



City of Madison

Conditional Use

Location
1124 Regent Street

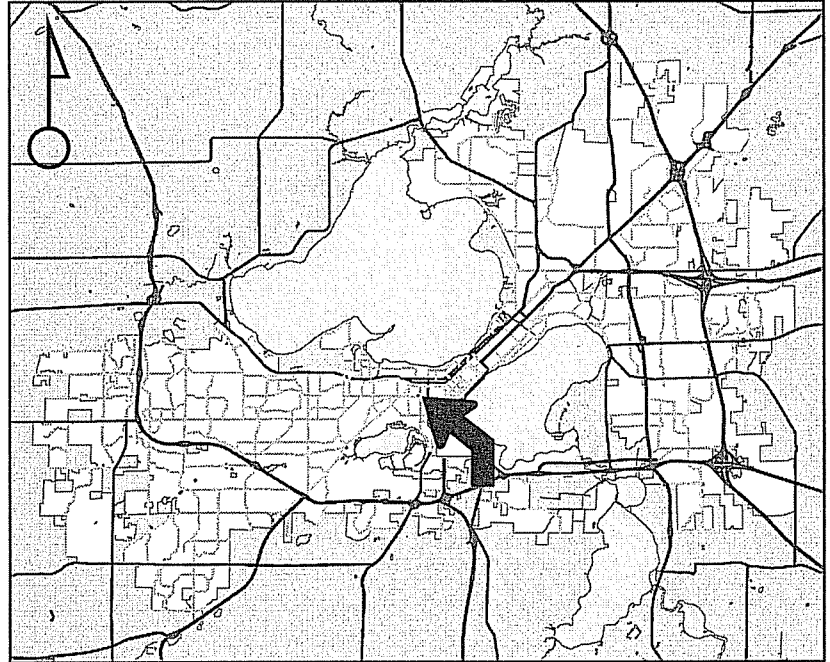
Project Name
Badger Honor Flight Beer Garden

