



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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October 29, 2019

Nathan Greenawalt
Old Sugar Distillery
931 E. Main Street, #8
Madison, WI 53703

RE: Legistar # 56547; Accela ID: 'LNDUSE-2019-00102' -- Approval of a three conditional uses in the Traditional Employment (TE) District to add – 1) a tasting room; 2) a reception hall and 3) a nightclub – to an existing Distillery, and approval of an alteration to an existing conditional use to alter the hours of operation and capacity of the distillery, all located in an existing multi-tenant commercial building at 931 E. Main Street.

Dear Mr. Greenawalt:

At its October 28, 2019 meeting, the Plan Commission, meeting in regular session, found the standards met and **approved** your three conditional uses in the Traditional Employment (TE) District to add – 1) a tasting room; 2) a reception hall and 3) a nightclub – to an existing Distillery, and approval of an alteration to an existing conditional use to alter the hours of operation and capacity of the distillery, all located in an existing multi-tenant commercial building at **931 E. Main Street**, subject to the conditions below. In order to receive final approval of the conditional use, and for any permits to be issued for your project, the following conditions shall be met:

Please contact Jeff Quamme of the City Engineering Division–Mapping Section, at (608) 266-4097 if you have questions regarding the following three (3) items:

1. The current lease for the parking within the Railroad Street Right of way is expired and is to be converted to an encroachment agreement per City of Real Estate Proj No. 3879. The encroachment agreement for the parking and garbage enclosure shall be completed by Common Wealth Development prior to final sign off.
2. The site plan shall show and acknowledge the patio encroachment area permitted within the right of way of E Main Street per Document No. 4877617.
3. The existing parking lot configuration on the site plan is not accurate at the southeasterly corner of the site. There is not a dumpster enclosure and there are 2 more parking spaces existing than are shown.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at (608) 266-4429 if you have any questions regarding the following four (4) items:

4. The minimum parking requirement for the proposed tasting room, nightclub, and reception hall is 34 stalls, and 110 for the entire building. However, per Section 28.141(5), parking for nonresidential uses may be reduced by one space for each space in a public parking lot or public parking structure located within 1,320 feet of the use, as measured by using the shortest pedestrian route from the nearest corner of the parking lot or structure to the main public entrance of the use served. Due to the proximity of the City's S. Livingston Street Parking Garage, the shortage of required stalls in the subject site for the existing mixed-use building and proposed tasting room, nightclub, and reception hall may therefore be considered satisfied and there is no need to submit a Parking Reduction application, as far as this proposal is concerned. That said, Staff do still request the applicant submit a Parking Reduction application to document the availability of off-site parking.
5. Bicycle parking for the proposed tasting room, nightclub, and reception hall shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11). Provide a minimum of eleven (11) short-term bicycle parking stalls located in a convenient and visible area on a paved or impervious surface. Bicycle parking shall be located at least as close as the closest non-accessible automobile parking and within one hundred (100) feet of a principal entrance. Note that existing bicycle stalls located in the public right-of-way do not count toward the minimum bicycle parking requirement. A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Provide a detail of the proposed bike rack.
6. If the owner desires to reduce the amount of required bicycle parking, the owner must obtain approval of a bicycle parking reduction from the Zoning Administrator. In order to obtain a bicycle parking reduction, the owner shall submit the application for a bicycle parking reduction with supporting information. Factors to be considered by the Zoning Administrator include but are not limited to: availability, proximity, and use characteristics of public bike parking in the public right of way within two hundred (200) feet of the subject property; existing or potential shared parking agreements; proximity to transit routes and/or multi-use paths; characteristics of the use, including hours of operation and peak parking demand times; design and maintenance of off-street bicycle parking, and whether the use is existing or is an addition to an existing use.
7. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

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 **seven (7) 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, 215 Martin Luther King Jr. Boulevard. **This submittal shall all also include one 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.

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 or building permits, please contact the Zoning Administrator at (608) 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 (608) 261-9135.

Sincerely,



Chris Wells
 Planner

cc: Jeff Quamme, Engineering Mapping
 Jenny Kirchgatter, Zoning

<p>I hereby acknowledge that I understand and will comply with the above conditions of approval for the conditional use permit.</p> <p>_____</p> <p style="text-align: center;"><i>Signature of Applicant</i></p> <p>_____</p> <p style="text-align: center;"><i>Signature of Property Owner (if not the applicant)</i></p>

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Wells)	<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"/>	Metro Transit
<input type="checkbox"/>	Forestry	<input type="checkbox"/>	