



Location
4301 & 4325 Lien Road

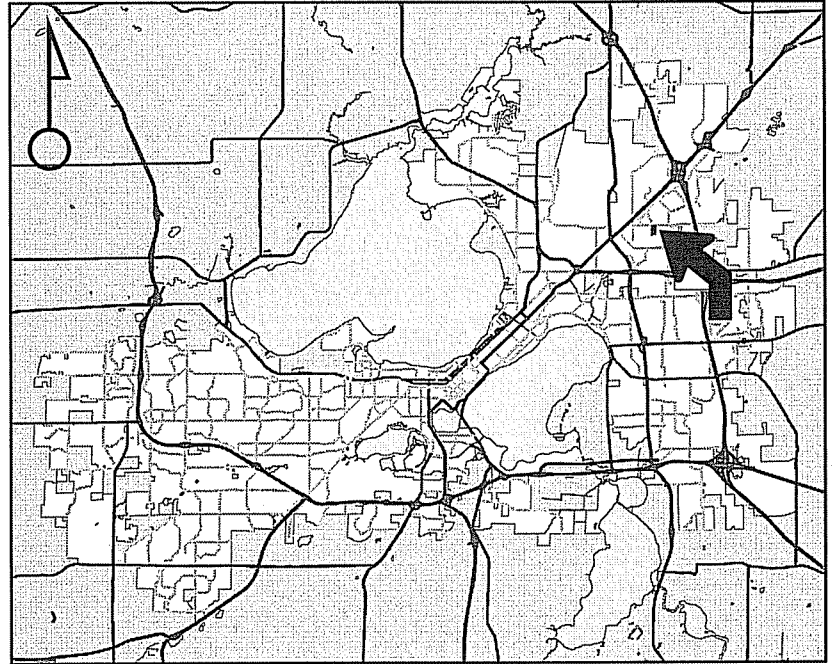
Project Name
My Buddies Outdoor Area

Applicant
Capitol Real Estate/
Martin Cue - DRS