Applicant
Roger Charly – Budget Bicycle/
Steve Bartlett – Badger Honor Flight

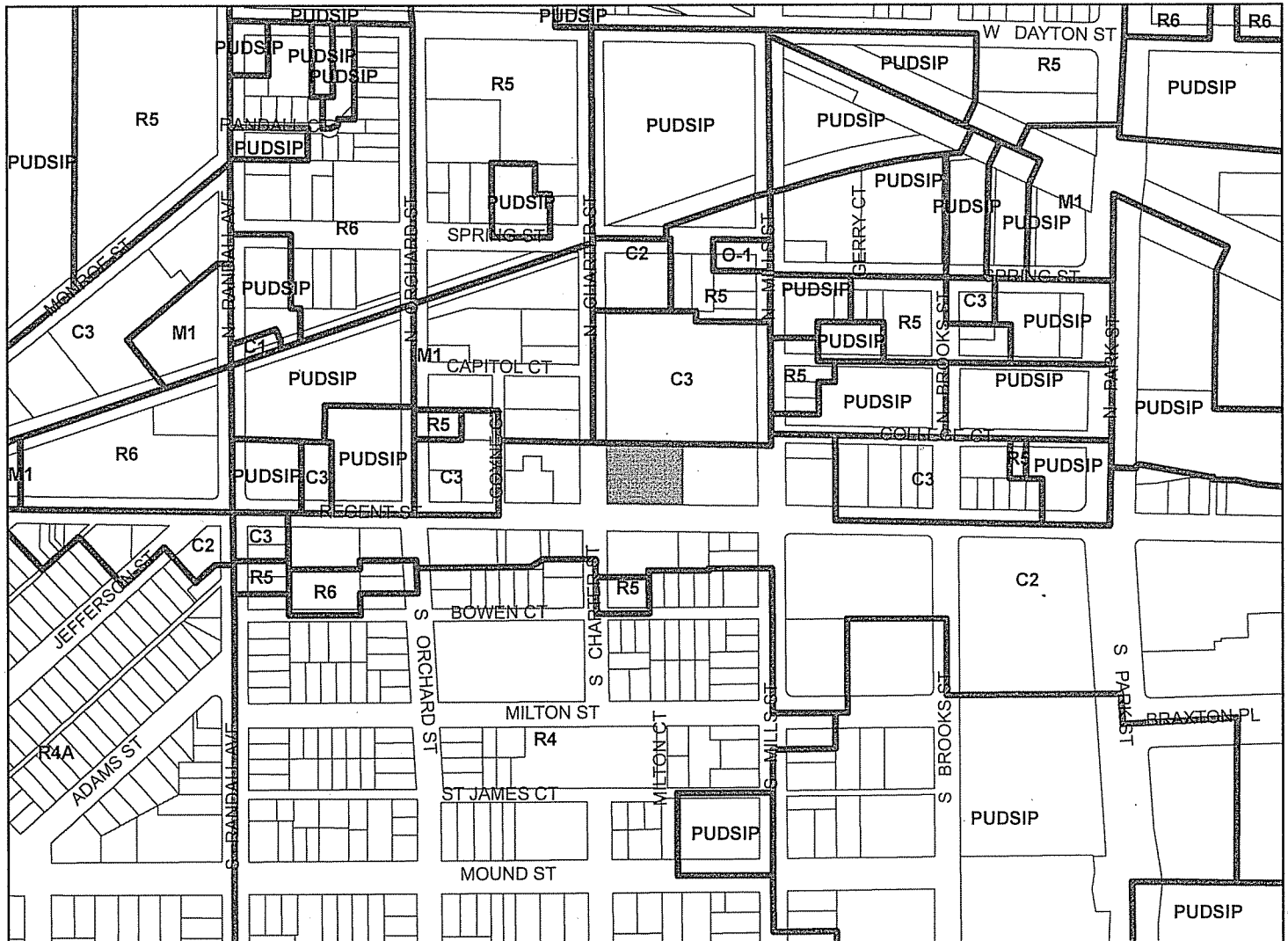
Existing Use
Commercial building & parking lot

Proposed Use
Approve beer garden in existing
parking lot for events at Camp
Randall Stadium

Public Hearing Date
Plan Commission
08 August 2011



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 25 July 2011





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 except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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 Land Use Applications should be filed directly with the Zoning Administrator.

| FOR OFFICE USE ONLY: | |
|-------------------------------|--|
| Amt. Paid | <u>50</u> Receipt No. <u>121743</u> |
| Date Received | <u>6/22/11</u> |
| Received By | <u>PDA</u> |
| Parcel No. | <u>0709-221-1706-9</u> |
| Aldermanic District | <u>8 SCOTT RESNICK</u> |
| GQ | <u>O.K.</u> |
| Zoning District | <u>C2</u> |
| For Complete Submittal | |
| Application | <input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/> |
| IDUP | <input type="checkbox"/> Legal Descript. <input checked="" type="checkbox"/> |
| Plan Sets | <input checked="" type="checkbox"/> Zoning Text <input type="checkbox"/> |
| Alder Notification | <input checked="" type="checkbox"/> Waiver <input type="checkbox"/> |
| Nbrhd. Assn Not. | <input checked="" type="checkbox"/> Waiver <input type="checkbox"/> |
| Date Sign Issued | <input checked="" type="checkbox"/> |

1. Project Address: 1124 REGENT STREET Project Area in Acres: .01 ACRES
Project Title (if any): BADGER HONOR FLIGHT TAIL GATE

