

**Zoning Text:** General Development Plan  
**Project Name:** Cortland Commons, A Mixed-Use Development Project  
**Address:** 8210 Watts Road

March 24, 2003

Revised: August 27, 2003

Revised: June 19, 2018

*Legal Description:* Lots 1, 2 and 3 of CSM #10840, as recorded in Volume 64 of Certified Survey Maps, on pages 309-312, as Document Number 3796266, Dane County Registry, City of Madison, Dane County, Wisconsin.

**A. *Statement of Purpose:*** To allow for construction of a mixed-use development to include retail, restaurant and housing uses.

**B. *Permitted Uses:***

1. Lot 1:
  - a. Uses permitted in the CC zoning district.
  - b. Cider fermentation and wine making.
  - c. Outdoor seating.
  - d. Accessory uses.
2. Lot 2: uses permitted in the TR-U2 and C-2 zoning districts.
3. Lot 3: uses allowed in the R-5 and C-2 zoning districts.

**C. *Lot Area:*** As shown on approved G.D.P. plans.

**D. *Height Regulations:*** As shown on approved G.D.P. plans.

**E. *Yard Requirements:*** Yard areas will be provided as shown on approved G.D.P. plans.

**F. *Site Landscaping:*** Site landscaping will be provided a shown on the approved G.D.P. plans.

**G. *Usable Open Space Requirements:*** Usable open space will be provided as shown on the approved G.D.P. plans.

**H. *Parking & Loading:*** Accessory parking and loading will be provided as shown on the approved G.D.P. plans.

**I. *Family Definition:*** The family definition shall coincide with the definition given in M.G.O. 28.03 for the zoning district.

**J. *Signage:*** Signage will be allowed as approved on the G.D.P. plans.

**K. *Alterations and Revisions:*** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

**Zoning Text:** Specific Implementation Plan  
**Project Name:** Cortland Commons, A Mixed-Use Development  
**Project Address:** 8210 Watts Road

March 24, 2003  
Revised: August 27, 2003  
Revised: June 19, 2018

*Legal Description:* Lot 1 of CSM #10840

**A. *Statement of Purpose:*** This zoning district is established to allow for the construction of a commercial market within a mixed-use development.

**B. *Permitted Uses:***

- 1 Uses allowed in the CC zoning district.
- 2 Cider fermentation and wine making.
- 3 Outdoor seating.
- 4 Accessory uses.

**C. *Lot Area:*** As shown on approved S.I.P. plans.

**D. *Height Regulations:*** As shown on approved S.I.P. plans.

**E. *Yard Requirements:*** Yard areas will be provided as shown on approved S.I.P. plans.

**F. *Site Landscaping:*** Site landscaping will be provided as shown on the approved S.I.P. plans.

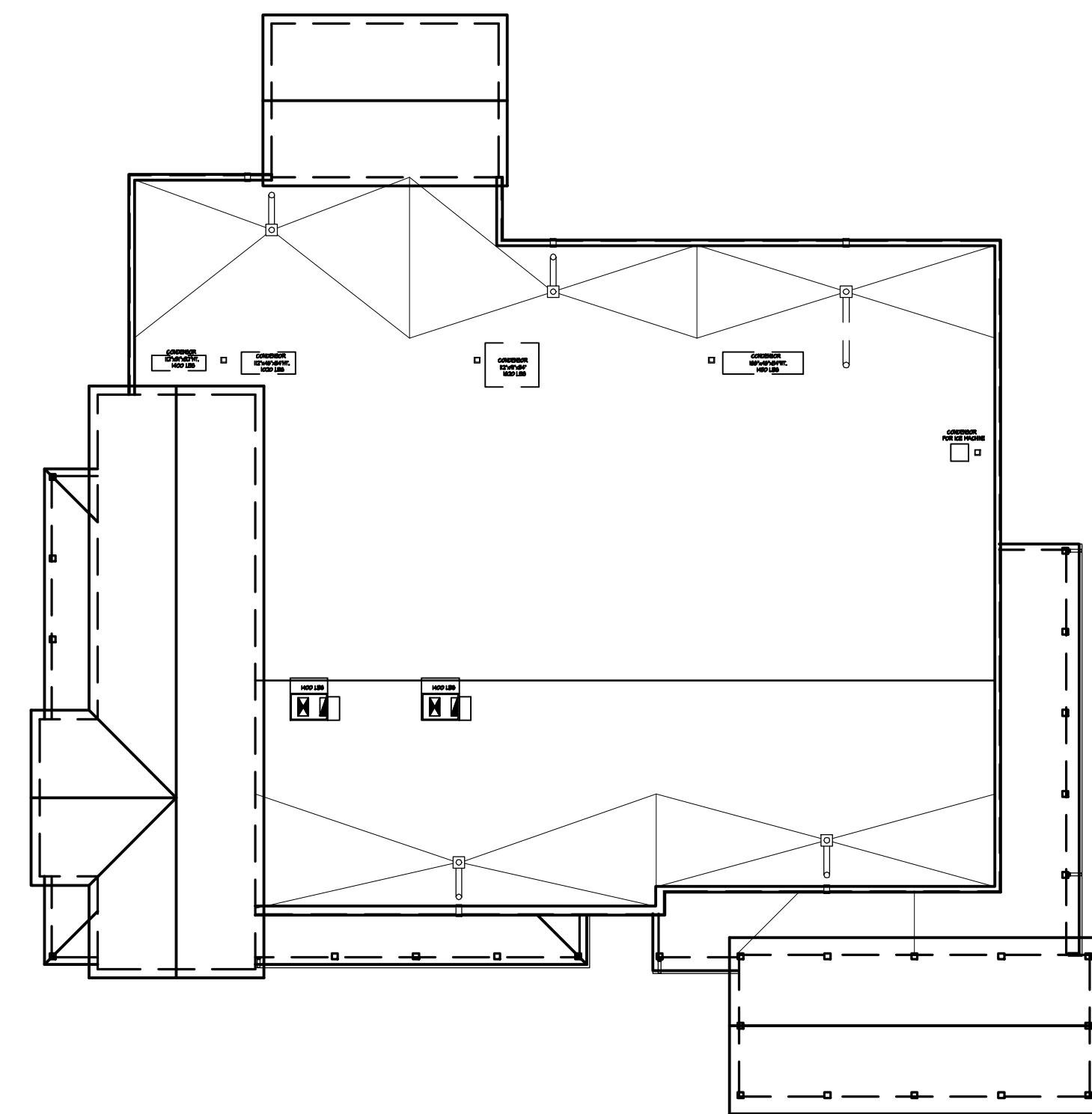
**G. *Usable Open Space Requirements:*** Usable open space will be provided on Lot 2 as shown on the approved S.I.P. plans.

