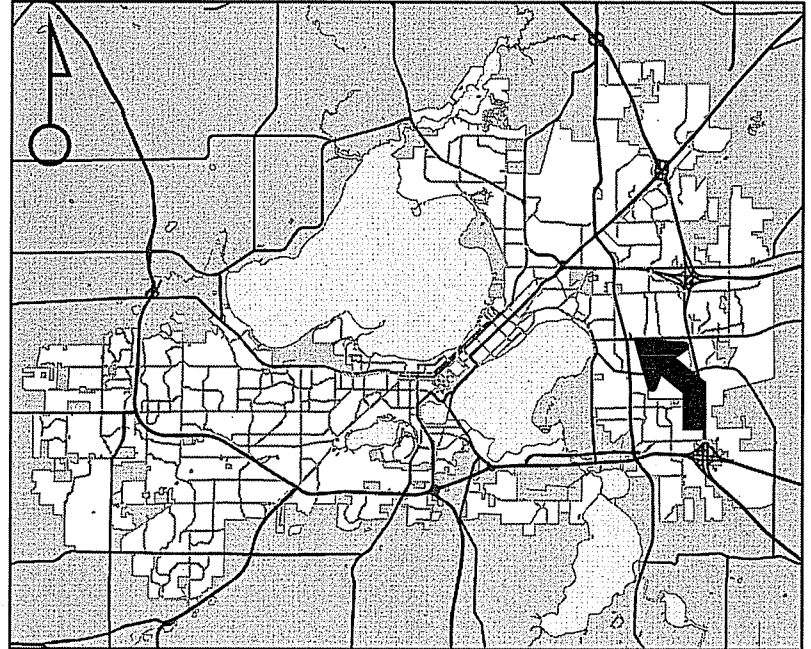




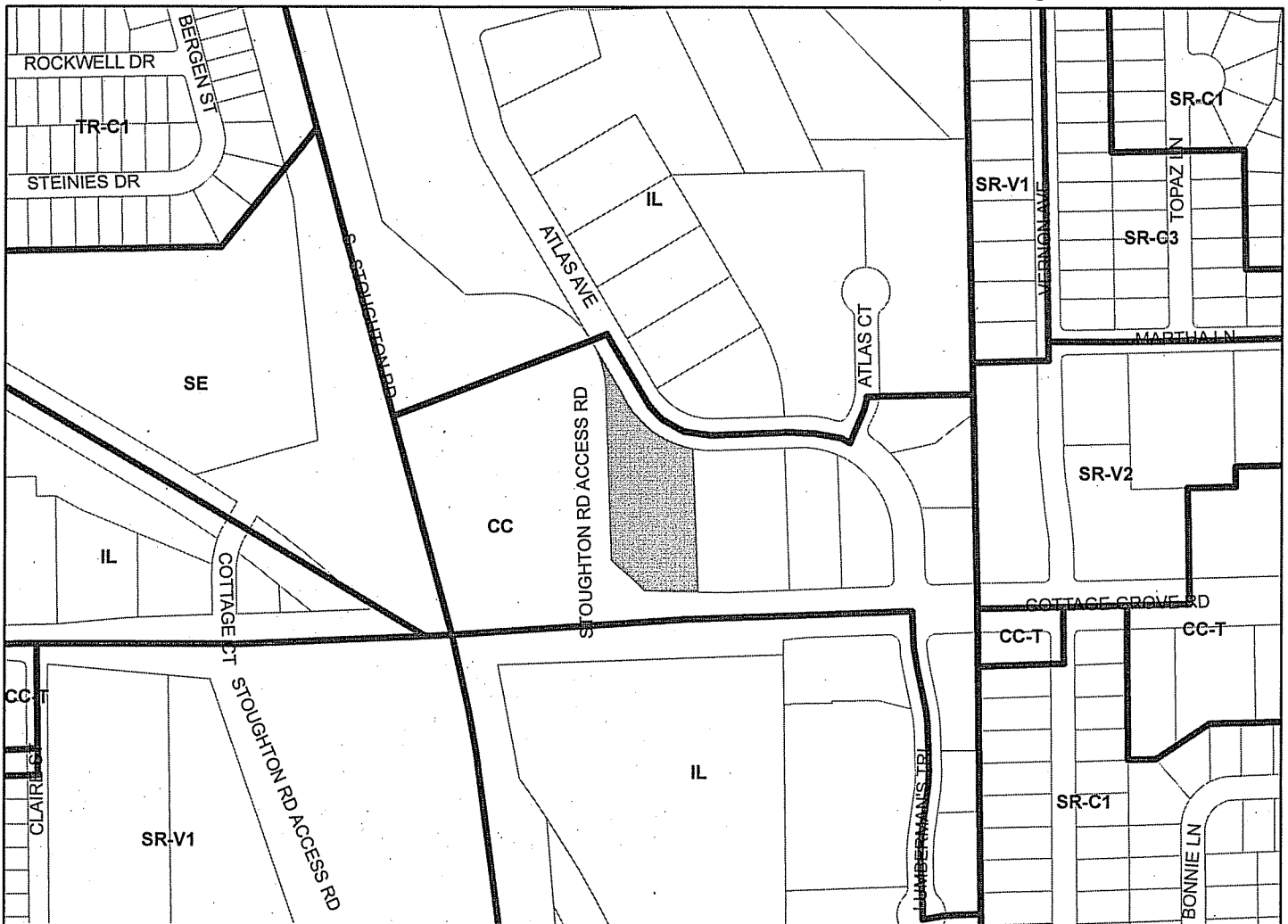
# City of Madison

## Conditional Use

Location  
 802 Atlas Avenue  
 Project Name  
 North of The Bayou Outdoor  
 Recreation  
 Applicant  
 Dale Beck, Beck Enterprises LLC /  
 Roger Smith, Design Coalition Architects  
 Existing Use  
 Restaurant  
 Proposed Use  
 Allow outdoor recreation at  
 restaurant-tavern  
 Public Hearing Date  
 Plan Commission  
 04 December 2017