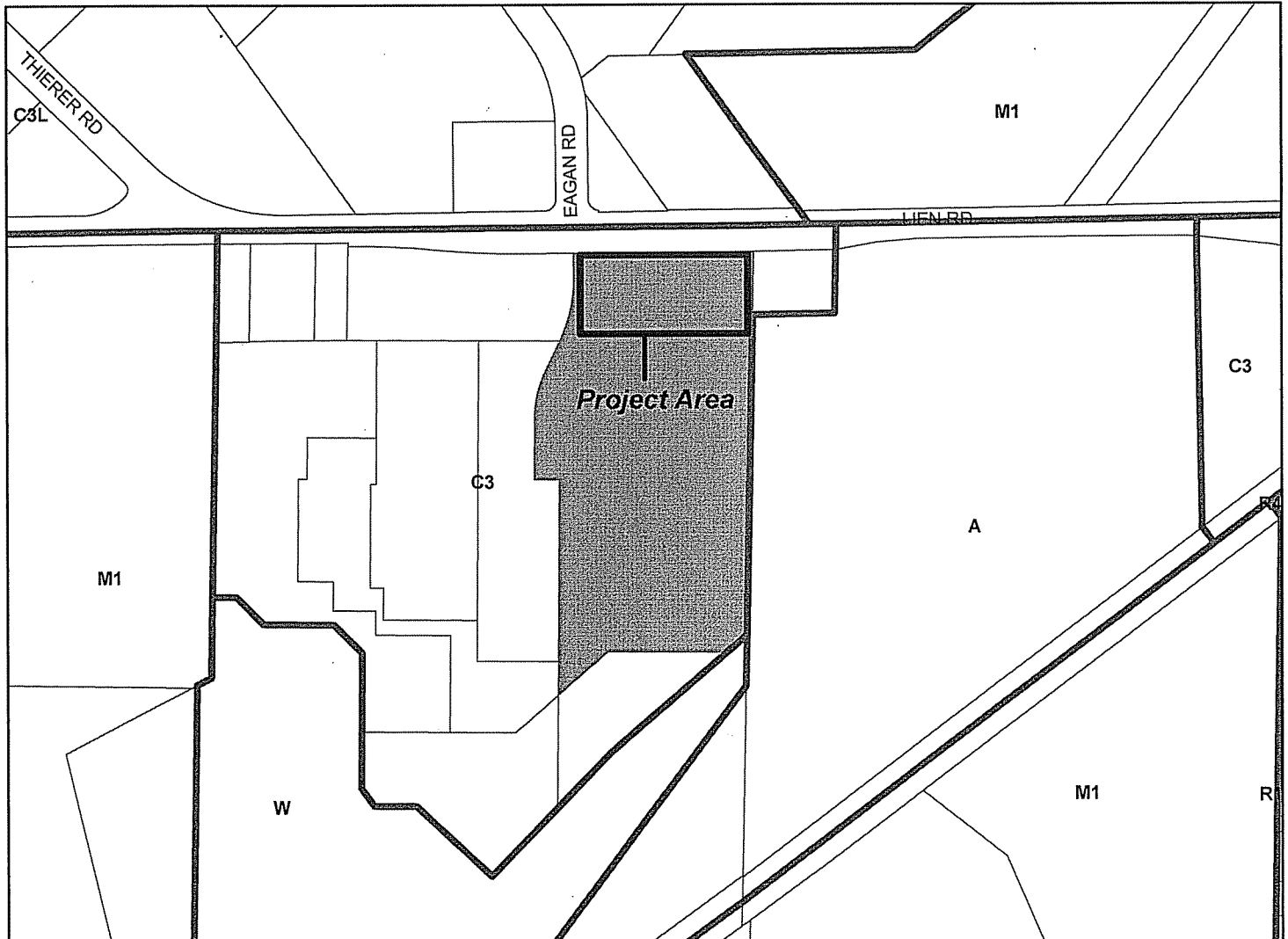
Existing Use
Tavern Parking lot

Proposed Use
Construct outdoor eating area and
recreation area for restaurant/tavern

