Department of Planning & Community & Economic Development
Planning Division
Heather Stouder, Director
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd
P.O. Box 2985
Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
www.cityofmadison.com

November 14, 2023

Benjamin Feifarek
Working Draft Beer Company
1129 E. Wilson St
Madison, WI 53703

RE: Legistar ID 80214; Accela 'LNDUSE-2023-00075' -- Approval of a conditional use at 1129-1133 East Wilson Street

Dear Benjamin Feifarek:

At its November 13 meeting, the Plan Commission, meeting in regular session, found the standards met and approved your conditional use request for free-standing vending located within 200 feet of a lot with a residential use at 1129-1133 East Wilson Street. In order to receive final approval of your request and for any other permits that may need to be issued for your project, the following conditions shall be met:

Please contact Jenny Kirchgatter, Assistant Zoning Administrator at (608) 266-4429 if you have any questions regarding the following three (3) items:

1. The free-standing vending operations shall comply with supplemental regulations Section 28.151 *Free-Standing Vending*.

2. Show the location of the approved bicycle stalls on the site plan.

3. Show the location of the existing screening fence adjacent the southeast property line on the site plan. Screening shall be provided along side and rear property boundaries between commercial, mixed-use or industrial 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.

Please contact Matt Hamilton of the Fire Department at (608) 266-4457 if you have any questions regarding the following one (1) item:

4. Maintain egress path from rear exit doors of the building

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 demolition permit and conditional use:

1. After the plans have been revised per the above conditions, please **one (1) complete digital plan set in PDF format** of complete, fully dimensioned, and to-scale plans; the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code; and any other documentation requested herein to the Zoning Administrator at SPRapplications@cityofmadison.com. (Note that that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Please email zoning@cityofmadison.com regarding questions or if you need alternative filing options) 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. 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.

3. 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. Where the plans have not been altered since approval of the conditional use and approval has expired, the Director of Planning and Community and Economic Development may, after consultation with the Alderperson of the District, approve an extension for up to 12 months from the expiration date.

4. 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.

5. 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 243-0455.

Sincerely,

Colin Punt
Planner

cc: Jenny Kirchgatter, Asst. Zoning Administrator
Matt Hamilton, Fire Department

I hereby acknowledge that I understand and will comply with the above conditions of approvals.

_____

Signature of Applicant

_____

Signature of Property Owner (if not the applicant)

LNDUSE-2023-00075			
For Official Use Only, Re: Final Plan Routing			
☒	Planning Div. (Punt)	☐	Engineering Mapping Sec.
☒	Zoning Administrator	☐	Parks Division
☐	City Engineering	☐	Urban Design Commission
☐	Traffic Engineering	☐	Recycling Coor. (R&R)
☒	Fire Department	☐	Water Utility
☐	Metro Transit	☐	Other: Forestry