**H. *Parking & Loading:*** Accessory parking and loading will be provided as shown on the approved S.I.P. plans.

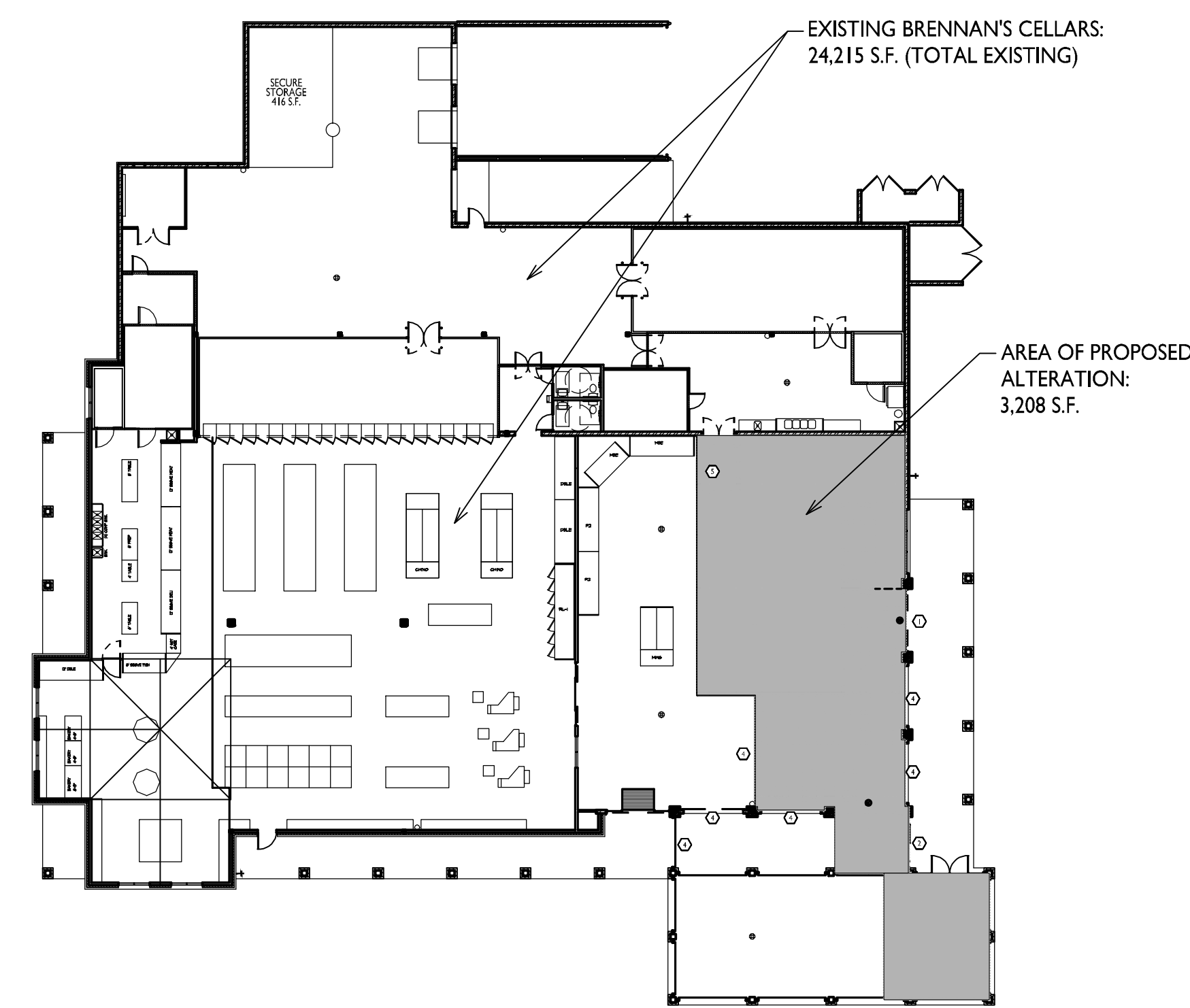
**I. *Family Definition:*** N/A

