



Department of Planning & Community & Economic Development

## Planning Division

Katherine Cornwell, Director

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January 13, 2015

Levi Funk  
Funk Factory Geuzeria  
403 West Doty Street  
Madison, WI 53703

RE: Approval of a conditional to establish a brewery in a property zoned TE (Traditional Employment) at **1602 Gilson Street**

Dear Mr. Funk:

At its January 12, 2015 meeting, the Plan Commission, meeting in regular session, approved your request to establish a brewery in a property zoned TE (Traditional Employment) at 1602 Gilson Street. Please note, this approval does not include the establishment of a tap room, which is identified as a future phase in the application. In order to receive final approval of the conditional use and for permits to be issued, the following conditions must be met:

**Please contact Janet Dailey, Engineering Division at 261-9688 if you have questions regarding the following item:**

1. 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.

**Please contact Eric Halvorson, Traffic Engineering at 266-6527 if you have questions regarding the following four (4) items:**

2. 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.

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

**Please contact Patrick Anderson, Assistant Zoning Administrator at 266-5978 if you have questions regarding the following three (3) items:**

6. 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.
7. 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.
8. 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).

**Please contact Bill Sullivan, Madison Fire Department at 261-9658 if you have questions regarding the following item:**

9. 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.

**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. Please revise your plans per the above conditions and submit eight (8) copies of a complete, fully dimensioned and scaled plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off. The final site plan shall be accompanied by the appropriate site plan review application and

fee pursuant to Section 28.206 of the Zoning Code, and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their final approval.

2. 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.
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 approval is valid for one (1) year 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 conditional use, demolition 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 267-1150.

Sincerely,

Kevin Firchow, AICP  
 Planner

cc: Janet Schmidt, City Engineering Division  
 Eric Halvorson, Traffic Engineering Division  
 Bill Sullivan, Fire Department  
 Patrick Anderson, Zoning

I hereby acknowledge that I understand and will comply with the above conditions of approval for conditional use.	
_____ <i>Signature of Applicant</i>	
_____ <i>Signature of Property Owner (if not the applicant)</i>	

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