



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, AICP, Director

126 S. Hamilton Street
P.O. Box 2985
Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
www.cityofmadison.com

August 21, 2018

Eric Peterson
Looking for Group Brewing Madison, LLC
309 W. Washington Avenue, #102
Madison, Wisconsin 53703

RE: Approval of an alteration to an approved Planned Development–Specific Implementation Plan to allow an outdoor eating area for a brewpub in a mixed-use building at 2438 Winnebago Street [LNDUSE-2018-00082; ID 52570]

Dear Mr. Peterson;

At its August 20, 2018 meeting, the Plan Commission **conditionally approved** your request for an alteration to an approved Specific Implementation Plan approval to allow an outdoor eating area for a brewpub at 2438 Winnebago Street subject to the following conditions, which shall be satisfied prior to final approval and recording of the alteration and the issuance of building or occupancy permits for the outdoor eating area:

Please contact Brenda Stanley of the City Engineering Division at 261-9127 if you have any questions regarding the following item:

1. The current plan shows less than 4,000 square feet of disturbed area. If the plans are not revised, no Erosion Control or Storm Water Management Permits will be required.

Please contact Jeff Quamme of the City Engineering Division–Mapping Section at 266-4097 if you have any questions regarding the following item:

2. The brewery is comprised of two tenant spaces. The address of the brewery is 2438 Winnebago Street. The other tenant space address of 2434 Winnebago Street has been inactivated.

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

3. Obtain an operational license for the assembly spaces per MGO Chapter 34 and the IFC from the Madison Fire Department prior to opening for business.

Please contact my office at 261-9632 if you have any questions regarding the following five (5) items:

4. The hours of operation for the outdoor eating area shall be limited to 9:00 PM on Sunday through Thursday and 10:00 PM on Friday and Saturday. The Director of the Planning Division may consider an alteration to the Specific Implementation Plan in the future to further modify the hours of operation for the outdoor eating areas following a recommendation by the district alder.
5. There shall be no outdoor amplified sound (music, televisions/broadcast) unless approved as an alteration by the Director of the Planning Division following a recommendation by the district alder. There shall be no live performance (music, oral, etc.) in the outdoor eating area at any time.
6. The general location and arrangement of any lounge chairs or couches shall be shown on the final plans.
7. For context, revise the site and floor plans to show the outdoor eating area and the entire plaza between 2418 and 2518 Winnebago Street. Provide a drawing of the fencing that will be used to enclose the outdoor eating area for final staff approval.
8. Approval of any exterior alterations related to the finishing of the tenant space for the brewpub shall be approved by the Secretary of the Urban Design Commission prior to issuance of building permits.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

This letter shall be signed by the applicant and property owner (if not the applicant) to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval. [Signature block on last page]

After the planned development has been revised per the above conditions, please file **seven (7) sets** 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 with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. **This submittal shall all also include one (1) complete digital plan set in PDF format.** 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.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void. No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty-six (36) months of Common Council approval of the general development plan, the basic right of use for the areas, when in conformity with the approved specific implementation plan, shall lapse and be null and void unless 1) the project, as approved, is commenced by the issuance of a building permit, or 2) if an application for an extension is filed at least thirty (30) days prior to the expiration of the thirty-six (36) month period and the Plan Commission, after a public hearing pursuant to Sec. 28.181(5), determines that no changes in the surrounding area or neighborhood since approval of the general development plan render the project incompatible with current conditions and grants an extension of up to twenty-four (24) months in which to obtain a building permit. In no case shall an extension allow a building permit to be issued more than sixty (60) months after approval of the general development plan by the Common Council. If a new building permit is required pursuant to sec. 29.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain general development plan approval and specific implementation plan approval.

If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 261-9632.

Sincerely,

Timothy M. Parks
 Planner

cc: Brenda Stanley, City Engineering Division
 Jeff Quamme, City Engineering Division
 Jenny Kirchgatter, Asst. Zoning Administrator
 Janine Glaeser, Urban Design Commission
 Bill Sullivan, Madison Fire Department

<p>I hereby acknowledge that I understand and will comply with the above conditions of approval for this project.</p> <p>_____</p> <p><i>Signature of Applicant</i></p> <p>_____</p> <p><i>Signature of Property Owner (If Not Applicant)</i></p>

Accela ID: LNDUSE-2018-00082			
For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<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 checked="" type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering (EP)	<input type="checkbox"/>	Recycling Coor. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Water Utility (EP)	<input type="checkbox"/>	Other: