



Project Address: 849 East Washington Avenue (6th Aldermanic District, Alder Rummel)
Application Type: Conditional Use
Legistar File ID #: [36624](#)
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant/Contact: Colleen Bos; Bos Meadery, LLC; 849 E. Washington Ave.; Madison, WI 53703

Property Owner: Steve Agard; 849 E. Washington Ave., #110; Madison, WI, 53703

Requested Action: Approval of a conditional use for a tavern in the Traditional Employment (TE) District.

Proposal Summary: The applicant proposes to sublet space for a mead tasting room, with capacity for 50 people. Only minimal interior change and no exterior changes are proposed to the existing building.

Applicable Regulations & Standards: This proposal is subject to the standards for conditional uses (MGO Section 28.183).

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the conditional use standards can be met and **approve** the request at 849 East Washington Avenue. 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 property is on the southwest corner of East Washington Avenue and South Paterson Street; Traditional Employment (TE) District; Wellhead Protection District 24; Urban Design District 8; Tax Increment Finance District 36; Aldermanic District 6 (Rummel); Madison Metropolitan School District.

Existing Conditions and Land Use: The property has an existing two-story multi-tenant office building.

Surrounding Land Use and Zoning:

North: Across East Washington Avenue to the north, the "Galaxie" mixed-use building currently under construction in the Traditional Employment (TE) District and Breese Stevens Field in the Parks and Recreation (PR) District.

East: Across South Paterson Street to the east, a vacant brick warehouse building approved for renovation and an addition in the TE District.

South: On this block and across East Main Street to the south, Madison Water Utility property in the TE District.

West: Office building and a building approved for a restaurant conversion in the TE District. Further west on this block, City-owned vacant land, planned for employment uses.

Adopted Land Use Plan: The Comprehensive Plan (2006) and East Washington Avenue Capitol Gateway Corridor Plan (2008) recommend Employment uses for this property.

Zoning Summary: The property is in the Traditional Employment (TE) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	32,608 sq. ft.
Lot Width	50'	132'
Front Yard Setback	0	0
Side Yard Setback	6'	0
Rear Yard Setback	20'	20'+
Maximum Lot Coverage	85%	Existing
Minimum Building Height	22' measured to building cornice	Existing
Maximum Building Height	5 stories/68'	existing

Site Design	Required	Proposed
Number Parking Stalls	No minimum	Existing
Accessible Stalls	Yes	Yes
Loading	No	No
Number Bike Parking Stalls	5% of capacity (2 spaces)	None shown
Landscaping	No	No
Lighting	No	No

Other Critical Zoning Items	
Urban Design	No (no exterior change in UDD #8)
Historic District	No
Floodplain	No
Adjacent to Park	No
Barrier Free (ILHR 69)	Yes
Utility Easements	Yes
Wellhead Protection District	Yes #24

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 many Metro Transit Routes on East Washington Avenue.

Related Reviews and Approvals

The Alcohol License Review Commission reviewed and recommended approval of an alcohol license for the proposal on January 21, 2015, and the Common Council approved it on February 3, 2015 (See Legistar Item # [36671](#)).

Project Description

The applicant proposes to open a tasting room for an existing mead production facility within the same building. The tasting room will be located within an existing interior space utilized as a studio, and will involve very little in the way of interior changes and no exterior changes. The tasting room would have a capacity for 50 people, and the operator has requested approval for hours of operation from 5:00-9:00 on Thursdays and Fridays, and from 2:00-9:00 on Saturdays.

Project Analysis and Conclusion

Land Use and Plan Consistency – This proposed use is consistent with plan recommendations for Employment uses in this area. The relatively small tasting room will directly support two part-time employees, provide an after-work option for current and future employees in the Capitol East District, and will support the existing mead production facility in the same building.

Staff is comfortable with the requested capacity and hours of operation. With the surrounding land uses in mind, staff does not foresee noise, traffic, or parking issues affiliated with the proposal having negative impacts on nearby properties. Staff suggests that an extension of the hours of operation could be requested as a minor alteration to the conditional use in the future, if applicable.

Conditional Use Standards – The Planning Division staff evaluation of the proposed project's ability to meet the standards for conditional use approval is summarized below.

As stated in MGO Section 28.183(6)(a), *"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 as adopted as supplements to these plans. No application for a conditional use shall be granted by the Plan Commission unless it finds that all of the following conditions are present:*

1. *The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*

Staff believes that this standard is met.

2. *The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing these services.*

Staff believes that this standard is met.

3. *The uses, values, and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.*

Staff believes that this standard is met.

4. *The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

Staff believes that this standard is met.

5. *Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit, and other necessary site improvements have been or are being provided.*

Staff believes that this standard can be met, so long as conditions of approval related to bicycle parking are sufficiently addressed.

6. *Measures, which may include transportation demand management (TDM) and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.*

Staff believes that this standard is met.

7. *The conditional use conforms to all applicable regulations of the district in which it is located.*

Staff believes that this standard is met.

[Standards 8-15 do not apply to this request]

Conclusion- Staff believes that the proposed tasting room will be a good fit in this building and within the greater Capitol East District. All conditional use standards can be met with the proposal, and staff recommends that it be approved by the Plan Commission.

Recommendation

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the conditional use standards can be met and **approve** the request at 849 East Washington Avenue. 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

Planning Division (Contact Heather Stouder, 266-5974)

1. Hours of operation are limited to 5:00 to 9:00 on weekdays and 2:00-9:00 on weekends. If approved by the Alcohol License Review Committee, extended hours may be requested by the applicant in the future as a minor alteration of the conditional use.

Zoning Administrator (Contact Pat Anderson, 266-5978)

2. 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 within 100 feet of the entrance to the tavern. 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.

Traffic Engineering (Contact Eric Halvorson, 266-6527)

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

Fire Department (Contact Bill Sullivan, 261-9658)

5. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

City Engineering Division (Contact Janet Schmidt, 261-9688)

This agency had no comments regarding this proposal.