



City of Madison

Conditional Use

Location
2439 Atwood Avenue

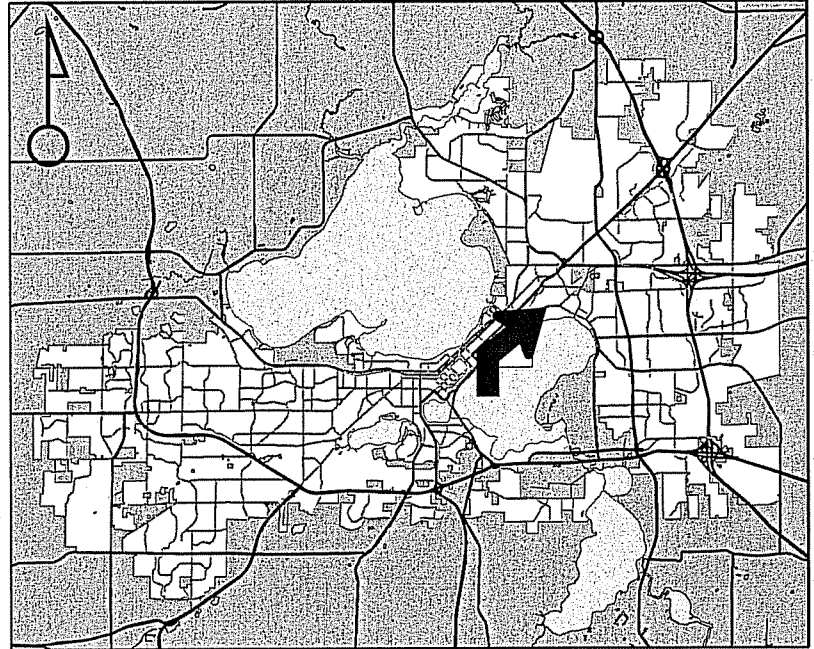
Project Name
Next Door Brewing Outdoor Eating Area

Applicant
3 Bells – Ron Hull/Arie Dieter-
Next Door Brewing Company

Existing Use
Brewpub

Proposed Use
Construct outdoor eating
area for brewpub

Public Hearing Date
Plan Commission
04 April 2016



For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 30 March 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

FOR OFFICE USE ONLY:

Amt. Paid \$600 Receipt No. 013132-0001

Date Received 2/17/16

Received By [Signature]

Parcel No. 0710-653-3702-9

Aldermanic District 6 - Rummer

Zoning District TSS

Special Requirements —

Review Required By:

Urban Design Commission Plan Commission

Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 2439 Atwood Avenue Madison, WI
Project Title (if any): Conditional Use - outdoor seating

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: Aric Dieter Company: Next Door Brewing Co.
 Street Address: 310 Fairway Circle City/State: Edgerton, WI Zip: 53534
 Telephone: (608) 302-5537 Fax: () N/A Email: Aric Dieter @ Gmail.com

Project Contact Person: Aric Dieter Company: Next Door Brewing Co.
 Street Address: 310 Fairway Circle City/State: Edgerton, WI Zip: 53534
 Telephone: (608) 302-5537 Fax: () Email: Aric Dieter @ Gmail.com

Property Owner (if not applicant): 3 Bells - Ron Hill
 Street Address: 5817 Femrite Dr. City/State: Madison, WI Zip: 53718

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: addition of outdoor seating Area

Development Schedule: Commencement 4/15/15 Completion 5/15/15

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)
- HA - • 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 1/2 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 ² 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. **\$600**

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:

Marsha Rummel - Alder, Brad Hinkfuss - Neighborhood Ass. Notified 1/16/16

→ 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: KEVIN FIERMAN Date: 1-27-2016 Zoning Staff: JEHNY KIRCHMANN Date: 1-27-2016

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

Name of Applicant Aric Dieter Relationship to Property: Business Owner

Authorizing Signature of Property Owner [Signature] Date 2/11/16

2/15/2016

Letter of Intent – Next Door Brewing Conditional use Application – Outdoor Seating

Legal Description:

ELMSIDE ADDITION TO MADISON, LOTS 3, 4 & 5, BLK 19 & HUDSON PARK ADDITION TO MADISON, TH ELY 1/2 OF LOT 1 BLK 1, EXC STREET ON THE N.