**J. *Signage:*** Signage will be allowed as approved on the S.I.P. plans.

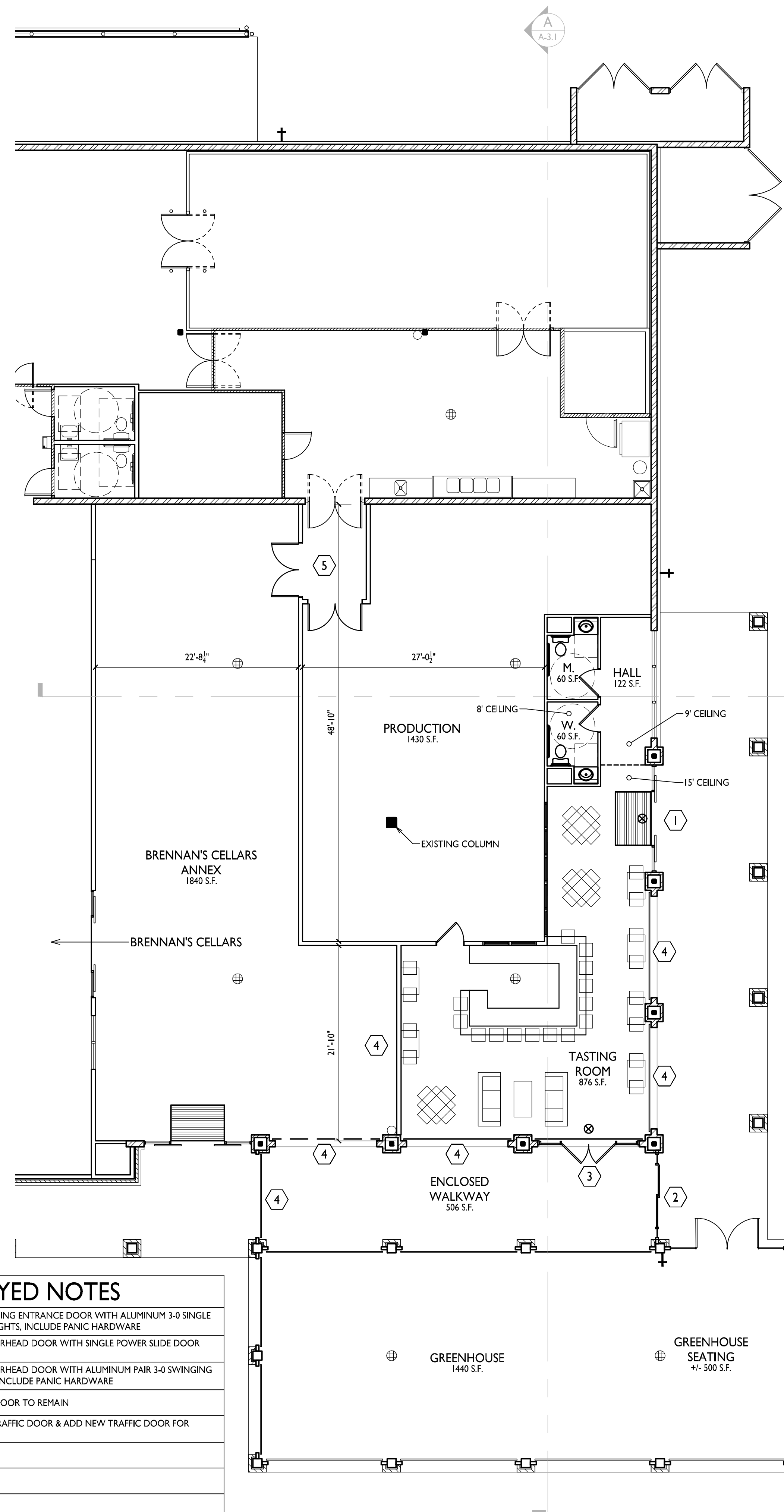
**K. *Alterations and Revisions:*** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.



