



City of Madison

Major Alteration to a Conditional Use & Alteration to Planned Unit Development

Location

Conditional Use Alt : 1330 Regent St

PUD Alt : 10 North Orchard St

Project Name

Jordan's Big Ten Pub Beer Garden

Applicant

Leo Krants – Orchard Court LLP &
Kelly Jordan – Jordan's Big Ten Pub

Existing Use

Commercial & Residential Buildings

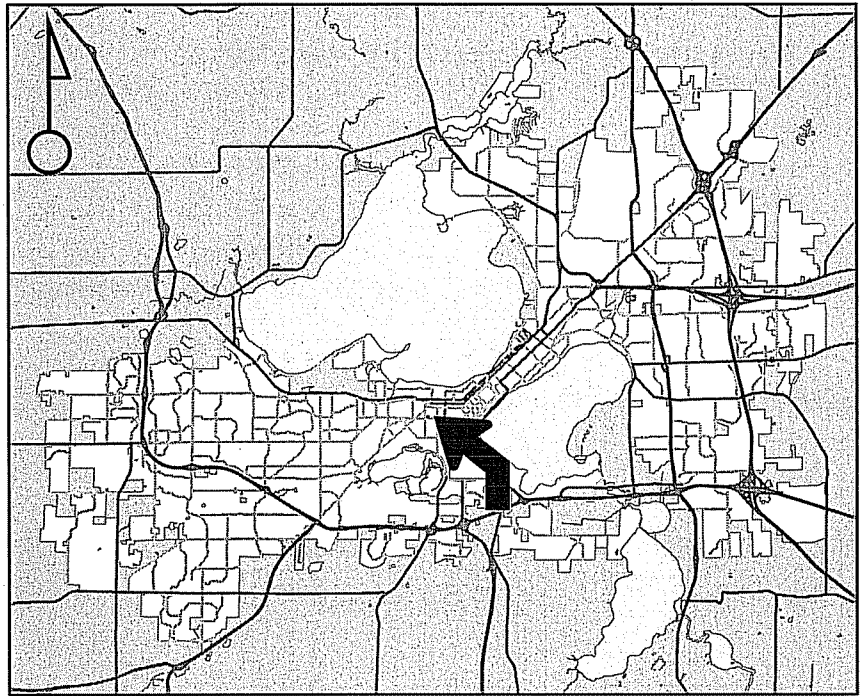
Proposed Use

Temporary Outdoor Eating Area
for Home Football Games

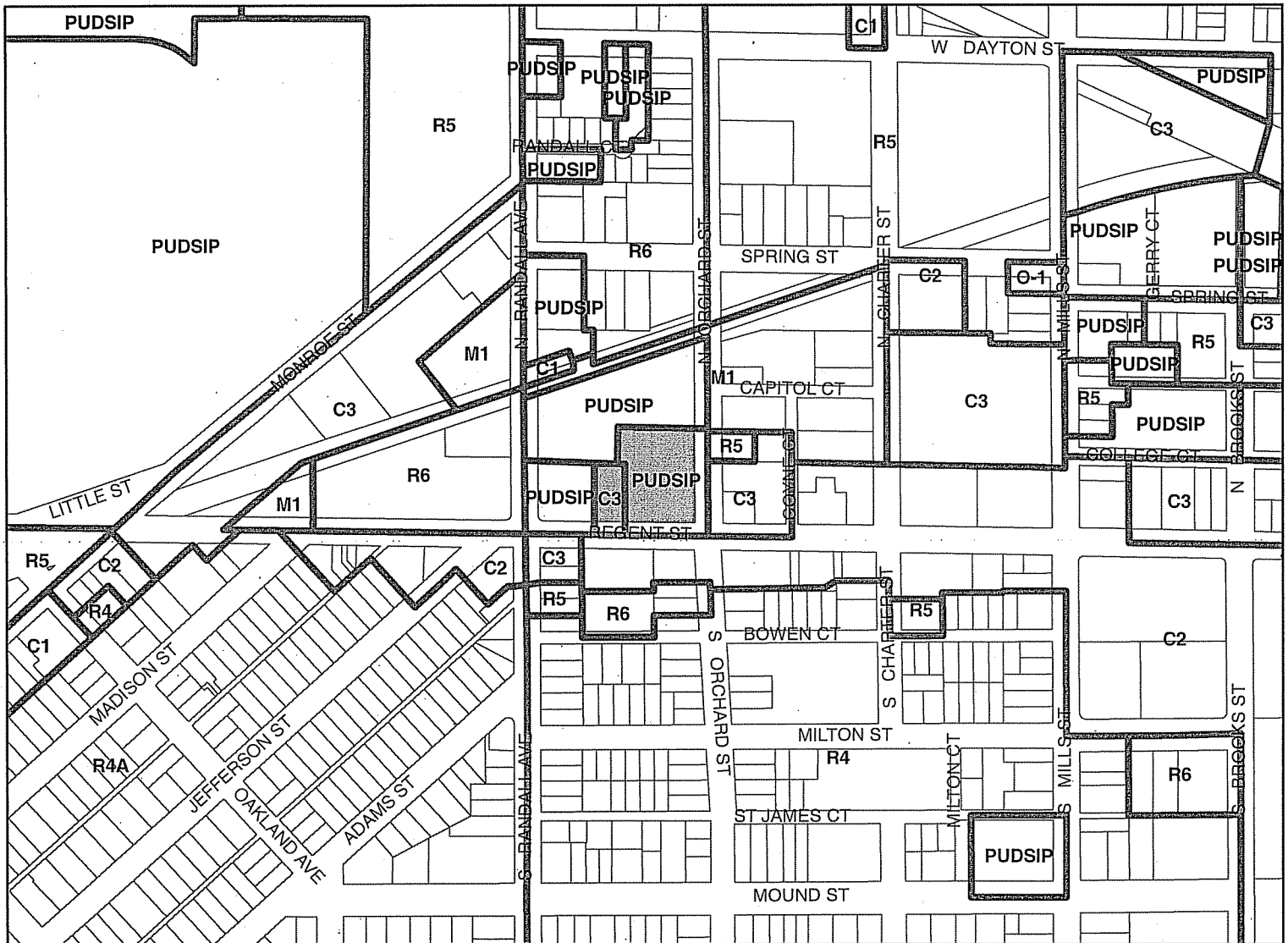
Public Hearing Date

Plan Commission

04 June 2007



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635





LAND USE APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid \$550.⁰⁰ Receipt No. 80462
 Date Received 4-18-07
 Received By KAW
 Parcel No. 0709221-1311-6 + 12-4
 Aldermanic District 05-Robbie Webber
 GQ ok
 Zoning District C-3 + PUD(SIP)
For Complete Submittal
 Application Letter of Intent
 IDUP N/A Legal Descript.
 Plan Sets Zoning Text N/A
 Alder Notification Waiver
 Ngrhd. Assn Not. Waiver
 Date Sign Issued 4-18-07

1. Project Address: 1330 Regent St./10 N. Orchard Ct. **Project Area in Acres:** app .2

Project Title (if any): Jordan's Big Ten Pub Beer Garden

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Jordan's Big Ten Pub, Inc. Company: Jordan's Big Ten Pub, Inc.
 Street Address: 1330 Regent St. City/State: Madison Zip: 53715
 Telephone: (608) 222-2843 Fax: () Email: jordansbig10@aol.com
 Project Contact Person: Kelly Jordan Company: Jordan's Big Ten Pub, Inc.
 Street Address: 1330 Regent St. City/State: Madison Zip: 53715
