



Department of Planning & Community & Economic Development

Planning Division

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****BY E-MAIL ONLY****

May 2, 2025

Tim Mulcahy
Brennan's
8210 Watts Road
Madison, WI 53719

RE: Consideration of an alteration to an approved Planned Development District-Specific Implementation Plan (PD-SIP) to amend the zoning text to remove the prohibition of outdoor amplified sound and add conditional uses; consideration of a conditional use in the Planned Development (PD) District for a restaurant-nightclub; and consideration of a conditional use in the PD District for amplified sound in an outdoor eating area, all to allow a winery to be converted into a restaurant-nightclub with amplified sound in an existing outdoor eating area. (ID [87636](#), LNDUSE-2025-00027).

Tim,

On April 28, 2025, the Plan Commission found the standards met and **conditionally approved** your PD alteration and conditional use for 8216 Watts Road. In order to receive final approval and for any other permits that may need to be issued for your project, the following conditions shall be met:

Please contact Lisa McNabola of the Planning Division at (608) 243-0554 if you have any questions regarding the following six (6) items:

1. Amend the Permitted Uses in the PD-SIP zoning text for final approval by Planning and Zoning staff. Modifications shall include:
 - a. Uses allowed in the CC zoning district, except the following shall apply to outdoor eating areas:
 - i. Hours of operation shall end at 9:00 p.m. unless extended as part of a conditional use approval.
 - ii. No amplified sound is permitted unless allowed as part of a conditional use approval.
2. Amend the PD-SIP zoning text to remove the prohibition of outdoor amplified sound.
3. Amend the PD-SIP zoning text to change the hours of operation to begin at 9:00 a.m.

4. Regarding the Conditional Use for the restaurant-nightclub, it shall not exceed 9:00 a.m. to 11:00 p.m. (for the indoor portions of the use).
5. Regarding the Conditional Use for the Outdoor Amplified Sound, all outdoor amplified sound shall end by 9:00 pm, with the closing of the Outdoor Eating Area. Furthermore, Monday to Friday, outdoor amplified sound shall not begin before 5:00 pm.
6. Regarding the Conditional Use for Outdoor Amplified Sound, Outdoor Amplified Sound events are limited to two per week. After six months of operation, an administrative minor alteration process as defined in the Zoning Code may be considered to extend the number of weekly events.

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. After the plans have been revised per the above conditions, please submit one (1) complete digital plan set in PDF format and any other supporting materials that are necessary, as specified in this letter to sprapplications@cityofmadison.com (note: A 20MB email limit applies and multiple transmittals may be required). The sets of final revised plans or documents will be circulated by Zoning staff to the City department staff listed above for their final approval.
2. A check for the site plan review fee shall be mailed to the City of Madison Building Inspection Division; PO Box 2984; Madison, WI 53701-2984.
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 conditional use approval is valid for two (2) years 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 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 contact my office at 243-0554 or lmcnabola@cityofmadison.com.

Sincerely,



Lisa McNabola
Planner

LNDUSE-2025-00027			
For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div.	<input type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input type="checkbox"/>	Fire Department	<input type="checkbox"/>	Water Utility
<input type="checkbox"/>	Metro Transit	<input type="checkbox"/>	Other: Forestry