2. This is an application for:

| | | |
|---|---|--|
| Zoning Map Amendment (check the appropriate box(es) in only one of the columns below) | | |
| <input type="checkbox"/> Rezoning to a <u>Non-PUD</u> or PCD Zoning Dist.: | Rezoning to or Amendment of a PUD or PCD District: | |
| Existing Zoning: _____ to _____ | <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP | |
| Proposed Zoning (ex: R1, R2T, C3): _____ | <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP | |
| | <input type="checkbox"/> Amended Gen. Dev. Plan | <input type="checkbox"/> Amended Spec. Imp. Plan |
| <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: STEVE BARTLETT Company: BADGER HONOR FLIGHT
Street Address: 2105 PRAIRIE RD. City/State: MADISON, WI Zip: 53711
Telephone: (608) 575-4686 Fax: (608) 825-7300 Email: startlett@tds.net
Project Contact Person: STEVE BARTLETT Company: SAME
Street Address: SAME City/State: SAME Zip: _____
Telephone: () SAME Fax: () SAME Email: SAME
Property Owner (if not applicant): ROGER CHARLY - BUDGET BICYCLE
Street Address: 1124 REGENT ST. City/State: MADISON, WI Zip: 53715

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: TAILGATE PARTY, SERVING BEER AND SUB SANDWICHES ON HOME FOOTBALL SATURDAYS
Development Schedule: Commencement SEPT. 1, 2011 Completion 11/26/2011

CONTINUE →

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 including, but not limited to: 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- + **Filing Fee:** \$ ~~50~~ ^{\$ 50 FOR NOTICE} See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*
- + **Electronic Submittal:** 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 Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to papplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- A **Zoning Text** must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

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 the: COMPREHENSIVE PLAN Plan, which recommends: A CONDITIONAL USE PERMIT FOR THIS INTENDED USE for this property.
- + **Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30 days** prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) ^{AND VERBAL} AND dates you sent the notices: SCOTT RESNICK APPROVED VIA EMAIL - JUNE 2, 2011 - BETTY THOMPSON CONTACTED BY EMAIL 6/2/11 SOUTH CAMPUS PROPERTY OWNERS
 - NOTE: 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 and Planning Division staff; note staff persons and date.
 - Planning Staff: KEVIN FIRCHON Date: 6/7/2011 Zoning Staff: MATT JUCKER Date: 6/7/2011
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

+ Printed Name STEVEN C. BARTLETT Date 6/15/11

+ Signature [Handwritten Signature] Relation to Property Owner SUB-LESSEE

+ Authorizing Signature of Property Owner Roger Charly Date 6-20-2011



June 20, 2011

Via Hand Delivery

Mr. Matt Tucker
Mr. Kevin Firchow
Mr. Patrick Anderson
Dept. of Planning and Development
Inspection Unit
215 Martin Luther King Jr., Blvd.
Madison, WI, 53701-2984

RE: Letter of Intent – Badger Honor Flight Beer Garden Application at 1124 Regent St.

Dear Sirs:

Thank you for meeting with me on June 7 to discuss our application for a conditional use permit to have a beer garden at the parking lot at 1124 Regent St.

The applicant is for Badger Honor Flight, a Madison based non-profit whose mission is to fly military Veterans to DC to see the monuments built in their honor. Serving 11 counties in southern Wisconsin, our priority is to fly all WWII Veterans as our time to say thank you to that generation is running out. To date we have flown 293 men and women, yet still have about 400 on our waiting list.

At a cost of over \$92,000 to fly 100 Vets and the support staff, we are always looking for donors and fundraising opportunities. In this situation we have been fortunate to combine both. One of our major contributors, Wisconsin Distributors, has leased this lot at Budget Bicycle for the purpose of allowing us to host tailgates for all the home Badger football games. We see this as a tremendous opportunity for us to raise public awareness to help us find more eligible Vets as well assist in funding our future flights.

Prior to our meeting with you, I emailed both Alder Scott Resnick and Betty Thompson of the South Campus Property owners on June 2. I have talked with Alder Resnick and he is in support of this request. I have discussed our plan with Fire Marshal Ed Ruckriegel of the Madison Fire Department and this submitted plan reflects his suggestions.

The size of the garden is 111 feet by 27 feet, with the entrance on the west side set 40 feet back from the sidewalk to allow for stacking. We will be serving beer in cans, as well as sub sandwiches or some other form of pre-prepared food. There will be no canopies or tents. We anticipate that the maximum capacity will be somewhere between 450 and 475. The site will include three porta potties, and will be enclosed with 4 foot high orange plastic snow fence. The entrance and exit will each be four feet wide.

