



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 1602 Gilson Street (14<sup>th</sup> Aldermanic District, Ald. Dailey)

**Application Type:** Conditional Use

**Legistar File ID #** [36299](#)

**Prepared By:** Kevin Firchow, AICP, Planning Division

Report Includes Comments from other City Agencies, as noted

## Summary

**Applicant / Contact:** Levi Funk; Funk Factory Geuzeria; 403 West Doty Street; Madison, WI 53703

**Property Owner:** Lebeck Living Trust; 1525 Gilson Street; Madison, WI 53703 [Curt Roeming; Gilson Street LLC has a contract option to purchase on the property].

**Requested Actions:** The applicant requests conditional use approval to establish a brewery in a property zoned TE (Traditional Employment).

**Proposal Summary:** The applicant seeks to establish what he describes as a “low-impact” brewery in an existing building. As discussed in the letter of intent, the subject building will be used primarily to store and age barrels of beer. Production of the wort (the pre-fermented liquid) will occur off-site.

**Applicable Regulations & Standards:** Section 28.082 of the Zoning Code lists Brewery as a conditional use in the TE (Traditional Employment) district. This proposal is subject to the standards for Conditional Uses [Section 28.183].

**Review Required By:** Plan Commission (PC)

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find that the standards for conditional uses are met and **approve** the conditional use to establish a brewery in a property zoned TE (Traditional Employment) at 1602 Gilson Street. This request is subject to input at the public hearing and the comments and conditions recommended by reviewing agencies.

## Background Information

**Parcel Location:** The parcel is an approximately 8,340 square foot parcel located east of the intersection of Gilson and Beld Streets. This parcel is located within Aldermanic District 14 and is within the limits of the Madison Metropolitan School District.

**Existing Conditions and Land Use:** The site includes an existing one-story warehouse building. In December 2014, the property owner was awarded a City façade improvement grant for the subject property and those improvements are currently being installed.

### **Surrounding Land Use and Zoning:**

North: Automobile repair facility, zoned TE (Traditional Employment), with single-family homes beyond;

South: Storage facility, zoned TE;

East: Contractor shops and a single-family home, zoned TE; and

West: Mixed use retail building with two apartments, zoned TE.

**Adopted Land Use Plan:** The Comprehensive Plan (2006) recommends low density residential development for the subject site and surrounding properties. The South Madison Neighborhood Plan (2004) more specifically recommends the area transition to well-designed townhouses and multifamily buildings that reflect the scale of the nearby residential area.

**Environmental Corridor Status:** The subject site is not within a mapped environmental corridor.

**Public Utilities and Services:** This property is served by a full range of urban services.

**Zoning Summary:** The property is zoned TE (Traditional Employment)

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	8,340 sq. ft.
Lot Width	50'	65.46'
Front Yard Setback	0	6'± (east P/L)
Side Yard Setback	5'	7' south P/L, 0' N P/L (existing)
Rear Yard Setback	16.83' (20% lot depth)	34'± to west P/L
Maximum Lot Coverage	85%	TBD
Minimum Height	22'	TBD existing
Maximum Building Height	5 stories / 68'	1 story (existing)
Site Design	Required	Proposed
Number Parking Stalls	No	TBD
Accessible Stalls	No	TBD
Loading	No	No
Number Bike Parking Stalls	Yes	No
Landscaping	TBD	TBD
Lighting	No	None shown
Building Forms	No	No (existing)
<b>Other Critical Zoning Items</b>	Barrier Free (ILHR 69); Utility Easements	

Table Prepared by Patrick Anderson, Assistant Zoning Administrator

## Project Description, Analysis, and Conclusion

The applicant requests conditional use approval to establish a brewery in an existing building zoned TE (Traditional Employment). This request is subject to the approval standards for conditional uses.

The applicant describes the proposed facility as a “low-impact” brewery. As discussed in the letter of intent, the production of the wort, the pre-fermented liquid that will become the finished beer, will occur off site. The proposed facility will be primarily used to store and age barrels of beer. Bottling will also occur on site. There will not be grain deliveries and the applicant states that operation of the facility will not result in noise, odor, or traffic typically associated with other breweries.