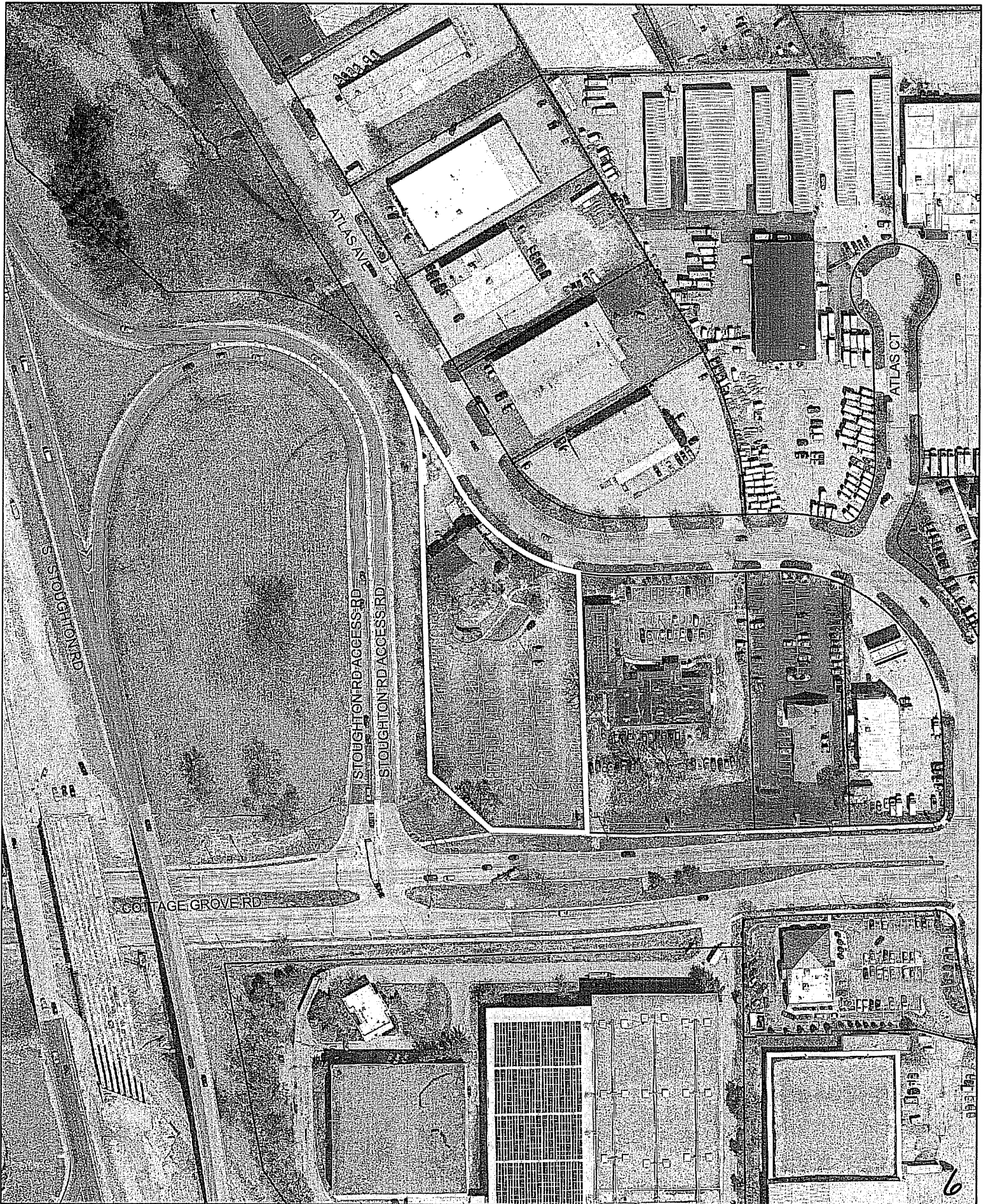


For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

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LAND USE APPLICATION

LND-B

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid \$600 Receipt # 34522-0008
Date received 9/16/17
Received by JCK
Parcel # 0710-091-0203-0
Aldermanic district 3-Amanda Hall
Zoning district CC
Special requirements OK
Review required by
[ ] UDC [ ] PC
[ ] Common Council [ ] Other
Reviewed By L-NDUSE-2017-00095

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information

Address: 802 Atlas Ave
Title: New Sand Volleyball Court and Horseshoe Courts

2. This is an application for (check all that apply)

- [ ] Zoning Map Amendment (rezoning) from ... to ...
[ ] Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
[ ] Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
[ ] Review of Alteration to Planned Development (PD) (by Plan Commission)
[X] Conditional Use or Major Alteration to an Approved Conditional Use
[ ] Demolition Permit
[ ] Other requests

3. Applicant, Agent and Property Owner Information

Applicant name Dale Beck Company Beck Enterprises LLC
Street address 1910 Roth St City/State/Zip Madison, WI 53704
Telephone 608-225-1329 Email south2beck@yahoo.com
Project contact person Roger Smith Company Design Coalition Architects
Street address 2088 Atwood Ave City/State/Zip Madison, WI 53704
Telephone 608-957-6773 Email roger@designcoalition.org
Property owner (if not applicant) same as applicant
Street address
Telephone

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4. Project Description

Provide a brief description of the project and all proposed uses of the site:

Site improvements including a new sand volleyball court, and horseshoe courts.

Scheduled start date Fall 2017 Planned completion date Spring 2018