Public Hearing Date
Plan Commission
16 May 2011

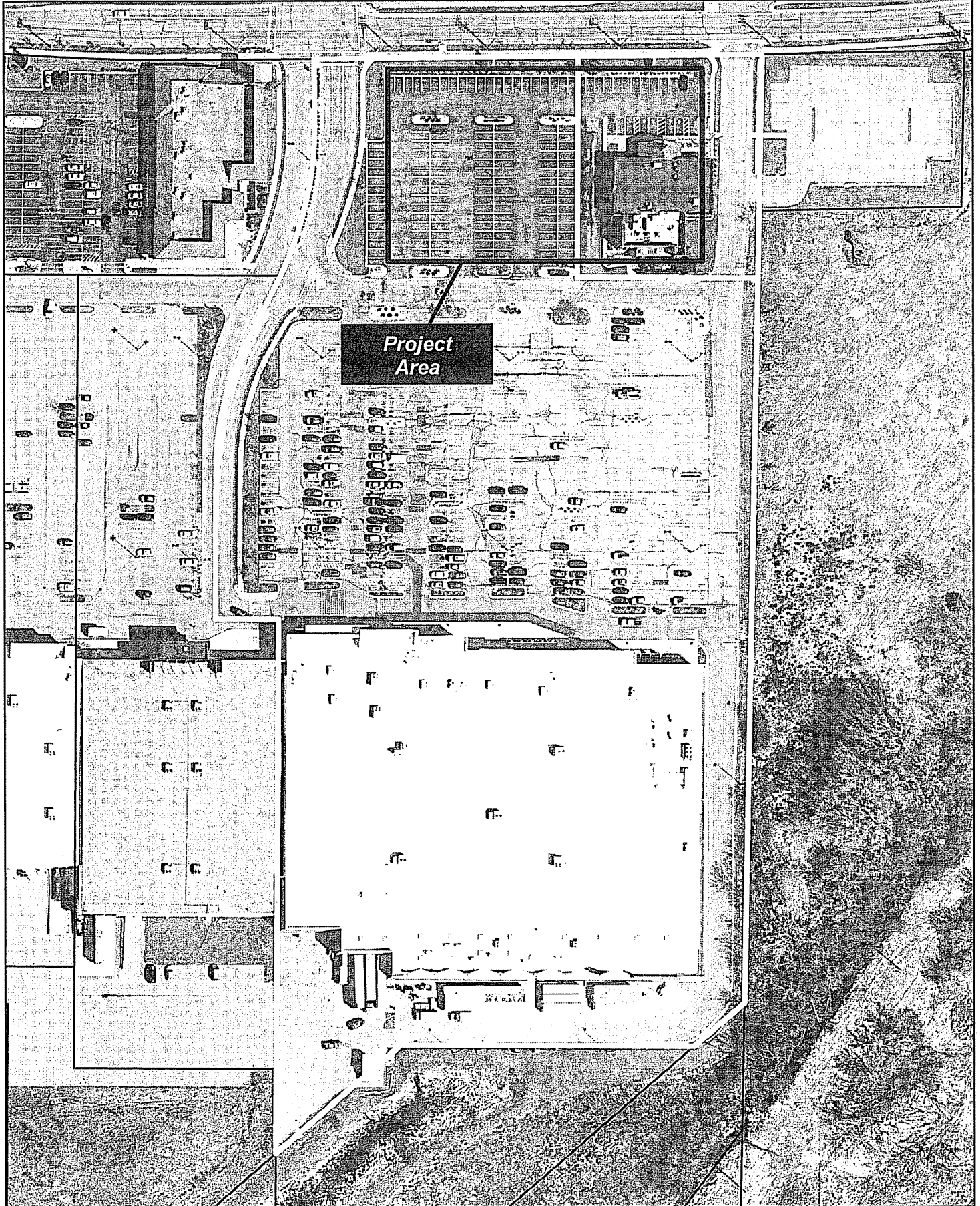


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 03 May 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>550</u> Receipt No. _____
Date Received	<u>4/6/11</u>
Received By	<u>PIDA</u>
Parcel No.	<u>0810-331-0316-0</u>
Aldermanic District	<u>17 CLAUDIUS</u>
GQ	<u>UDC, EXIST C.V.</u>
Zoning District	<u>C3</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<input checked="" type="checkbox"/> Legal Descript. _____
Plan Sets	<input checked="" type="checkbox"/> Zoning Text _____
Alder Notification	<u>4/5/11</u> Waiver <input checked="" type="checkbox"/> <u>(MPT)</u>
Ngrbrhd. Assn Not.	<u>N/A</u> Waiver _____
Date Sign Issued	_____

1. Project Address: 4325 Lien Rd Madison, WI 53704 Project Area in Acres: _____
Project Title (if any): _____

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 Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	Rezoning to or Amendment of a PUD or PCD District:	
	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP	
	<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: Dale + Debra Wells Company: My Buddies LLC
Street Address: 4325 Lien Rd City/State: Madison WI Zip: 53704
Telephone: (608) 444-4084 Fax: () Email: _____
Project Contact Person: Martin Cwe Company: DRS
Street Address: 15 Apostle Island City/State: Madison, WI Zip: 53719
Telephone: (608) 513-6092 Fax: () Email: _____
Property Owner (if not applicant): Capital Real Estate
Street Address: 26 Schroeder Ct City/State: Madison WI Zip: 53714

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Adding 2 volleyball courts on top of parking lot on West side of building and outdoor eating and drinking area.
Development Schedule: Commencement ASAP Completion _____