 Telephone: (608) 222-2843 Fax: () Email: jordansbig10@aol.com
 Property Owner (if not applicant): Leo Krantz/Orchard Court LLP
 Street Address: 6114 Old Middleton Rd City/State: Madison, WI Zip: 53705

4. Project Information:

Provide a general description of the project and all proposed uses of the site: The site is to be used as a beer garden in connection with UW-Madison football games

Development Schedule: Commencement _____ Completion _____

5. Required Submittals:

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.
- Filing Fee:** \$ 550.00 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - *The site is located within the limits of* City of Madison Comprehensive *Plan, which recommends:*
 - Neighborhood Mixed Use *for this property.*
- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:
 - *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*
 - Waiver attached

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner Tim Parks Date 11/29/06 | Zoning Staff Matt Tucker Date 11/29/06

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name KEVIN C. JORDAN Date 4-11-07

Signature [Handwritten Signature] Relation to Property Owner Tenant

Authorizing Signature of Property Owner [Handwritten Signature] Date 4-13-07

ORCHARD CT LLC by [Handwritten Signature]



HAND DELIVERED

April 18, 2007

LAW OFFICES
MADISON OFFICE
740 Regent Street, Suite 400
P.O. Box 1507
Madison, Wisconsin 53701-1507
(608) 257-7766
Fax (608) 257-1507
www.lathropclark.com

POYNETTE OFFICE
111 N. Main Street
P.O. Box 128
Poynette, Wisconsin 53955
(608) 635-4324
Fax (608) 635-4690

