

Office of the Director of Public Works

To: City of Milton Plan Commission, Mayor Anissa Welch, and Common Council Members
From: Howard Robinson, Director of Public Works
Date: 05/17/2016
Subject: Public Hearing and Discussion and Possible Action to Consider a Request from Northleaf Winery for a Conditional Use Permit and Site Plan Review to Allow a Micro-Brewery and Restaurant at 302/304 S. Janesville Street.

Discussion

A conditional use permit has been submitted to allow 302/304 S. Janesville St to be converted into a brewery and restaurant. There will continue to be an apartment upstairs. The property is zoned B-3. Restaurants are a permitted use but the Brewery pub requires a conditional use permit be granted. An upstairs apartment is permitted in a B-3 zoned area. A site plan is also required.

They have provided a plot plan of the lot. The new design will include an outside seating area. They have included a parking plan. This was approved previously. On-site sidewalk is indicated. A landscape plan is included. B-3 does not require a landscape plan but they have still met the commercial requirements with this plan.

The parking lot will be shared by the Brewery and current winery. An agreement that can be recorded is required to allow the parking to be shared. They have sent a joint parking lot agreement.

Architectural drawings and plans are included. The colors are white with black trim. The parking lot requires lighting. A lighting plan is included.

A dumpster enclosure plan is included. A copy of the type of fence they are using around the patio is included. A copy of the Findings of Fact is also included.

Staff Recommendation

They have met the requirements of the city ordinances. The neighboring property owners have been notified.