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: \$ 550** 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 pcapplications@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: GENERAL COMPLEMENTS USE Plan, which recommends: GENERAL COMMERCIAL 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 Aldersperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

ALD. JOE CLAUSUS, Sent 4-5-11 - WAIVED PER DISCUSSION w/ MT
 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 FICROW Date: 3/30 Zoning Staff: JENNY KUCIAGHALL Date: 3/30

- 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 Joseph Johnson Date 4-7-11
 Signature [Signature] Relation to Property Owner assistant to Dale Wells (tenant)
 Authorizing Signature of Property Owner [Signature] Date 4/9/11

My Buddies LLC
4325 Lien Rd
Madison, WI 53714

To whom it may concern :

This letter of intent refers to the plan to construct temporary volleyball courts at 4325 Lien Rd Madison, WI 53714. We are also asking permission to serve food and alcohol in the fenced in patio on the Northeast corner of the building.

We intend to implement these plans immediately upon approval and remove by 11/1/2011.

The plans submitted show the entire design of the court, and the fencing that will be surrounding the courts. There will be a chain link fence completely surrounding the volleyball area 6 feet in height. Above this fence will be netting. From the ground to the top of the netting will be a minimum of 15 feet high. The surrounding fence and netting will prevent balls from leaving the play area, and keep access to the courts limited to the entrance of the establishment. In other words the only way to reach the courts will be by entering through the main entrance. There will be an emergency exit from the courts.

Existing drainage will be uninterrupted and any water collected in the sandbox will be filtered and allowed to flow through to match the existing drainage.

No changes to the current lighting system are planned at this time.

We are also requesting the ability to serve food and alcohol within the fenced in area.

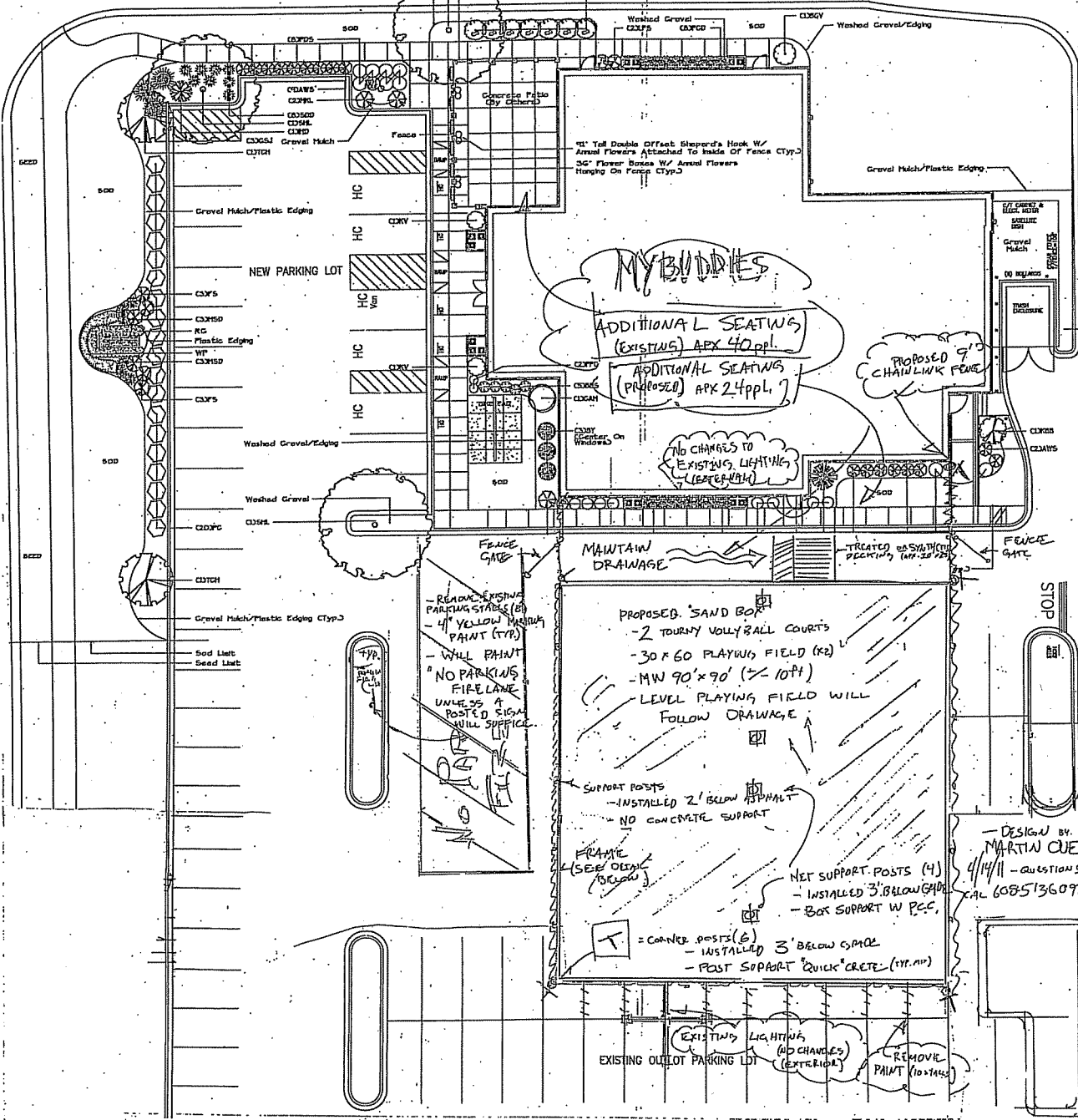
We intend to run volleyball leagues Tuesday, Wednesday, and Thursday every week throughout the summer of 2011. The games will be played from 5pm until 10pm. If approved, we would like the option to run leagues and/or open volleyball the remainder of the week during all hours of operation closing the courts at 10pm. We would also ask to be allowed to run tournaments on occasion on the weekends. Again, the courts will close at 10pm.