**3 OVERALL ROOF PLAN**  
A-1.1 N.T.S.

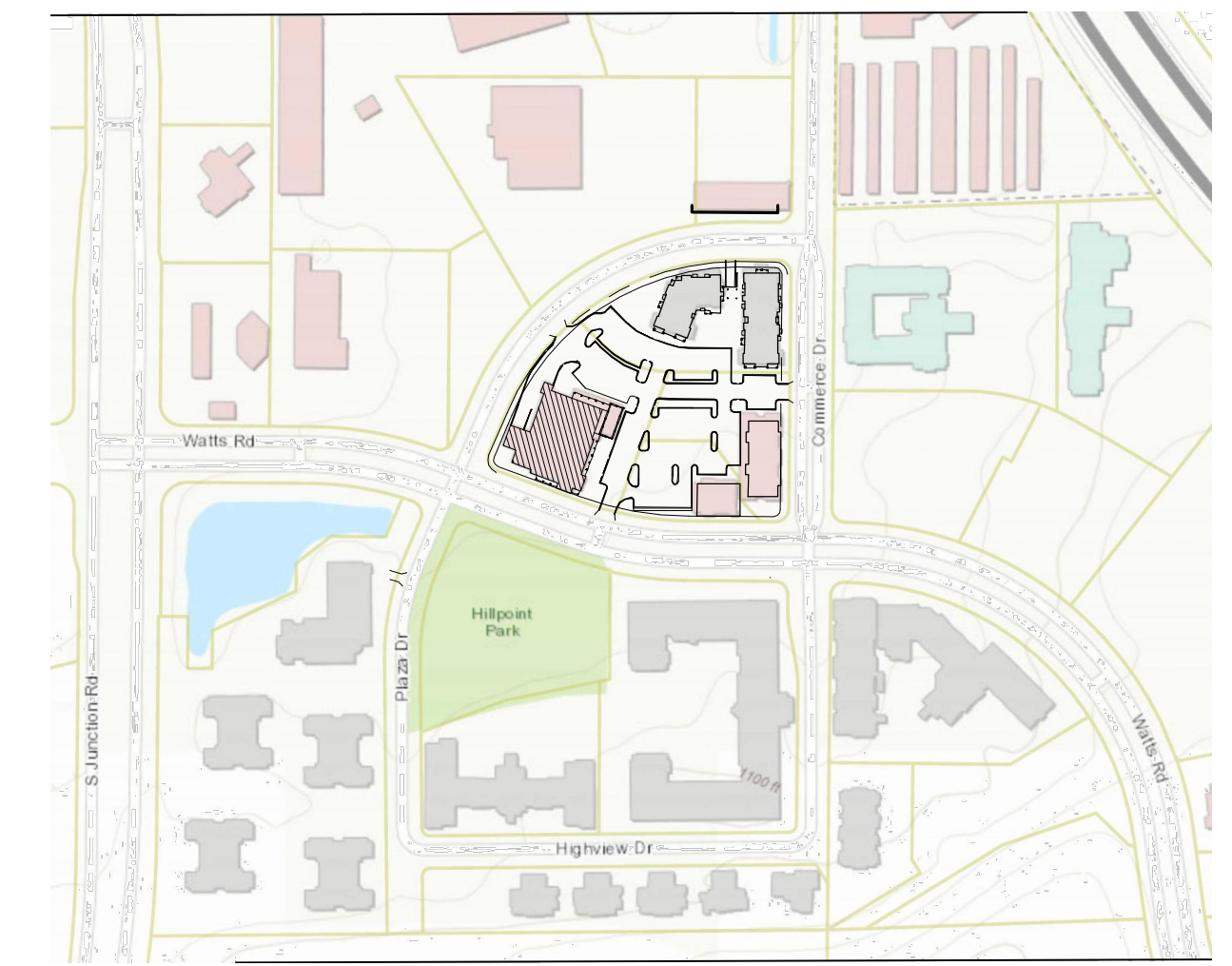


**2 OVERALL FLOOR PLAN**  
A-1.1 N.T.S.



KEYED NOTES	
1	REPLACE EXISTING SLIDING ENTRANCE DOOR WITH ALUMINUM 3-0 SINGLE SWING DOOR & SIDELIGHTS. INCLUDE PANIC HARDWARE
2	REPLACE EXISTING OVERHEAD DOOR WITH SINGLE POWER SLIDE DOOR AND SIDELIGHT
3	REPLACE EXISTING OVERHEAD DOOR WITH ALUMINUM PAIR 3-0 SWINGING DOORS & SIDELIGHTS. INCLUDE PANIC HARDWARE
4	EXISTING OVERHEAD DOOR TO REMAIN
5	RELOCATE EXISTING TRAFFIC DOOR & ADD NEW TRAFFIC DOOR FOR PRODUCTION SPACE

**1 ALTERATION FLOOR PLAN**  
A-1.1 1/8" = 1'-0"



**4 VICINITY MAP**  
A-1.1 N.T.S.

**PROJECT:** The Cider Farm  
8210 Watts Road  
Madison, WI

**OWNER:** Fred Rouse  
2428 Perry Street  
Madison, WI  
Contact: Fred Rouse  
Phone: (608) 251-5382  
Email: fred@rousemgmt.com

**ARCHITECT:** Knothe & Bruce Architects L.L.C.  
7601 University Avenue, #201  
Middleton, WI 53562  
Contact: Greg Held  
PH: (608) 836-3690  
Email: gheld@knothebruce.com

**ISSUED**  
Issued for Land Use Submittal - June 20, 2018

- THE CIDERFARM ALTERATION SUMMARY**
1. DEMISE SPACE AND BUILD-OUT PRODUCTION AREA AND TASTING ROOM.
  2. ADD ADA COMPLIANT MEN'S & WOMEN'S RESTROOM.
  3. MODIFY / REPLACE DOORS AS REQUIRED FOR NEW LAYOUT.
  4. REVISE EXISTING MECHANICAL SYSTEMS.