It is the intent of Next Door Brewing Company (2439 Atwood Avenue Madison, WI 53704) to obtain a conditional use permit for outdoor seating. This change would only apply to the addition of the outdoor seating area and the site plan / landscaping changes required for accommodating this change. There would be no changes to the current restaurant and brewery structure / premise / or interior layouts. The proposed outdoor seating area would accommodate 16 seats and would be open from 11am – 10pm during normal operations (weather permitting). The outdoor seating area would be designated as a non-smoking area and the intent is to serve both food and beverage (including alcoholic beverages) in this area. An application for change of licensed premise has been submitted to the ALRC pending approval from the Conditional use Application. From a structural standpoint, the seating area will be located in the Northwest corner of the property adjoining to the side of the current building structure. It will be constructed of pressure treated lumber and have a pergola structure for a ceiling. In consideration for our residential neighbors we would look to install a solid decorative fence that is 8' in height to the south side of the structure (see attached drawings). We would not be holding outdoor live music in this area. There will be one entrance/exit to the area as seen in the drawings. You will notice on the landscaping plan that we would be adding a lot of green space and Plants around the structure which we feel will dress up the property along Atwood Avenue. Pending approval, we would look to construct this area between 4/15/16 and 5/15/16. As soon as the weather permits following construction, we would look to open the area for service.

SITE INFORMATION

SITE ACCESS 2439 ATWOOD AVE
 SITE ACREAGE .37

Number of buildings above grade: 2
 Type of construction: 3B
 Total sq ftg of building: 4832 SF

Use of Property: Mixed use restaurant & residential

Gross sq ft of restaurant: 4832 SF
 Gross sq ft of dwelling units: 4832 SF

Capacity:
 5 residential units
 Next Door Brewing: 100 persons

Number of bicycle stalls shown: 12
 5 for dwelling and 5 for restaurant required.

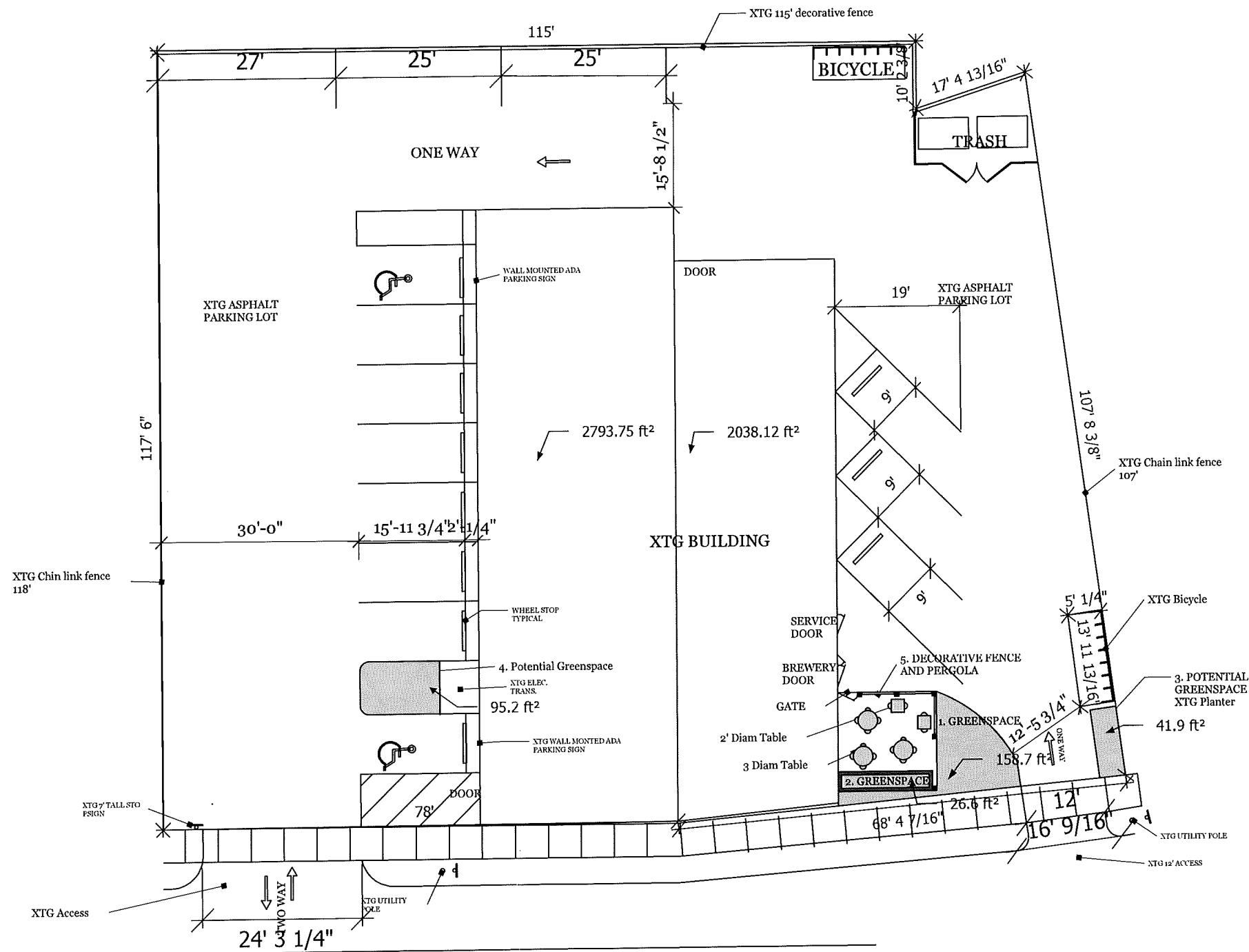
Required Parking Counts:
 Restaurant: 15 (15% of capacity)
 Dwelling: 0 stalls