At the controlled entrance we will check ID's, using either uniformed Deputy Sheriffs or our own personnel in easily identified shirts. We will continuously count the entering and exiting patrons so as to know that we are below our capacity. The intent is to operate the tailgate prior to the games, closing during the first quarter.

I have sent you these documents in a PDF file as required, and submitted a personal check for the required \$50.00 fee.

If have any additional questions or concerns, or find that I have missed something in this application, please let me know at your earliest convenience.

Sincerely,



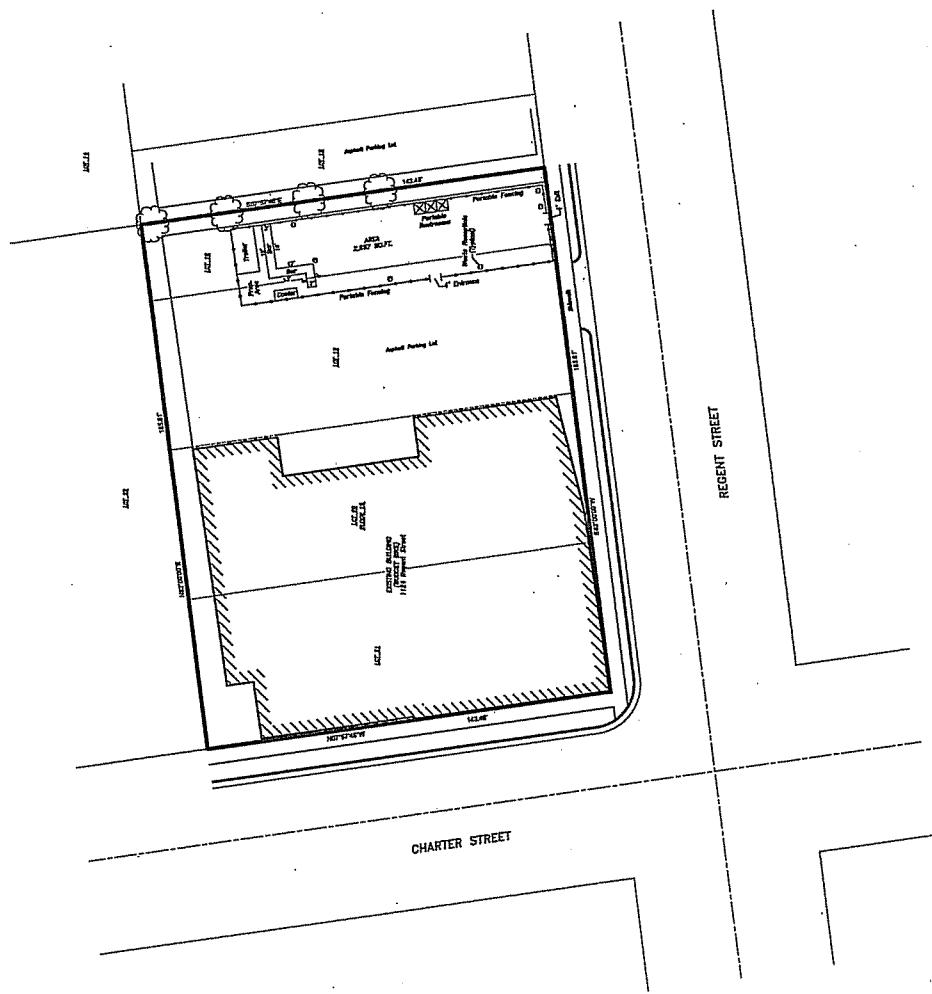
Steven C. Bartlett

Director

Badger Honor Flight, Inc.

Description:
 The West 1/4 of Lot 18, Lot 19, 20, and 21, Block 15,
 Brook's First, City of Madison, Dane County, Wisconsin.