**BUILDING CODE APPLICATION**  
EXISTING USE: TYPE M GROCERY STORE  
ADDED USE: TYPE F1 CIDER PRODUCTION & TYPE A2 TASTING ROOM  
PROPOSED AS NON-SEPARATED USES - A2 GOVERNS  
CONSTRUCTION: TYPE VB  
ALLOWABLE TABULAR AREA: 24,000 S.F.  
MODIFIED ALLOWABLE AREA: 42,000 S.F. (175% OPEN SPACE INCREASE)  
ACTUAL BUILDING AREA: 24,215 S.F.

AREA OF ALTERATION < 50% OF FLOOR AREA  
LEVEL II ALTERATION

**FIRE RATINGS (VB CONSTRUCTION)**

STRUCTURAL FRAME:	0 HR
EXTERIOR WALLS:	0 HR
BEARING WALLS:	0 HR
ROOF CONSTRUCTION:	0 HR
OCCUPANCY SEPARATIONS:	0 HR (NON SEPARATED)

**MEANS OF EGRESS**  
OCCUPANT LOAD: TYPE M: 60 GSF / OCCUPANT  
TYPE F1: 200 GSF / OCCUPANT  
TYPE A2: 15 NSF / OCCUPANT

SPACES WITH 1 MEANS OF EGRESS: MAX 49 OCCUPANTS

PRODUCTION AREA:	8 OCCUPANTS / 1 EXIT REQ'D.
TASTING ROOM:	59 OCCUPANTS / 2 EXITS REQ'D.
MAIN STORE:	123 OCCUPANTS / 2 EXITS REQ'D.
STORE ANNEX:	31 OCCUPANTS / 1 EXIT REQ'D.

MAX. COMMON PATH OF TRAVEL: TYPE A2 / M: 75'  
TYPE F1: 100'

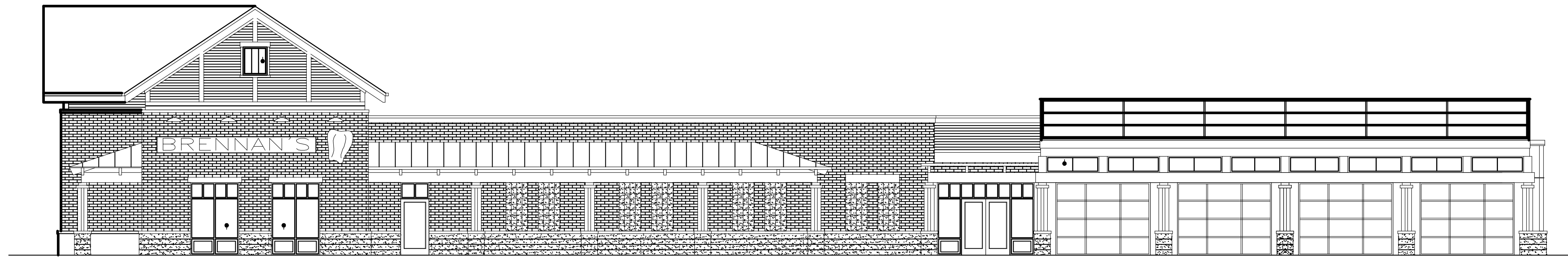
**PROJECT TITLE**  
The Cider Farm

**SHEET INDEX**  
A-1.1 FLOOR PLANS & INFO  
A-2.1 EXTERIOR ELEVATIONS  
A-3.1 SECTIONS & DETAILS

8210 Watts Rd.  
Madison, WI  
**SHEET TITLE**  
Plan Views

SHEET NUMBER

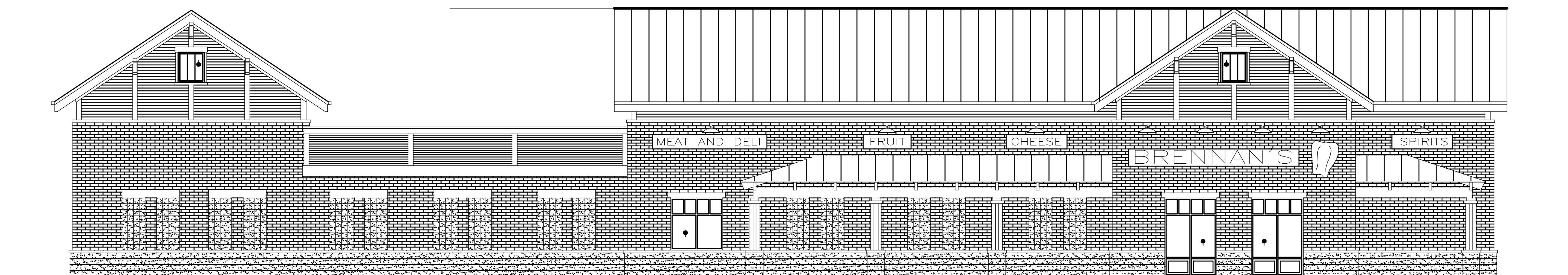
**A-1.1**  
PROJECT NO. 1826  
© Knothe & Bruce Architects, LLC



