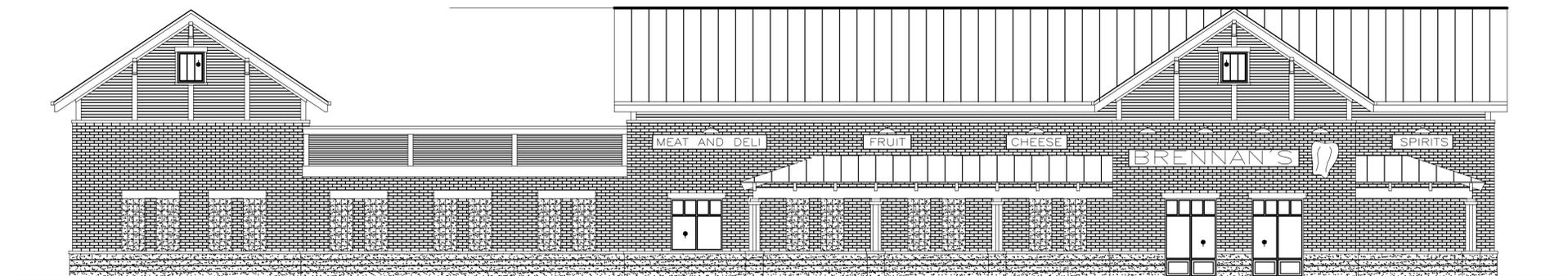
A-1.1
PROJECT NO. 1826
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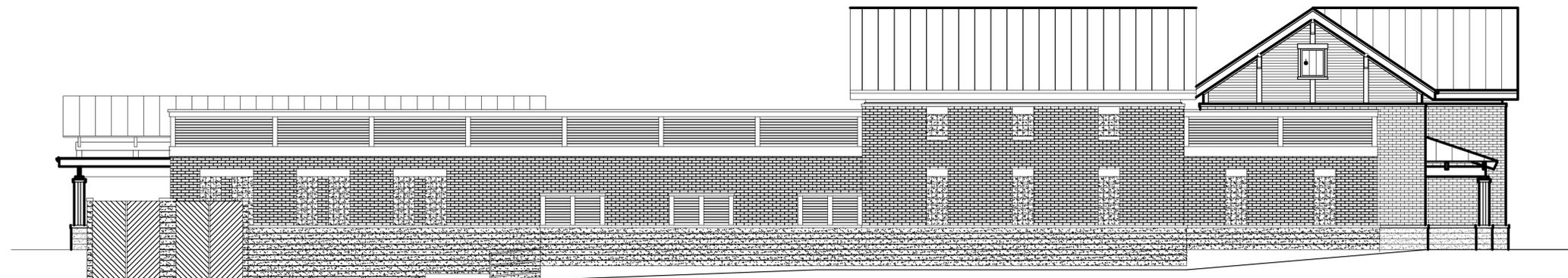
1 EAST ELEVATION
A-2.1 1/8" = 1'-0"



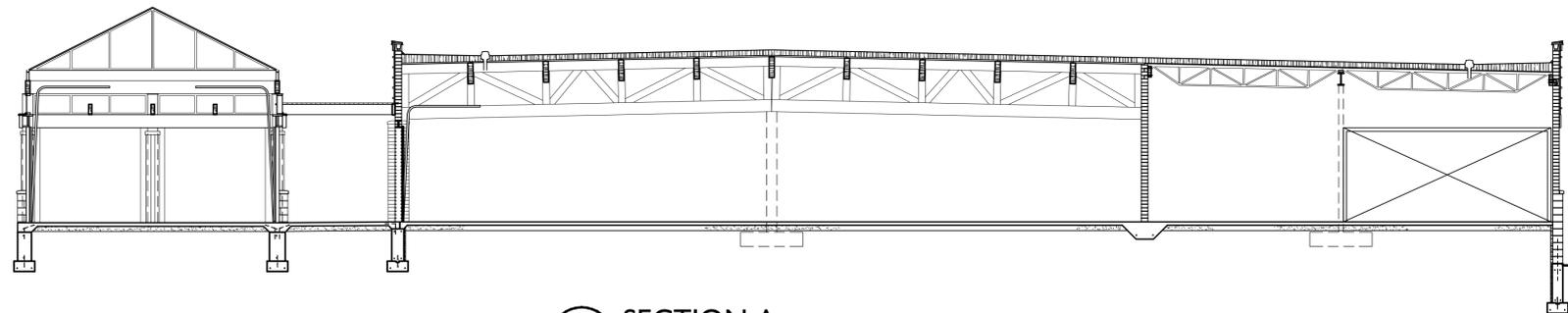
2 NORTH ELEVATION
A-2.1 1/8" = 1'-0"