LODI OFFICE
113 S. Main Street, Suite 301
P.O. Box 256
Lodi, Wisconsin 53555
(608) 592-3877
Fax (608) 592-5844

Donald L. Heaney
Theodore J. Long
Ronald J. Kotnik
Jerry E. McAdow
David S. Uphoff
John C. Frank
Michael J. Lawton
William L. Fahey
Michael J. Julka
Jeffrey P. Clark
Kenneth B. Axe
David E. Rohrer
Frank C. Sutherland
Paul A. Johnson
Shana R. Lewis
Joanne Harmon Curry
David P. Weller

Stephen J. Roe
Richard F. Verstegen
Christopher J. Hussin
Nate P. Birkholz
Josh C. Kopp
Todd J. Hepler
Carrie M. Benedon
Jennifer G. Taylor

Shelley J. Safer
Of Counsel

Frank C. Sutherland
Direct Telephone Number: (608) 286-7243
E-mail: fsutherland@lathropclark.com

Matt Tucker
215 Martin Luther King Jr. Blvd.
Room LL-100
Madison, Wisconsin 53701

Re: Jordan's Big Ten Pub Beer Garden
Letter of Intent; Legal Description

Dear Mr. Tucker:

Please accept this correspondence as Jordan's Big Ten Pub, Inc.'s Letter of Intent and statement of Legal Description of Property, as required in connection with the Madison Plan Commission Land Use Application. I have enclosed with this letter site plans and the filing fee of \$550.00.

LETTER OF INTENT

As you are aware, Jordan's Big Ten Pub, Inc. has been conducting a beer garden at 1330 Regent Street and 10 N. Orchard Court in connection with UW-Madison home football games for quite some time. It recently came to our attention that the existing conditional use permit for the beer garden did not fully describe the areas used on each of these parcels for beer garden purposes. Accordingly, we are submitting at this time an updated Site Plan to insure that the operation of the beer garden is properly approved and documented with the City. We thank you for your cooperation in working through this process.

Given the circumstances of this application, this project does not involve any construction, landscaping or other proposed activities. Rather, we are seeking to confirm and establish the area of the beer garden. Jordan's Big Ten Pub, Inc. is not requesting any alteration to the existing conditional use permit other than the official alteration of the designated area of the beer garden. Note that Kelly Jordan has engaged in discussion with Alderperson, Robbie Webber, regarding the securing of at least two Dane County Sheriffs to be present when the beer garden is in operation in connection with UW-Madison football events. Jordan's Big Ten

Matt Tucker
April 18, 2007
Page 2

Pub, Inc. is prepared to provide such security in connection with the operation of the beer garden. In all other respects, the existing conditional use permit should remain unchanged. It is our understanding that Robbie Webber is supportive of this application under these circumstances.

When reviewing the attached Site Plan, please note that all points of ingress and egress are clearly marked, and will be maintained as depicted. I believe the Site Plan is otherwise self-explanatory. Nevertheless, please feel free to contact us with any questions you may have at this time.

LEGAL DESCRIPTION

The legal description of the two parcels on which the beer garden operates are as follows:

Brooks' addition to Madison, Blk 13, Lots 13, 14, 15, 16, 17
and the E 7.63 ft of Lot 18, in the City of Madison

Brooks' addition to Madison, Blk 13, the W 45.27 ft of Lot
18 and the E 29.73 ft of Lot 19, in the City of Madison

Thank you for your consideration.