Notes:
 Total Beer Garden Area = 2,897 square feet.
 This site plan of existing lot boundaries, buildings, asphalt,
 etc. per existing surveys and deeds of record. This is
 not a boundary survey.



JOB NO. 110253
 SHEET 1 OF 1
 FB 329/56-60

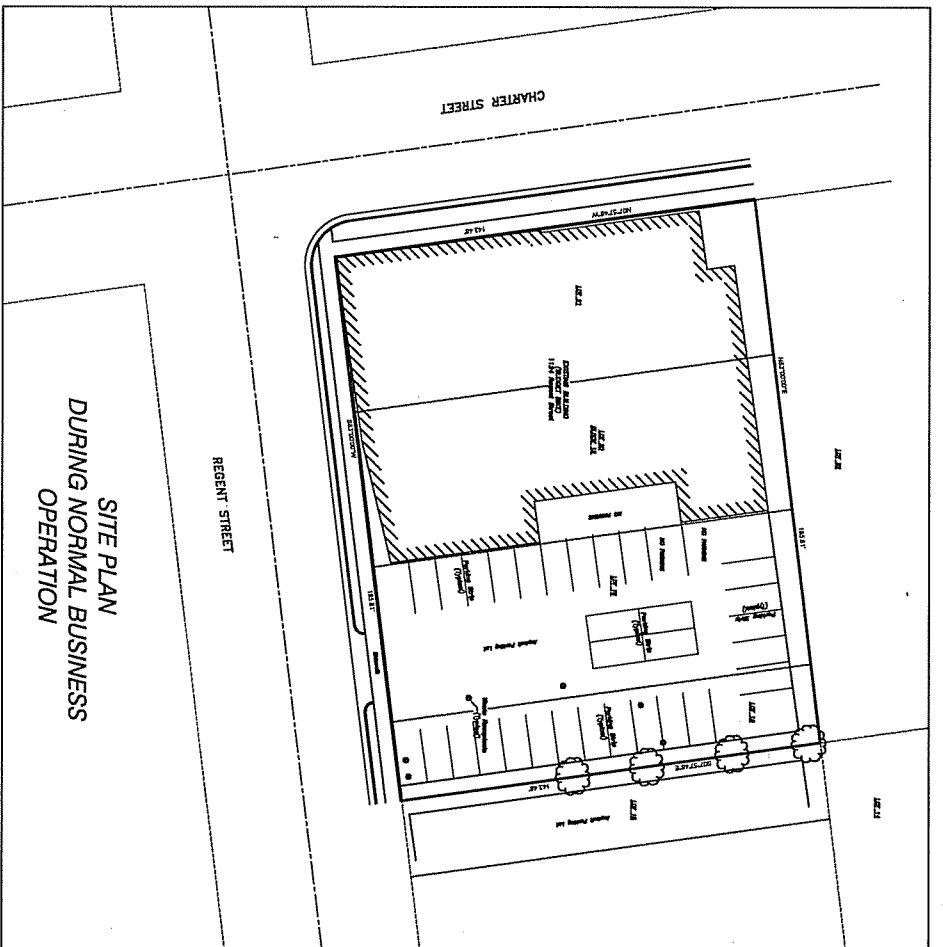
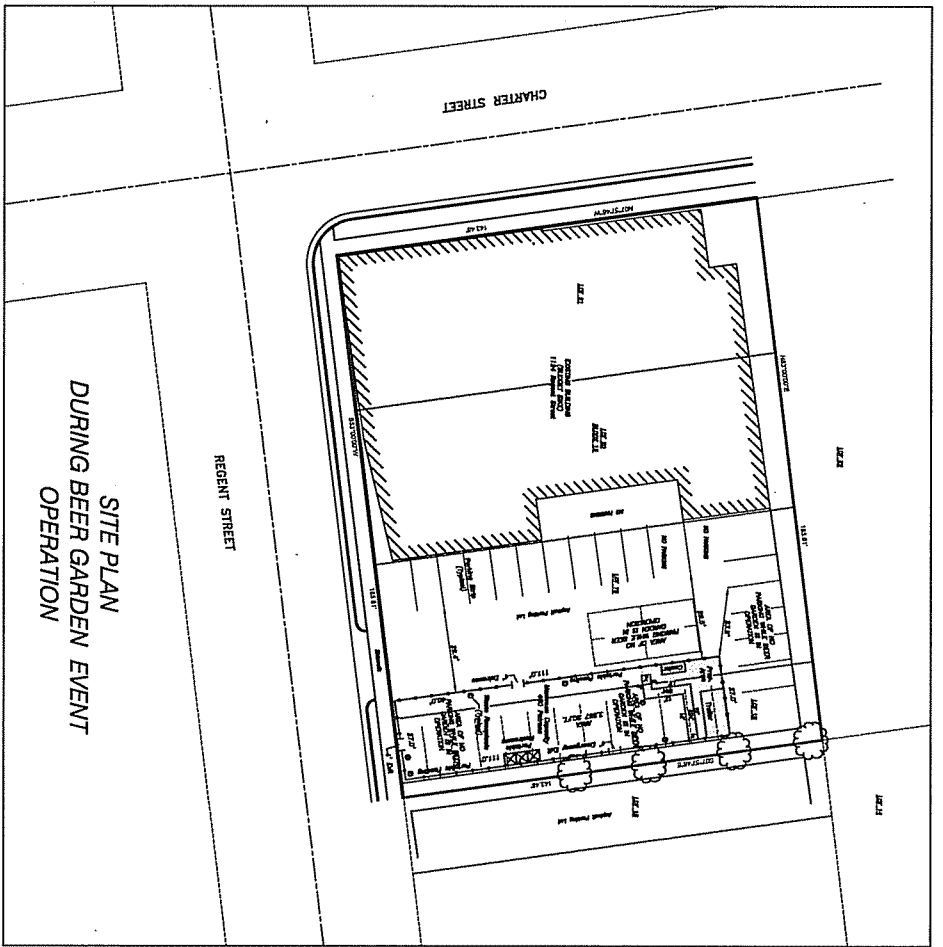
PREPARED FOR:
BADGER HONOR FLIGHT
 100 HILBURN RD, SUITE 112
 SUN PRAIRIE, WI 53580
 608-670-4686