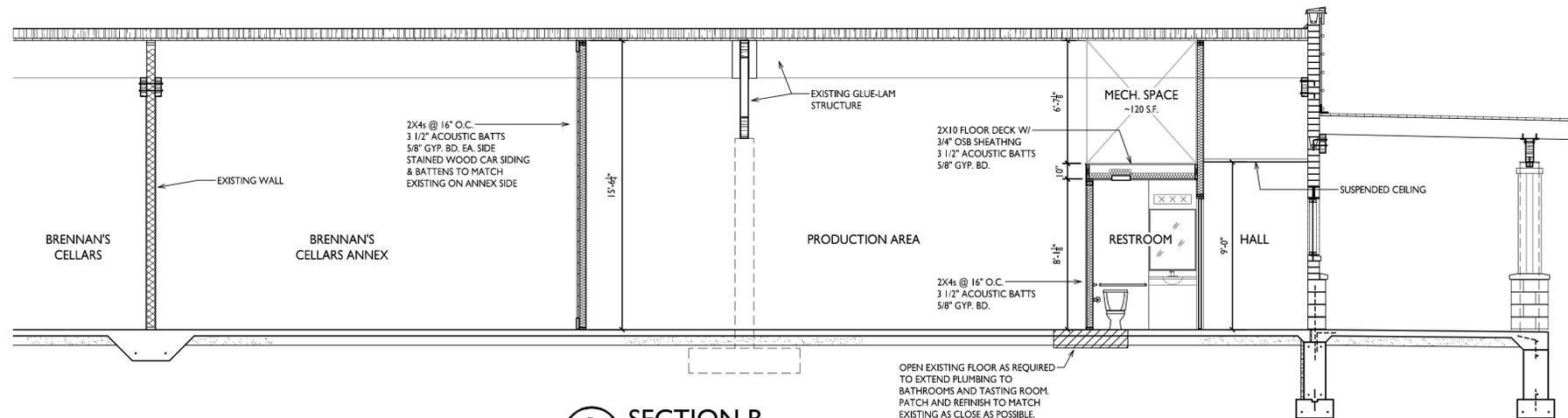
3 SOUTH ELEVATION
A-2.1 1/8" = 1'-0"



4 WEST ELEVATION
A-2.1 1/8" = 1'-0"



A SECTION A
A-3.1 1/8" = 1'-0"



B SECTION B
A-3.1 1/4" = 1'-0"

ISSUED
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PROJECT TITLE
The Cider Farm

8210 Watts Rd.
Madison, WI
SHEET TITLE
Sections & Details

SHEET NUMBER

A-3.1

PROJECT NO. **1826**
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608.345.1296