Very truly yours,

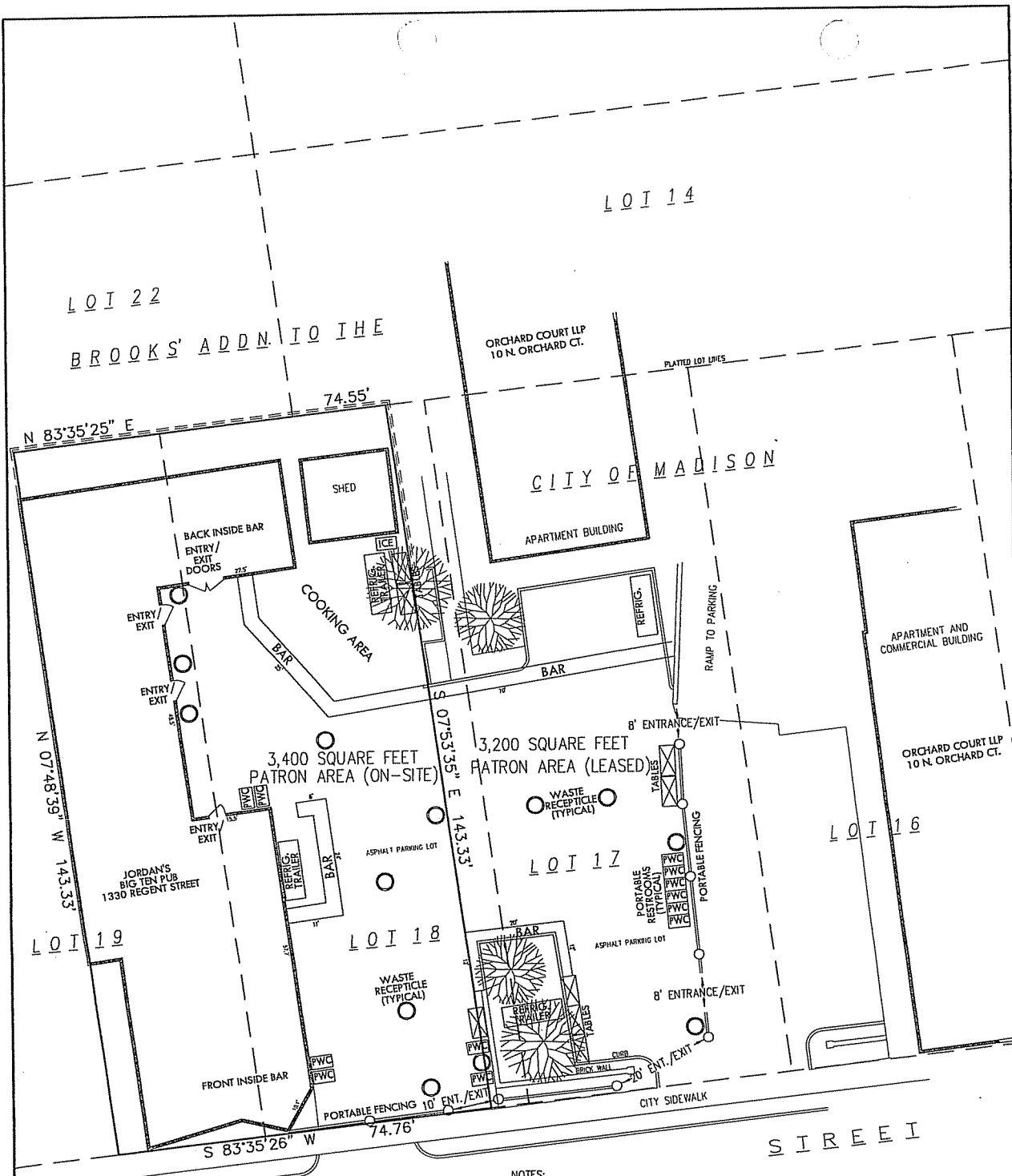
LATHROP & CLARK LLP



Frank C. Sutherland

FCS:mkg

cc: Kelly Jordan

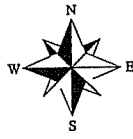


- NOTES:
- TOTAL BEER GARDEN PATRON AREA=6,600 SQUARE FEET. (APPROX.)
 - THIS SITE PLAN IS A VERIFICATION OF EXISTING LOT BOUNDARIES AS PER SURVEYS AND DEEDS OF RECORD, THIS IS NOT A BOUNDARY SURVEY.
 - THIS SITE PLAN IS A VERIFICATION OF EXISTING LOT BOUNDARIES AND BLDG. LOCATIONS AS PER SURVEYS AND DEEDS OF RECORD, THIS IS NOT A BOUNDARY SURVEY.

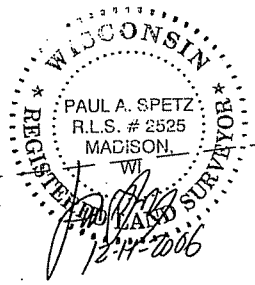
I, Paul A. Spetz, Wisconsin Registered Land Surveyor No. 2525, of Isthmus Surveying LLC, hereby certify that this site plan is a correct representation of the existing conditions on said site, and portrays proposed layouts as provided by the owner of said site.

Paul A. Spetz
 Paul A. Spetz, S. 2525

12-11-2006
 Date:



SCALE: 1" = 20'



ISTHMUS SURVEYING, LLC
 LAND SURVEYING AND CONSULTING
 2145 Oakridge Avenue, Madison, WI 53704, (608) 244-1090

**JORDAN'S BIG TEN PUB
 BEER GARDEN SITE PLAN**

ACT 19-29-00
 10/27/00

BE ADVISED: THAT THE ILLUSTRATION ON THIS PAGE CANNOT BE REPRODUCED CLEARLY WHEN SCANNED
 GRANTOR/AGENT *Ken Sherrill*