

## 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.

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### **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 off-site parking. 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. A recorded agreement is required to allow the parking to be shared.

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

### **Staff Recommendation**

I would recommend approval of the conditional use permit.