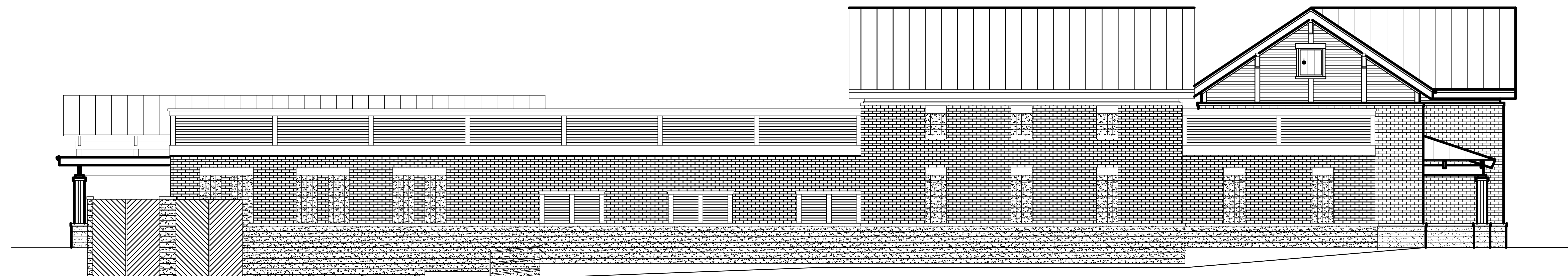
1 EAST ELEVATION  
A-2.1 1/8" = 1'-0"



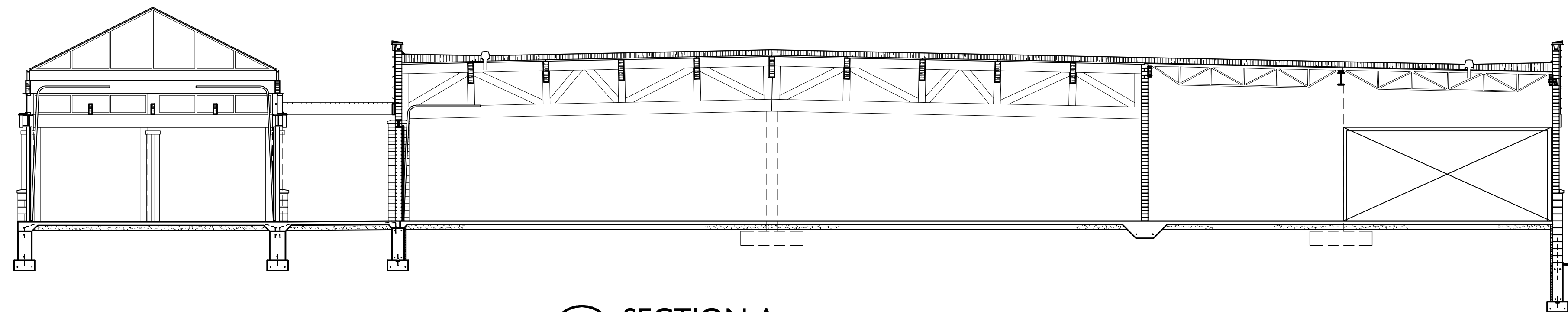
2 NORTH ELEVATION  
A-2.1 1/8" = 1'-0"



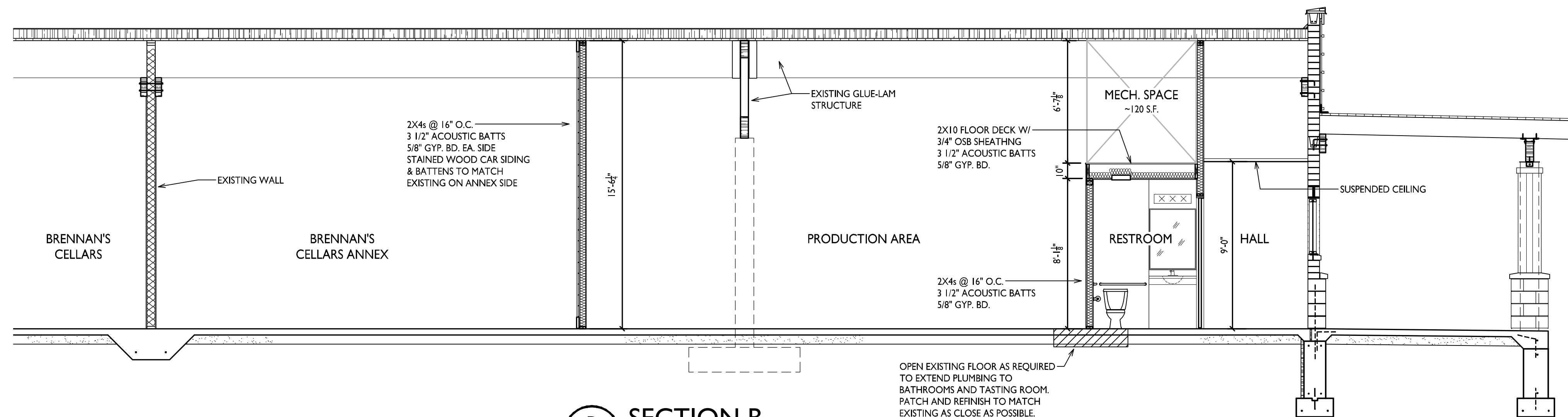
3 SOUTH ELEVATION  
A-2.1 1/8" = 1'-0"