	Shown	Required
Small Car	0	
Large Car	12	15
Accessible	2	2
Total	14	

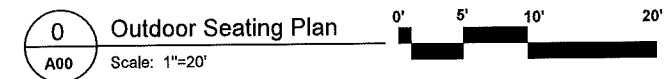
Outdoor Seating: Plan shows proposed addition of outdoor seating area enclosed by decorative fence and pergola. Dimensions of enclosed area approximately 15'x15'.

- Greenspace:
1. Add Block/brick/timber planter. 3'x14.5'. 26.6SF plantable.
 2. Add 158.7SF Greenspace.
 3. Existing planter. 41.9 SF
 4. Potential greenspace location. 95 SF
 5. Outdoor seating area enclosed by decorative fence. Approx 23' of fence 8' tall and another 7' of fence that is 3-4' tall.

Notes: Reduction allowed for parking stalls less than 5 stalls per 28.I-4.



ATWOOD AVENUE

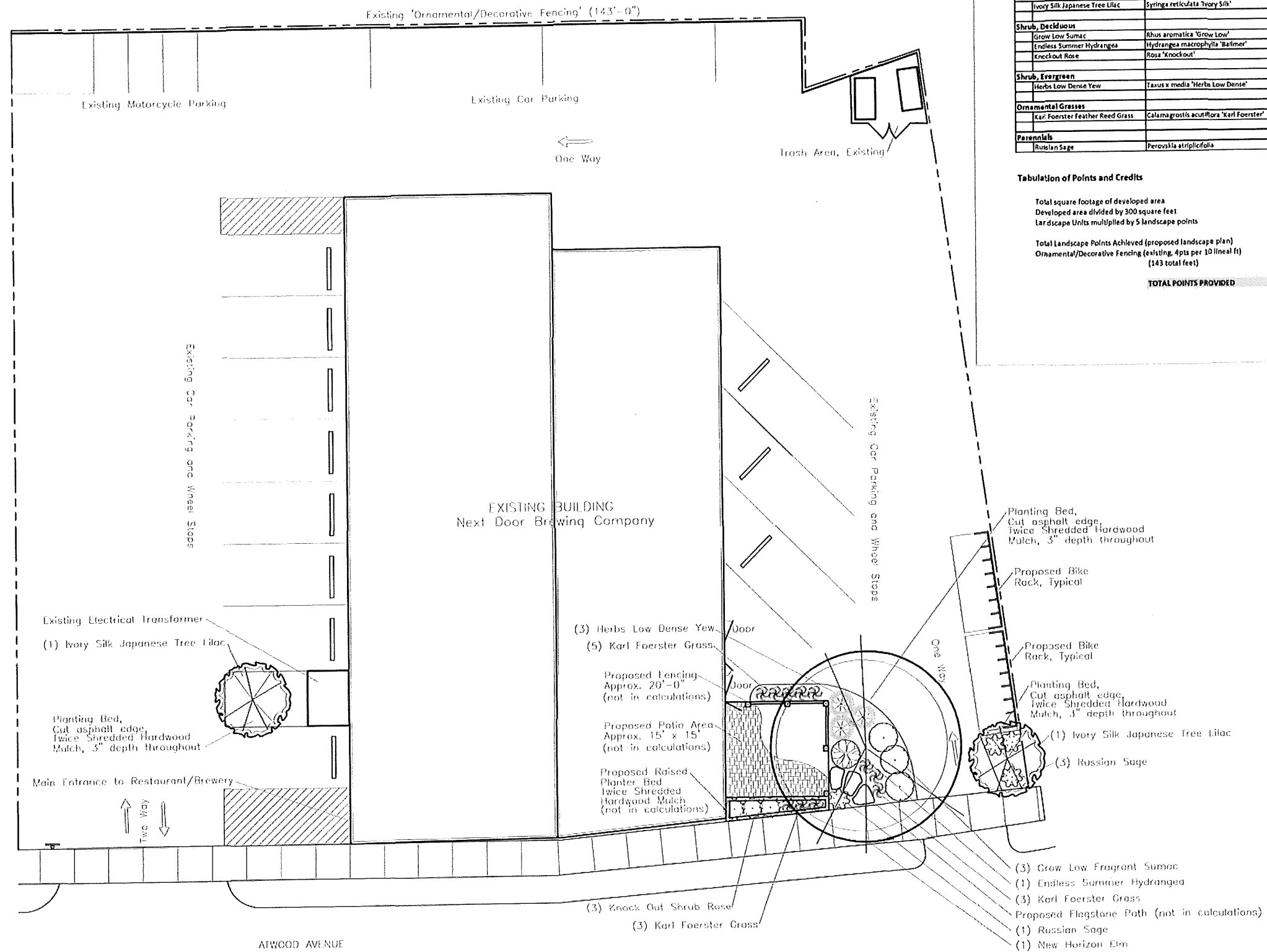


NEXT DOOR BREWING COMPANY
 2439 ATWOOD AVENUE
 MADISON, WI



NEXT DOOR BREWING: OUTDOOR SEATING

REVISIONS	
MM/DD/YY	REMARKS
1	...
2	...
3	...
4	...
5	...



PLANT LIST - NEXT DOOR BREWING COMPANY

Key	Common Name	Botanical Name	QTY.	Size	Plant Cond.	Landscape Points (Each)	Total Landscape Points
Overstory Deciduous Tree							
	New Horizon Elm	Ulmus x 'New Horizon'	1	2"	B&B	33	33
Ornamental Tree							
	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	2	1.5"	B&B	15	30
Shrub, Deciduous							
	Grow Low Sumac	Rhus aromatica 'Grow Low'	3	#5 (18"-24")	container	3	9
	Endless Summer Hydrangea	Hydrangea macrophylla 'Baltzer'	1	#5 (18"-24")	container	3	3
	Knockout Rose	Rosa 'Knockout'	3	#5 (18"-24")	container	3	9
Shrub, Evergreen							
	Herbs Low Dense Yew	Taxus x media 'Herbs Low Dense'	3	#5 (18"-24")	container	4	12
Ornamental Grasses							
	Karl Foerster Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	11	#1 (15"-18")	container	2	22
Perennials							
	Russian Sage	Perovskia atriplicifolia	4	#1 (15"-18")	container	2	8
						Landscape Points Achieved	128