The patio on the Northeast corner of the building exists already. It is our understanding that it is not currently approved for outdoor eating and/or drinking. We are requesting that this be approved as well. We intend to allow patrons to eat on the patio and offer a full wait staff to serve customers. In the city of Madison this is an extremely common feature of restaurants and we feel it will be imperative to this establishment to be allowed to offer this to our patrons. There is a fence around this area currently that stands approximately 4 feet high. It will be the job of the waitstaff, manager on duty, and security to monitor this area.

Thank you for your consideration.

STOP

Fence By Others
 Replace CD 2" B+B Skyline Honeylocust
 Dark Mulch/No Edging



FENCE GATE
 - REMOVE EXISTING PARKING STABILIZER
 - 4" YELLOW MARBLE PAINT (TYP)
 - WILL PAINT NO PARKING FIRE LANE UNLESS A POSTED SIGN WILL SURFACE

PROPOSED SAND BOX
 - 2 TOURNY VOLLYBALL COURTS
 - 30x60 PLAYING FIELD (K2)
 - MW 90'x90' (± 10ft)
 - LEVEL PLAYING FIELD WILL FOLLOW DRAINAGE
 SUPPORT POSTS - INSTALLED 2' BELOW ASPHALT
 NO CONCRETE SUPPORT
 FRAME (SEE ORIGIN DRAWING)
 NET SUPPORT POSTS (4)
 - INSTALLED 3' BELOW GRAD
 - BOX SUPPORT W P.C.C.
 CORNER POSTS (6)
 - INSTALLED 3' BELOW GRAD
 - POST SUPPORT QUICKCRETE (TYP. MIN)

DESIGN BY
 MARTIN CUE
 4/14/11 - QUESTIONS?
 CAL 6085136092

EXISTING LIGHTING (NO CHANGES (EXTERIOR))
 REMOVE PAINT (10/11/11)
 EXISTING OUTLOT PARKING LOT