4 WEST ELEVATION  
A-2.1 1/8" = 1'-0"



**A** SECTION A  
A-3.1 1/8" = 1'-0"



**B** SECTION B  
A-3.1 1/4" = 1'-0"

ISSUED  
Issued for Land Use Submittal - June 20, 2018

PROJECT TITLE  
The Cider Farm

8210 Watts Rd.  
Madison, WI  
SHEET TITLE  
Sections & Details

SHEET NUMBER

A-3.1

PROJECT NO. 1826  
© Knothe & Bruce Architects, LLC



William Butcher  
827 E Washington Ave.  
Madison, WI 53703  
wjbutcher@gmail.com  
608.345.1296

June 25, 2018

Matt Tucker  
City of Madison Zoning

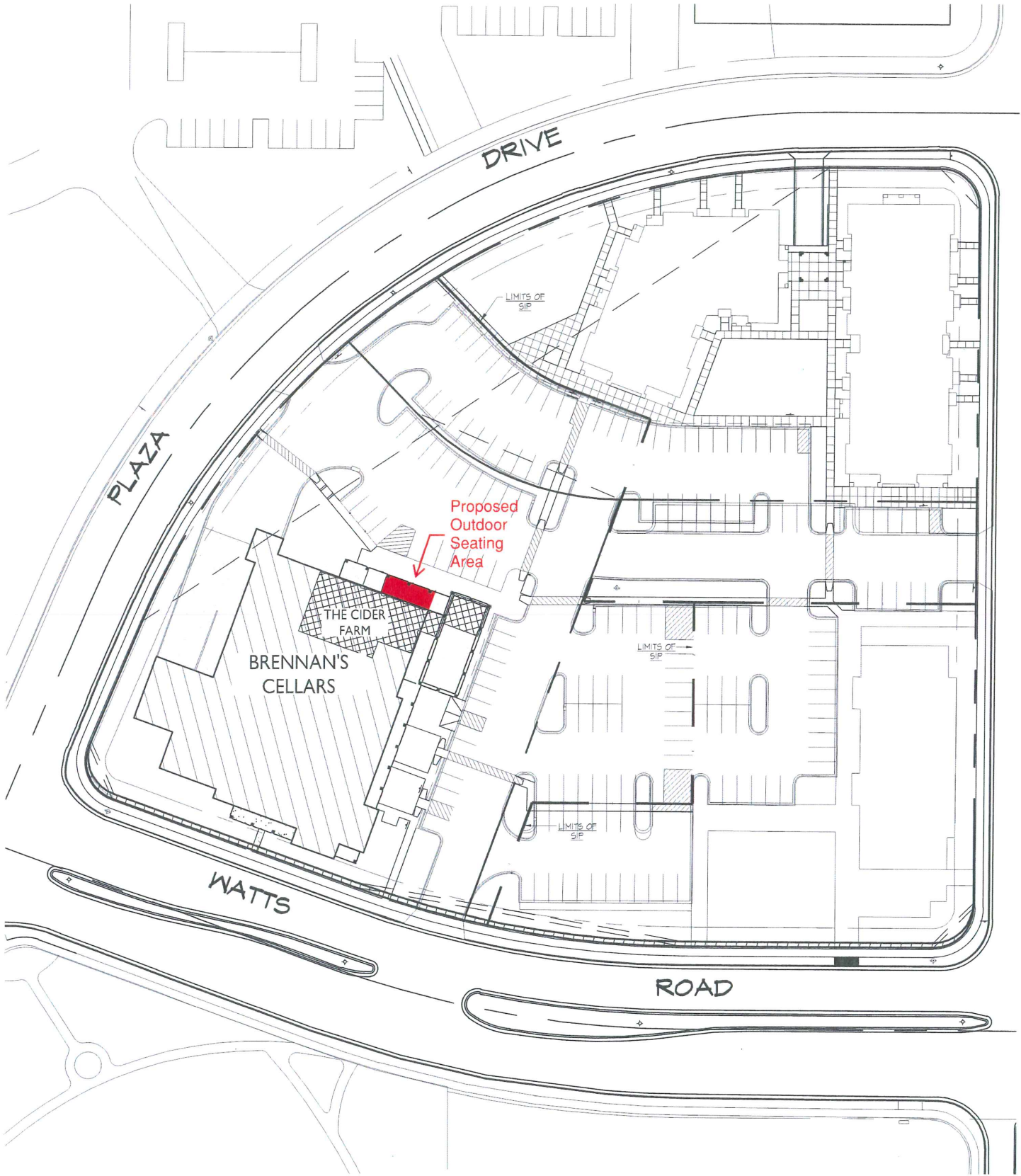
Re: Cider Farm, 8210 Watts Rd, Operating Conditions

Dear Matt,

In response to your request for details of Cider Farm's operations at 8210 Watts Rd, they plan to be open 11am-11pm daily, no outdoor music, an outdoor seating capacity of 25 as noted on Greg Held's drawings, and total capacity of 99. The indoor seating, tasting room, area is roughly 900 SF with exits as noted in the plans at north and south, and 2 bathrooms.

