



Project Address: 1806-1808 Wright Street (12th Aldermanic District, Alder Palm)
Application Type: Conditional Use
Legistar File ID #: [38515](#)
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant/Project Contact: Trevor Easton; Greenview Brewing, LLC; 4539 Helgeson Dr., Madison, WI, 53718

Property Owner: McAllen Properties, LLC; 3950 Commercial Ave., Madison, WI, 53704

Requested Action: Approval of a conditional use for a brewpub in the Industrial Limited (IL) District.

Proposal Summary: The applicant intends to convert 5,800 square foot of interior space in an existing 63,728 square foot one-story light industrial building for use as a brewery and tasting room.

Applicable Regulations & Standards: This proposal is subject to the standards for conditional uses (MGO Section 28.183(6)).

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 1806-1808 Wright Street. 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 located on the west side of Wright Street between Kinsman Boulevard and Anderson Street; Aldermanic District 12 (Palm).

Existing Conditions and Land Use: The 9.4-acre site is developed with two multi-tenant light industrial buildings and associated surface parking, with three access driveways from Hoffman Street and three access driveways from Wright Street.

Surrounding Land Use and Zoning: The site is surrounded on the north, east, and west with commercial and light industrial uses in the IL District. Directly south of the site is a large surface parking area associated with the Madison College Campus in the Campus Institutional (CI) District.

Adopted Land Use Plan: The Comprehensive Plan recommends Employment uses for this area.

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

Requirements	Required	Proposed
Lot Area (sq. ft.)	20,000 sq. ft.	444,198 sq. ft.
Lot Width	75'	500'
Front Yard Setback	None	Adequate
Side Yard Setback	15'	Adequate
Rear Yard Setback	30'	Adequate
Maximum Lot Coverage	75%	Existing
Maximum Building Height	None	One story existing building
Site Design	Required	Proposed
Number Parking Stalls	No minimum	14 + existing stalls
Accessible Stalls	Yes	Yes
Loading	Not required	1 existing loading dock
Number Bike Parking Stalls	Brewery: 1 per 10 employees Tasting Room: 5% of capacity of persons (2 stalls minimum required)	0
Landscaping	Not required	Existing
Lighting	Not required	Existing
Other Critical Zoning Items: Barrier Free (ILHR 69)		

Environmental Corridor Status: The southern edge of the site includes a narrow sliver of a larger environmental corridor located primarily on property immediately to the south and southeast.

Public Utilities and Services: This property is served by a full range of urban services, including Metro Transit Route 6 running along Wright Street, and Route 20 running along Anderson Street to the south of the site.

Project Description, Analysis, and Conclusion

The applicant requests approval for a conditional use to convert an existing 5,800 square foot tenant space into a brewery and tasting room for an expansion to an existing business. Proposed hours of operation for the approximately 1,760 square foot tasting room are 12:00 PM to 2:00 AM Tuesday through Friday, and 10:00 AM to 2:00 AM on Saturday. The tasting room is proposed for a capacity of 80 persons. Approximately 4.5 full-time equivalent employees would be involved in the business.

Staff believes that this location is optimal for the brewery, and that the small tasting room (which necessitates conditional use review) will be a positive addition to the business and its surroundings. If approved, this area of the city would have three breweries ranging the size spectrum. The site appears to have ample parking for guests who drive, but is also accessible by transit, close to bicycle paths, and within easy walking distance of Madison College. Staff believes that the conditional use standards can be met with the proposal.

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 for a brewpub at 1806-1808 Wright Street. 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
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Zoning Administrator (Contact Matt Tucker, 266-4569)

1. Provide the minimum required number of bicycle parking spaces (minimum of 2 bicycle parking stalls) per Table 28I-3 and section 28.141(11) to be shown on the final plans. The bicycle parking spaces shall be located in a convenient and visible location on a paved or impervious surface. A bicycle stall is a minimum of 2 feet by 6 feet with a 5-foot wide access aisle. Submit a detail showing the model of bike rack to be installed.
2. 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.

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. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
5. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.
6. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

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

7. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)).

PDF submittals shall contain the following information:

- a) Building footprints
 - b) Internal walkway areas
 - c) Internal site parking areas
 - d) Lot lines and right-of-way lines
 - e) Street names
 - f) Stormwater Management Facilities
 - g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans)
8. This project appears to have proposed uses which could require sanitary sewer demand charges or monitoring of the discharge of sanitary sewerage. The applicant shall install a monitoring manhole on the exterior of the building in compliance with City of Madison Engineering criteria. Please contact Tim Troester, 608-267-1195 with question regarding this requirement.

Water Utility (Contact Dennis Cawley, 266-4651)

9. This property is not located in a wellhead protection district.
10. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Fire Department (Contact Bill Sullivan, 261-9658)

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