



## City of Madison Site Plan Verification

**PROJECT: LNDUSE-2018-00022**

**Address:** 1602 Gilson ST

**Current Revision #: 0**

**Submitted by:** Funk Factory Geuzeria

**Contact:** Amanda Funk  
(608) 448-6688  
ffg.amanda@gmail.com

**Project Type:** Land Use

**Description:** Create outdoor eating area for brewery with tasting room.

**Status:** Closed

**Revision History:** [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	<a href="#">Jeffrey Quamme</a>	Jun 22 2018
Engineering Review Main Office	Approved	<a href="#">Timothy Troester</a>	Jun 22 2018
Fire Review	Approved	<a href="#">William Sullivan</a>	Jun 22 2018
Parks/Forestry Review	Approved	<a href="#">Sarah Lerner</a>	Jun 22 2018
Planning Review	Approved	<a href="#">Sydney Prusak</a>	Jun 22 2018
Traffic Engineering Review	Approved	<a href="#">Timothy Stella</a>	Jun 22 2018
Zoning Review	Approved	<a href="#">Jenny Kirchgatter</a>	Jun 27 2018

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CSM 14768 Recorded.

The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in GEO so that the Accela system can upload this data and permit issuance made available for this new land record

**PLANNING VERIFICATION****Note****Comment Date:** 05/31/2018

As part of this approval, the applicant is annually limited to four (4) event dates where outdoor amplified sound may be used, and the rear patio may be open until 10:00 pm. The applicant shall submit the date for each outdoor amplified event to the Zoning Administrator 45 days in advance of the scheduled event. For this calendar year (2018), the applicant shall submit the date of the first outdoor amplified event to the Zoning Administrator two weeks before the scheduled event. The applicant shall notify both the District 13 Alder and the District 14 Alder of these events and the Alders shall send out that information to the neighborhood association. If the applicant chooses to host more than four amplified events per year, an alteration to this conditional use will be required.

**Note****Comment Date:** 05/31/2018

There shall be no amplified sound, including, but not limited to television, ambient music or musical performances, in the outdoor eating areas located at the brewery and tasting room addressed 1602 Gilson Street, except during the four permitted amplified events.

**Note****Comment Date:** 05/31/2018

The hours of operation for the outdoor eating areas located at 1602 Gilson Street shall be Monday through Sunday from 10:00 am – 9:00 pm. Future modifications to the hours of operation of the outdoor eating area may be requested by the applicant in the future as a minor alteration of the conditional use following a recommendation by the district alder.

**Supplement Accepted****Comment Date:** 05/31/2018

The applicant shall submit a more accurate and scaled seating plan showing exactly where the tables will be located on each patio. As part of this seating plan, the applicant shall describe what kind of tables they will use and how many seats will be provided. Staff also requests a more detailed description of the children's play area and outdoor performance platform, including any special features and materials.

**Supplement Accepted****Comment Date:** 05/31/2018

The applicant shall install a solid fence between six (6) and eight (8) feet tall around the entire perimeter of the rear patio. The fence between the properties located at 1602 Gilson Street and 1610 Gilson Street shall be eight (8) feet tall. The applicant shall use wood or equivalent materials and provide further details to Staff for final sign-off.

**Note****Comment Date:** 05/31/2018

There shall be no wood burning fire pit at any of the outdoor eating areas located at 1602 Gilson Street.

**Supplement Accepted****Comment Date:** 05/31/2018

The applicant shall provide details on any screening fence proposed for the front patio, for staff approval. This shall not be a six (6) foot solid fence abutting the sidewalk.

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The applicant shall obtain an entertainment license, if applicable to their liquor license requirements.

**Supplement Accepted****Comment Date:** 05/31/2018

The applicant shall have the Certified Survey Map (CSM) recorded before final sign-off.

**Note****Comment Date:** 05/31/2018

This approval is for the site plan most recently submitted by the applicant with any adjustments as required by City regulations.

**Note****Comment Date:** 05/31/2018

The applicants shall explore alternative off street parking spots within the neighborhood.

**Note****Comment Date:** 05/31/2018

The applicant shall work with City Staff and the District Alder for the placement of the outdoor speakers to have the least impact on residents.

**TE VERIFICATION****Supplement Accepted****Comment Date:** 05/30/2018Provide a revised electronic copy of the site plan, .pdf preferred, e-mail plan to Tim Stella - [tstella@cityofmadison.com](mailto:tstella@cityofmadison.com)**Supplement Accepted****Comment Date:** 05/30/2018

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; ADA/striped stall dimensions; secured parking facility; sidewalk dimensions; drive aisle dimensions; bike stall dimensions and detail; underground parking dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

**Supplement Accepted****Comment Date:** 05/30/2018

Items in the Right-of-Way are not approvable through the site plan approval process. Make a note on all pages showing improvements in the ROW that states: The Right-of-Way is the sole jurisdiction of the City of Madison and is subject to change at any time per the recommendation/plan of Traffic Engineering and City Engineering Departments.

**Supplement Accepted****Comment Date:** 05/30/2018

Dimensions of the driveways shall be noted on the plan including the width of driveway and width of driveway flares and curb cut.

**Supplement Accepted****Comment Date:** 05/30/2018

Dimension bike racks. Typical bike stalls are 2' x 6'. To allow for proper pedestrian movement and prevent encroachment from irregularly parked bicycles or bicycle with trailers, it is recommended for all bicycle racks to have at least a 2 foot buffer from parking or pedestrian walkways.

**Supplement Accepted****Comment Date:** 05/30/2018

Traffic engineering recommends a city approved design bike rack with 2 points of contact for easier and safer pedestrian use.

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Due to changes in site operation, the applicant shall work with Traffic Engineering to determine if the existing entrances are functioning as intended and close one, if not two access points to Gilson Street.

**Supplement Accepted****Comment Date:** 05/30/2018

Per MGO 10.08 - all off-street parking facilities shall be improved with bituminous or concrete pavement and designed so as to prevent encroachment onto adjacent land areas: secure all gravel areas with fencing or note as landscaping.

**ZONING VERIFICATION****Supplement Accepted****Comment Date:** 06/27/2018

Screening is required adjacent the Zoning district boundary along the west property line. Screening shall be provided along side and rear property boundaries between commercial/ mixed-use districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height. Submit a detail of the screening fence with the final plans.

**Supplement Accepted****Comment Date:** 06/25/2018

The garbage/ refuse area identified within the rear patio is for the taproom and consists of garage receptacles. No dumpsters will be stored in this area.

Verify whether the refuse/ garbage area identified on the plan is for use by patio patrons or for use by the brewery operations. If the refuse disposal area for the brewery operations is located outside the building, it shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet. Submit a detail of the trash enclosure if provided outside the building.

**Note****Comment Date:** 06/22/2018

The final site compliance date is September 1, 2018.

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.