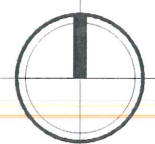
Thank you very much!

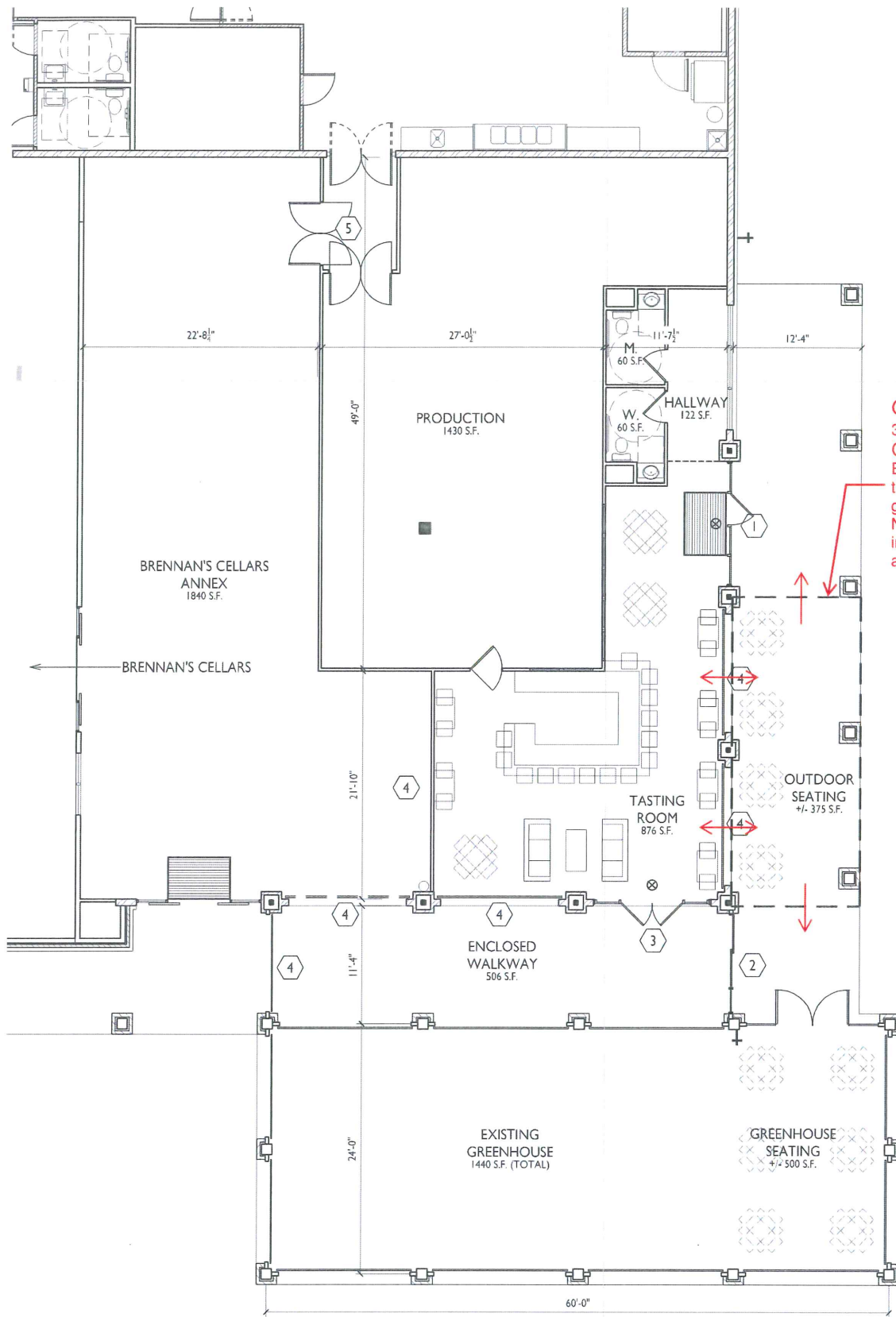
William Butcher



# SITE PLAN

NTS





**Outdoor Seating Area:**  
 375 Square Feet  
 Calculated Occupant Load: 25  
 Egress: Via overhead doors through indoor space or via general circulation path at grade.  
 Note: Movable barriers will be installed to segregate seating area as required.

1  
A-1.1

ALTERATION FLOOR PLAN

1/8" = 1'-0"

