



Report to the Plan Commission

April 22, 2013

Legistar I.D. #29439
931 East Main Street
Conditional Use Request

Report Prepared By:
Heather Stouder, AICP
Planning Division Staff

Requested Action: Approval of a conditional use for an expansion to a distillery tasting room in the TE (Traditional Employment) District.

Applicable Regulations & Standards: Section 28.183(6) provides the standards for approval of conditional uses.

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the proposal can meet all applicable conditional use standards and **approve** the request for the expanded distillery at 931 East Main Street, subject to the recommended conditions and input provided at the public hearing.

Background Information

Applicant: Jim Glueck; Glueck Architects; 116 N. Few St.; Madison, WI 53703

Contact: Nathan Greenwalt; Old Sugar Distillery, LLC; 931 E. Main St. Suite 8; Madison, WI 53703

Property Owner: Commonwealth Development, Inc.; 1501 Williamson St.; Madison, WI 53703

Proposal: The applicant proposes to expand a tasting room within an existing distillery. No building additions or exterior changes are proposed.

Parcel Location: 931 East Main Street is located on the southern corner of East Main and South Brearly Streets; Aldermanic District 6 (Rummel); Madison Metropolitan School District.

Existing Conditions: The 1.6-acre property has an existing 50,455 square foot building constructed in 1938 with a 1948 addition. The building was formerly utilized as a bus terminal, and has been repurposed as a business incubator, "Main Street Industries" which houses several small businesses.

Surrounding Land Use and Zoning:

Northeast: Across South Brearly Street to the northeast, Research Products Corporation building in the TE District

Southeast: Across the railroad tracks, two multi-tenant office buildings in the TE District

Southwest: City of Madison Water Utility Body Shop and Vehicle Storage Building in the TE District

Northwest: Across East Main Street to the northwest, warehousing and storage building in the TE District. Further to the Northwest, across East Washington Avenue is Breese Stevens Field in the PR (Parks and Recreation) District.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends Employment uses for this area. The East Rail Corridor Plan (2004) recommends primarily Employment uses, with some limited opportunities for mixed use, retail, and service business support uses in this area.

Environmental Corridor Status: This property is not located within a mapped environmental corridor.

Public Utilities and Services: The property is served by a full range of urban services, including several Metro Transit Routes along East Washington Avenue one block to the northwest.

Zoning Summary: The property is located in the TE (Traditional Employment) District, and no exterior changes are proposed.

Project Description

The proposal involves an expansion of an existing tasting room associated with the “Old Sugar Distillery”, which is located within the “Main Street Industries” building. No exterior building or site work is proposed, and the overall space occupied by the business will not change. The tasting room, which currently has an occupancy limit of 50 persons, will expand into an existing storage area and result in a maximum capacity of 99 persons. Hours of operation for the tasting room are Thursdays and Fridays, 4:00-11:00 pm and Saturdays, Noon to 11:00 pm, with occasional extended hours associated with special events.

Evaluation and Conclusion

Distilleries require a conditional use in the Traditional Employment District, and in this case, the proposed expanded tasting room is considered an accessory use to the distillery. The business has been in operation for a few years at this site, and no issues have surfaced that would negatively impact surrounding properties. In fact, the use brings life to a subarea within the City’s “Capitol East District” that currently has very little evening activity.

While buffered from nearby residential uses, the site is within walking distance to the Marquette and Tenney-Lapham Neighborhoods, easily accessed by transit routes along East Washington Avenue and Jenifer Street, and just a block from the Capital City Trail. Its location should alleviate the need for large amounts of on-street parking to serve it, although there is on-street parking available near the site. Staff believes that a doubling of capacity is unlikely to lead to negative impacts on this area.

Changes to accommodate the additional capacity will involve the extension of an interior sprinkler system to meet fire codes, which can be a significant investment. Assuming this can be done, staff believes that conditional use standards can be met with the proposal.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are shaded

Planning Division staff recommend that the Plan Commission find that the conditional use standards can be met, and **approve** the proposal, subject to input at the public hearing and the conditions from reviewing agencies below.

Planning Division (Contact Heather Stouder, 266-5874)

1. The hours of operation for the tasting room shall be limited to Thursdays and Fridays, from 4:00-11:00, and Saturdays from noon to 11:00, with the exception of special events, which may occur up to two times per month outside of these hours.

The following conditions have been submitted by reviewing agencies:

Zoning Administrator (Contact Pat Anderson, 266-5978)

2. When final plans are submitted for staff review and approval, the applicant shall demonstrate that parking and bicycle parking requirements are met for the balance of users on the site.

Traffic Engineering (Contact Eric Halvorson, 266-6527)

3. When the applicant shall submit plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing and proposed property lines, addresses, one contiguous plan (showing all easements, all pavement markings,

building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, semitrailer movements and vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'. Contact City Traffic Engineering if you have questions.

4. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Fire Department (Contact Bill Sullivan, 261-9658)

5. Extend existing sprinkler system into tasting room in order to accommodate 99 customers.

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

Water Utility (Contact Dennis Cawley, 261-9243)

7. This property is not in a wellhead protection district. All Operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21. The Water Utility will need to sign off on the final plans, but not need a copy of the approved plans.

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

This agency submitted a report with no comments or conditions for this proposal.