The subject building includes two tenant spaces as noted on the attached plans. The larger 1,800 square foot space will be initially used as the aforementioned brewery. The applicant plans to expand into the smaller 900 square foot space to build a tap room at some point in the future.

The site plan is proposed to remain relatively unchanged, though the applicant indicates an existing chain link fence that is in poor condition will be replaced. A trailer parking area is delineated in the northwest corner of the site. As a condition of approval, Planning recommends this site plan be revised to clearly show the location of all driveways and impervious areas for compliance with applicable codes.

Improvements to the building itself are currently being implemented. In December 2014, the Common Council awarded this building a façade improvement grant for a variety of building improvements including: a) stabilization and insulation of the cement block structure; b) construction of a parapet wall along the east facing wall; c) installation of new windows and entry doors; d) installation of new overhead doors; e) installation of steel, wood, and cement panel siding; f) installation of exterior lighting; g) installation of corrugated metal awnings over the east facing windows and overhang over entry door; and h) installation of cut-out steel lettering for signage. These improvements were approved by the Common Council upon recommendation of the Urban Design Commission and Board of Estimates.

While there are some single-family homes and apartment units within relatively close proximity, as presented, the use is anticipated to have minimum impacts on surrounding properties. While adopted plans recommend the transition of this area to townhouse and multi-family development, staff does not believe reuse of this building for a low impact use would preclude nearby properties from redeveloping in accordance to adopted plans. If approved, the Plan Commission retains “continuing jurisdiction” authority, meaning that should complaints arise the Commission could take further action, requiring additional conditions or possible revocation of the conditional use should it find the approval standards cannot be met. At the time of report writing, staff had not received any public comments on this proposal.

## Recommendation

### Planning Division Recommendation (Contact Kevin Firchow, 267-1150)

The Planning Division recommends that the Plan Commission find that the standards for conditional uses are met and **approve** the conditional use to establish a brewery in a property zoned TE (Traditional Employment) at 1602 Gilson Street. This request is subject to input at the public hearing and the comments and conditions recommended by reviewing agencies.

### **Recommended Conditions of Approval** Major/Non-Standard Conditions are Shaded

1. That the site plan submitted for final sign-off be revised to accurately depict all site improvements including driveways, on-site parking, loading zones, and impervious areas. Plans shall conform to applicable ordinances.

**City Engineering Division** (Contact Janet Schmidt, 261-9688)

2. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Tim Troester @ [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com) ). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)). PDF submittals shall contain the following information: a) Building footprints; b) Internal walkway areas; c) Internal site parking areas; d) Lot lines and right-of-way lines; and e) Street names.

**Traffic Engineering Division** (Contact Eric Halvorson, 266-6572)

3. 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.
4. 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.
5. 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.
6. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

**Zoning Administrator** (Contact Pat Anderson, 266-5978)

7. Provide two bicycle parking spaces subject to 28.141 (4)(g). Bicycle parking shall be located in a safe and convenient location on an impervious surface. A bicycle parking stall shall be 2 feet by 6 feet with a 5 foot clear access aisle. Provide a detail of the bicycle rack. Call out and dimension required stalls on the final plan.
8. The subject project includes a curb-cut along the south lot line (Gilson Street) but does not appear to provide a driveway or parking area to which this curb cut serves. It appears as though some historical paving exists in this area, but it appears to be in need of maintenance or re-establishment. The final plan shall represent re-establishment of legal parking (if provided) and paving, in consideration of the maximum lot coverage limitation of 85% and shall show any fencing or fencing gate.
9. The area identified as "designated trailer parking" shall be annotated "outdoor storage" on the final plans. The outdoor storage area shall be screened by a minimum 6'-8' tall solid commercial-grade fence from the Gilson Street view, per Sec. 28.084(5)(b).

**Fire Department** (Contact Bill Sullivan, 261-9658)

10. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances. Be sure to review the International Fire Code for use and operation limitations, and storage arrangements do not create exiting code violations.

**Water Utility** (Contact Dennis Cawley, 261-9243)

11. 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. The Water Utility will not need to sign off the final plans, and will not need a copy of the approved plans.

**Parks Division** (Contact Kay Rutledge, 266-4714)

This agency did not provide comments for this request.

**Metro Transit** (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.