Tabulation of Points and Credits

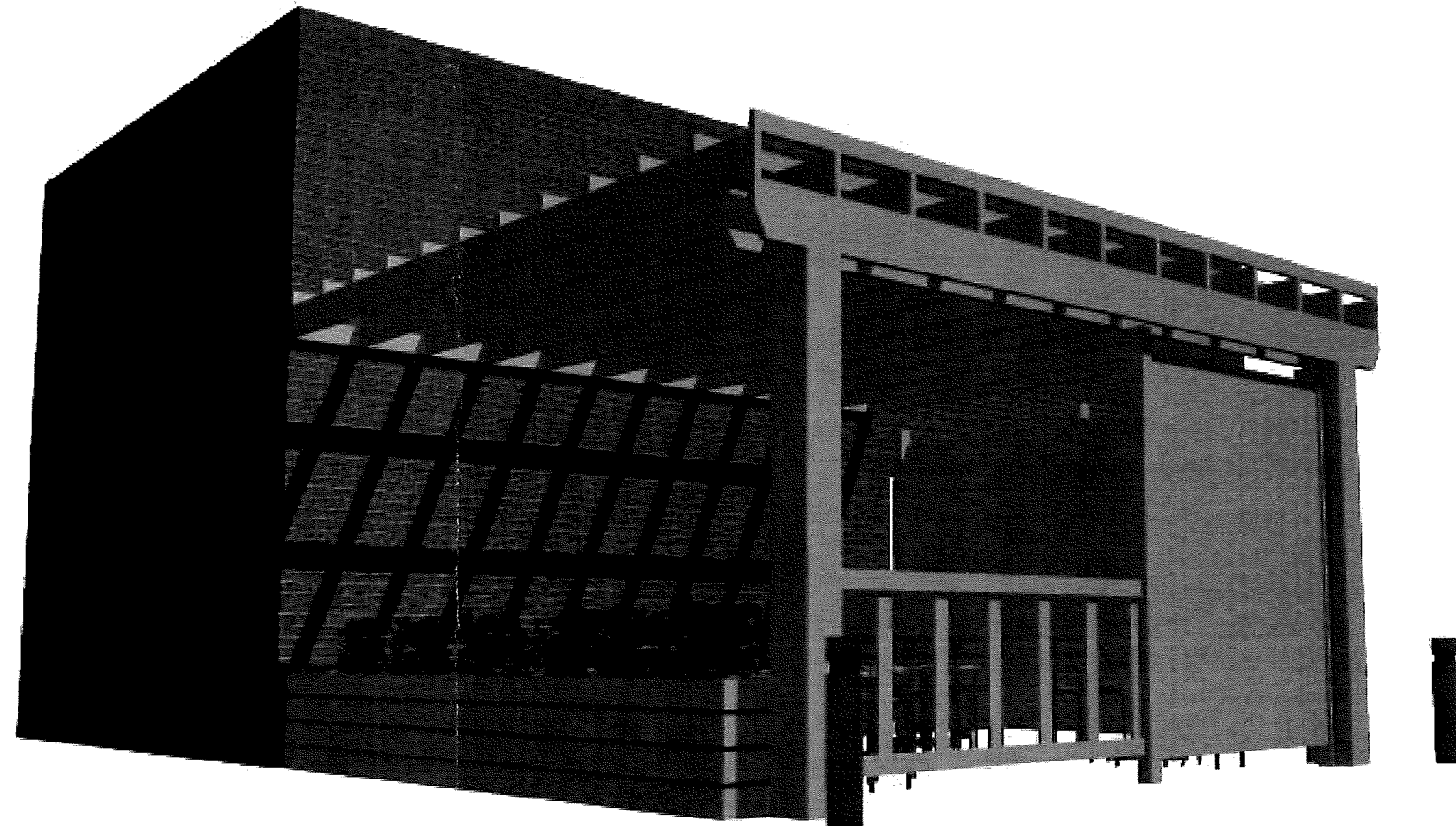
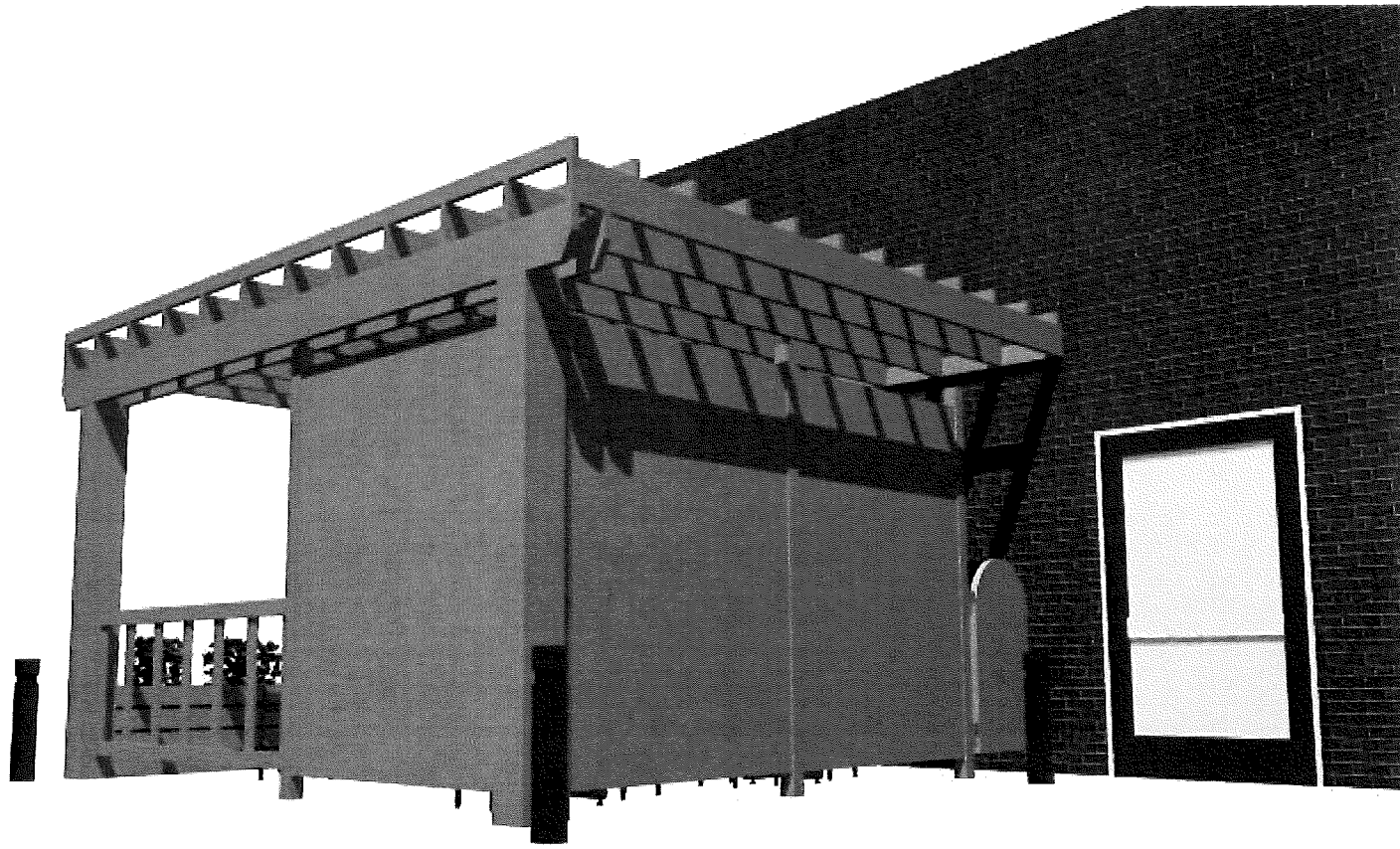
Total square footage of developed area	=	10,000
Developed area divided by 300 square feet	=	34 Landscape Units
Landscape Units multiplied by 5 landscape points	=	170 Total Points Required
Total Landscape Points Achieved (proposed landscape plan)	=	128
Ornamental/Decorative Fencing (existing, 4pts per 10 lineal ft) (143 total feet)	=	57
TOTAL POINTS PROVIDED	=	185

This drawing is the property of the undersigned. It is to be used only for the project and site shown. No part of this drawing is to be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written consent of the undersigned. The undersigned shall not be held liable for any damages, including consequential damages, arising from the use of this drawing. To view location of project, call 708.684.1111. CALL YOUR LOCAL UTILITY.

BLAIR
LAWN & LANDSCAPE, INC.
 3030 Gateway Place • Madison, WI 53704
 Creative Landscapes Since 1984

LANDSCAPE PLAN
NEXT DOOR BREWING COMPANY - Landscape Plan
 2439 Atwood Avenue, Madison, WI 53704

Prepared by
Don Frotecki
 PLS No
 Version 1
 Date
February 12, 2016
 Scale
1/8" = 1'-0"
 DSD File
Next Door Brewing Co.
 Name



CONSULTANTS

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SHEET TITLE

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A-901

SHEET 8 OF 8

PLANT LIST - NEXT DOOR BREWING COMPANY

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Ornamental Tree							
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