June 25, 2018

Matt Tucker
City of Madison Zoning

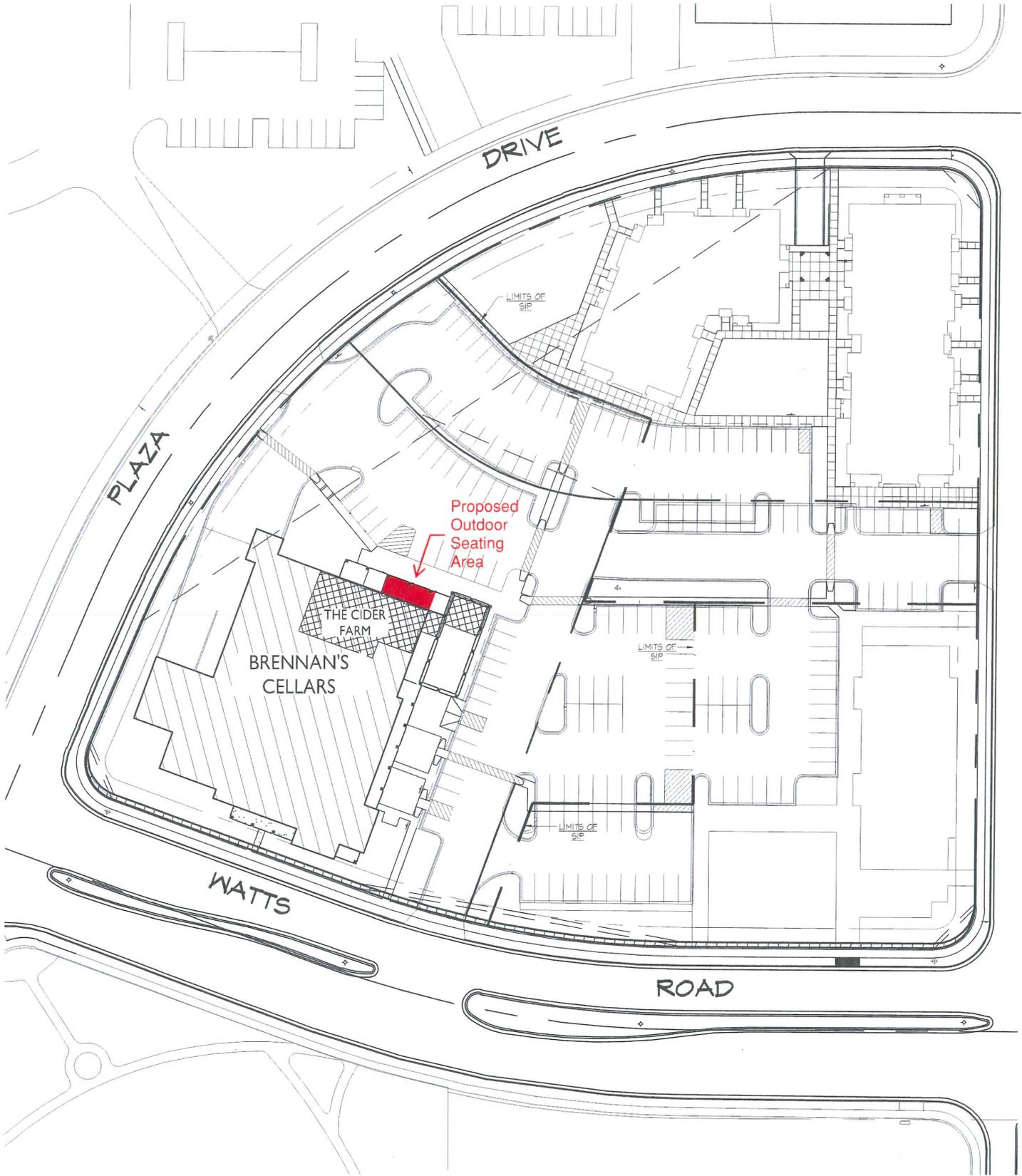
Re: Cider Farm, 8210 Watts Rd, Operating Conditions

Dear Matt,

In response to your request for details of Cider Farm's operations at 8210 Watts Rd, they plan to be open 11am-11pm daily, no outdoor music, an outdoor seating capacity of 25 as noted on Greg Held's drawings, and total capacity of 99. The indoor seating, tasting room, area is roughly 900 SF with exits as noted in the plans at north and south, and 2 bathrooms.

Thank you very much!