SUBMITTED BY: _____
 DRAWN BY: PERC
 CHECKED BY: _____
 APPROVED BY: DVE

DATED: JUNE 13, 2011

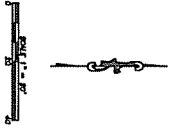
BADGER HONOR FLIGHT BEER GARDEN SITE PLAN

BIRRENKOTT SURVEYING INC.
 LAND SURVEYING & PERC TESTING
 608) 837-7485
 FAX (608) 837-0081
 1877 N. BRIDGEL ST.
 SUN PRAIRIE, WIS. 53580



Description:
 The West 1/2 of Lot 18, Lot 19, 20, and 21, Block 15,
 Block 17th, City of Madison, Dane County, Wisconsin.

Notes:
 Total Beer Garden Area = 2,897 square feet.
 450 Persons to Maximum Capacity of the
 Beer Garden Area.
 This site plan of existing lot boundaries,
 setbacks, and other features are shown
 as shown on the record. This is not a boundary
 survey.



BIRENKOTY SURVEYING INC.
 LAND SURVEYING & PERC TESTING
 1877 N. BERTOL ST.
 SUN PRAIRIE, WI 53590
 (608) 537-7443
 FAX (608) 537-1061

**BADGER HONOR FLIGHT
 BEER GARDEN SITE PLAN**

DATE: JUNE 13, 2011
 REVISION: AUGUST 2, 2011

SUBMITTED BY: _____
 DRAWN BY: PKAC
 CHECKED BY: _____
 APPROVED BY: DVB

PREPARED FOR:
BADGER HONOR FLIGHT
 100 WILDERBY RD, SUITE 118
 SUN PRAIRIE, WI 53590
 608-676-4688

JOB NO. 110253
 SHEET 1 OF 1
 PD 129/25-60