



PREPARED FOR THE PLAN COMMISSION

Project Address: 1915 S Stoughton Road (16th Alder District, Alder Currie)
Application Type: Conditional Use
Legistar File ID #: [66556](#)
Prepared By: Chris Wells, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Heather Stouder, AICP, Planning Division Director

Summary

Applicant/Contact: Tom Dufek; Young Blood Beer Company; 1415 Diamond Court; Sun Prairie, WI 53590

Property Owner: CDRE Holdings LLC; 1915 S Stoughton Road; Madison, WI, 53716

Requested Action: Consideration of a conditional use to allow a brewery in an existing building at 1915 S Stoughton Road.

Proposal Summary: The applicant proposes to repurpose the space for a brewing facility. No public component (i.e. tasting room or tap room) is proposed at this location. No major changes – interior or exterior - are proposed to the building.

Applicable Regulations & Standards: This proposal is subject to the standards for Conditional Uses [MGO §28.183] as §28.082 of the Zoning Code lists a *Brewery* as a conditional use in the Industrial Limited (IL) District.

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the request to allow a brewery in an existing building at 1915 S Stoughton Road. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Parcel Location: The 171,500-square-foot (3.94-acre) property is located to the east of S Stoughton Road, just south of E Buckeye Road. The property backs up to the Union Pacific Railroad tracks. The site is located within Alder District 16 (Ald. Currie), Tax Increment District #39; and the Madison Metropolitan School District.

Existing Conditions and Land Use: The property is developed with an existing, roughly 39,500-square-foot, one-story, industrial building. Roughly 24,500 square-feet of it is warehouse space and 15,000 square-feet office. Surface parking runs along the north and east sides of the building.

Surrounding Land Use and Zoning:

North & East: Beyond the Union Pacific Railroad tracks and Capital City Trail, are single-family residences which are zoned Suburban Residential – Consistent 1 (SR-C1);

South: An industrial warehouse/manufacturing facility, zoned Industrial Limited (IL); and

West: Across S Stoughton Road is SSM Health Urgent Care, zoned Suburban Employment (SE).

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends Industrial uses for the project site.

Zoning Summary: The property is in the Industrial Limited (IL) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	20,000 sq. ft.	171,508 sq. ft.
Lot Width	75'	>75'
Front Yard Setback	0' or 5'	Existing front yard
Side Yard Setback	None if adjacent to property zoned IL or IG 10' if adjacent to property zoned anything other than IL or IG	Adequate
Rear Yard Setback	30'	Adequate
Maximum Lot Coverage	75%	Existing lot coverage
Maximum Building Height	None	1 story existing building

Site Design	Required	Proposed
Number Parking Stalls	No minimum required	93 existing stalls
Accessible Stalls	Yes	4 existing stalls
Loading	Not required	Existing loading dock
Number Bike Parking Stalls	Brewery: 1 per 10 employees (2 minimum)	None <i>(See Comment #3)</i>
Landscaping and Screening	Not required	Existing landscaping <i>(See Comment #4)</i>
Lighting	Not required	Existing lighting
Building Forms	Not required	Existing building

Other Critical Zoning Items	Barrier Free (ILHR 69); Utility Easements
------------------------------------	---

Tables Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services, including hourly Metro Transit service along E Buckeye Road.

Project Description, Project Analysis and Conclusion

The applicant, the Young Blood Beer Company, proposes to add a brewery in a portion of an existing one-story, industrial building at 1915 S Stoughton Road. It will be a secondary location to their existing location on King Street in Downtown Madison. The applicant will occupy roughly 7,000 square-feet of space located at the southeastern corner of the building. Roughly 2,000 square-feet of space will be dedicated to brewing operations – brewing, canning, and fermentation – with the remaining, roughly 5,000 square-feet, used for storage. No major changes - interior or exterior - are proposed to the building. The applicant is not proposing any public component (i.e. a taproom or tasting facility) on site as part of this application. The brewery production hours will be Monday-Friday, 8:00 am – 5:00 pm. Deliveries are also expected to occur during this timeframe.

This proposal is subject to the standards for Conditional Uses [MGO §28.183] as §28.082 of the Zoning Code lists a *Brewery* as a conditional use in the Industrial (I) District. The approval standards for conditional uses [MSO §28.183(6)] state that the City Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison Comprehensive Plan and any applicable, neighborhood, neighborhood development, or special area plan, including design guidelines adopted as supplements to these plans. That said, staff believe the proposed use of a brewery at this location is consistent with plan recommendations as the [Comprehensive Plan](#) (2018) recommends Industrial uses for the subject site.

The Planning Division believes that the conditional use standards can be found met. Staff believes that if the brewery is well-managed, this proposal should not result in significant negative impacts to the surrounding properties. Factors such as the lack of any public component (i.e. a taproom or tasting facility) at this location; the moderate size of the production space; the proposed hours of operation; the distance from the tenant space to the closest residential dwelling unit (over 500 feet); the fact that all activities will occur within the building; and the other proposed conditions of approval will help mitigate anticipated impacts. The Plan Commission retains continuing jurisdiction over this conditional use, meaning that should complaints be filed, the Plan Commission could take further action on this conditional use as allowed in MGO Section 28.183(9)(d).

At the time of report writing, staff did not receive any public comment on this proposal.

Recommendation

Planning Division Recommendation (Contact Chris Wells, (608) 261-9135)

The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the request to allow a brewery in an existing building at 1915 S Stoughton Road. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

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

City Engineering Division (Contact Brenda Stanley, (608) 261-9127)

1. This project appears to have proposed uses which could require sanitary sewer demand charges or monitoring of the discharge of sanitary sewerage. Install a monitoring sewer access structure on the exterior of the building in compliance with City of Madison Engineering criteria. Please contact Megan Eberhardt with any questions at Meberhardt@cityofmadison.com or 608-266-6432.

City Engineering Division – Mapping Section (Contact Lori Zenchenko, (608) 266-5952)

2. The address of the proposed brewery is 1907 S Stoughton Rd Suite 100. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429)

3. Bicycle parking for the brewery shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11). Provide a minimum of two (2) short-term bicycle parking stalls located in a convenient and visible area on a paved or pervious 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: 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.

4. Verify whether new rooftop units or exterior mechanical equipment are proposed. Per Section 28.142(9)(d), all rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from six (6) feet above ground level.
5. 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.
6. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Madison Fire Department (Contact Bill Sullivan, (608) 261-9658)

7. Obtain/update tenant addressing with City Engineering.

The Planning Division, Traffic Engineering, Parks Division, Forestry Section, Water Utility, and Metro Transit have reviewed this request and have recommended no conditions of approval.