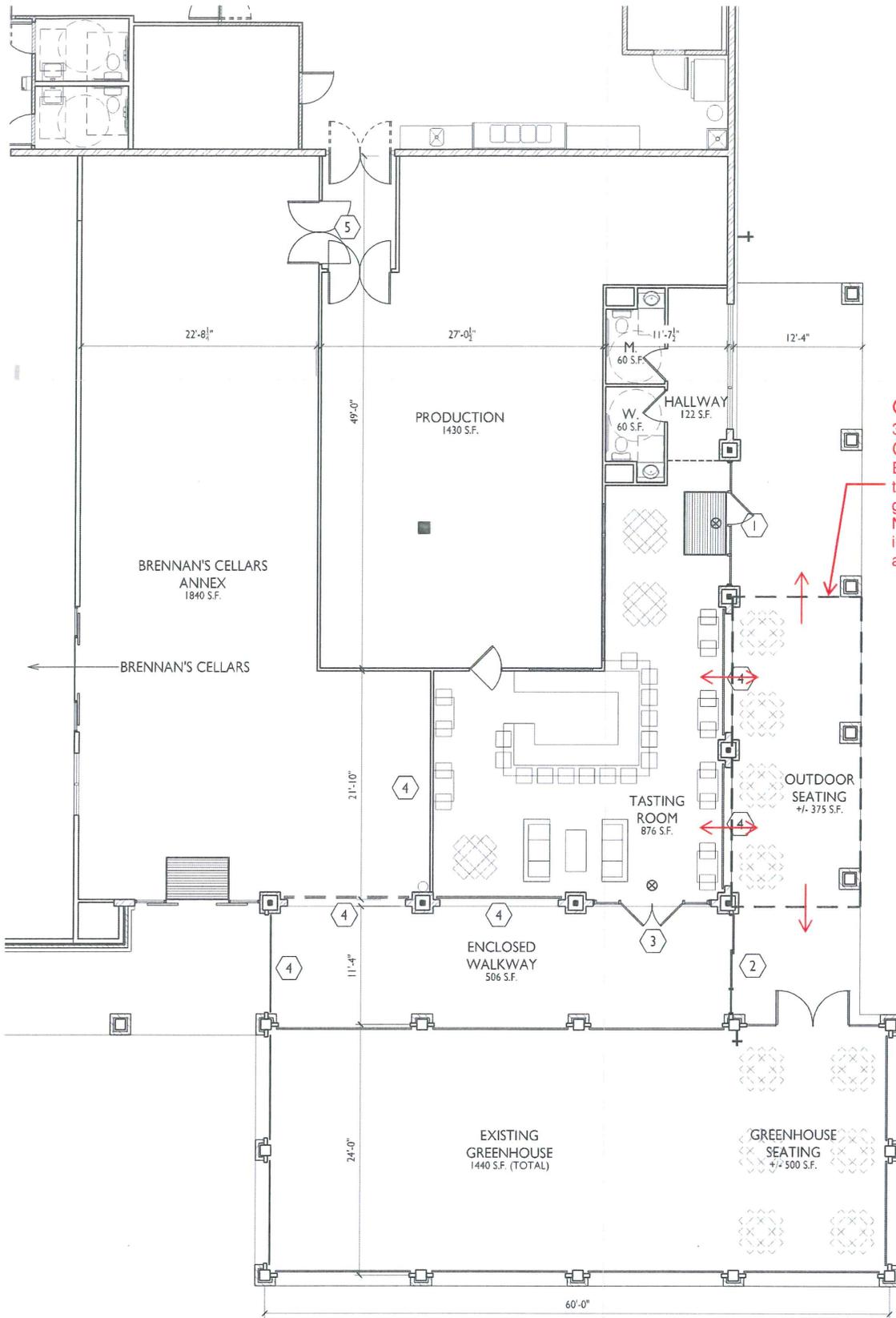
William Butcher



SITE PLAN

NTS





Outdoor Seating Area:
 375 Square Feet
 Calculated Occupant Load: 25
 Egress: Via overhead doors through indoor space or via general circulation path at grade.
 Note: Movable barriers will be installed to segregate seating area as required.

1
A-1.1

ALTERATION FLOOR PLAN

1/8" = 1'-0"