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Checkboxes for Filing fee, Land Use Application, Letter of intent, Legal description, Pre-application notification, Vicinity map, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, Electronic Submittal\*.

\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Sydney Prusak Date 9/1/17
Zoning staff Jenny Kirchgatter Date Sept 1, 17

- Demolition Listserv
Public subsidy is being requested (indicate in letter of intent)

Pre-application notification: The zoning code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), business association(s), AND the dates you sent the notices:

see waiver

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials.

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

Name of applicant Joel Dale Beck Relationship to property OWNER
Authorizing signature of property owner [Signature] Date 9/5/2017

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09.06.16

LETTER OF INTENT : 802 Atlas Ave. Madison, Wi

Project Name- New sand volleyball court and horseshoe courts.

This proposal is to add an outdoor sand volleyball court and horseshoe courts adjacent to the existing building. A portion of existing impervious asphalt paving will be removed to accommodate new pervious areas of sand and turf, and the existing parking count will be reduced. See below for further explanation of implementation. The licensed occupancy of the existing facility will remain the same at 480 occupants, including the new outdoor courts.

Owner: Beck Enterprises 1810 Roth St. Madison

Contractor: Beck Enterprises 1810 Roth St. Madison

Construction Schedule: Fall 2017 thru Spring 2018

Current Building Use: Restaurant/ 18+ Nightclub w/ entertainment

Hours of Operation: 6:00 PM to 9:00 PM for new volleyball court

Number of Employees: 21

Licensed/posted capacity of patrons: 480

Total Gross Square footage of Building: 12,115 sq.ft. (Including basement)

Site Area: approx. 87,136 sq.ft.

Site Alteration Area: 6,493 sqft (7.5%)

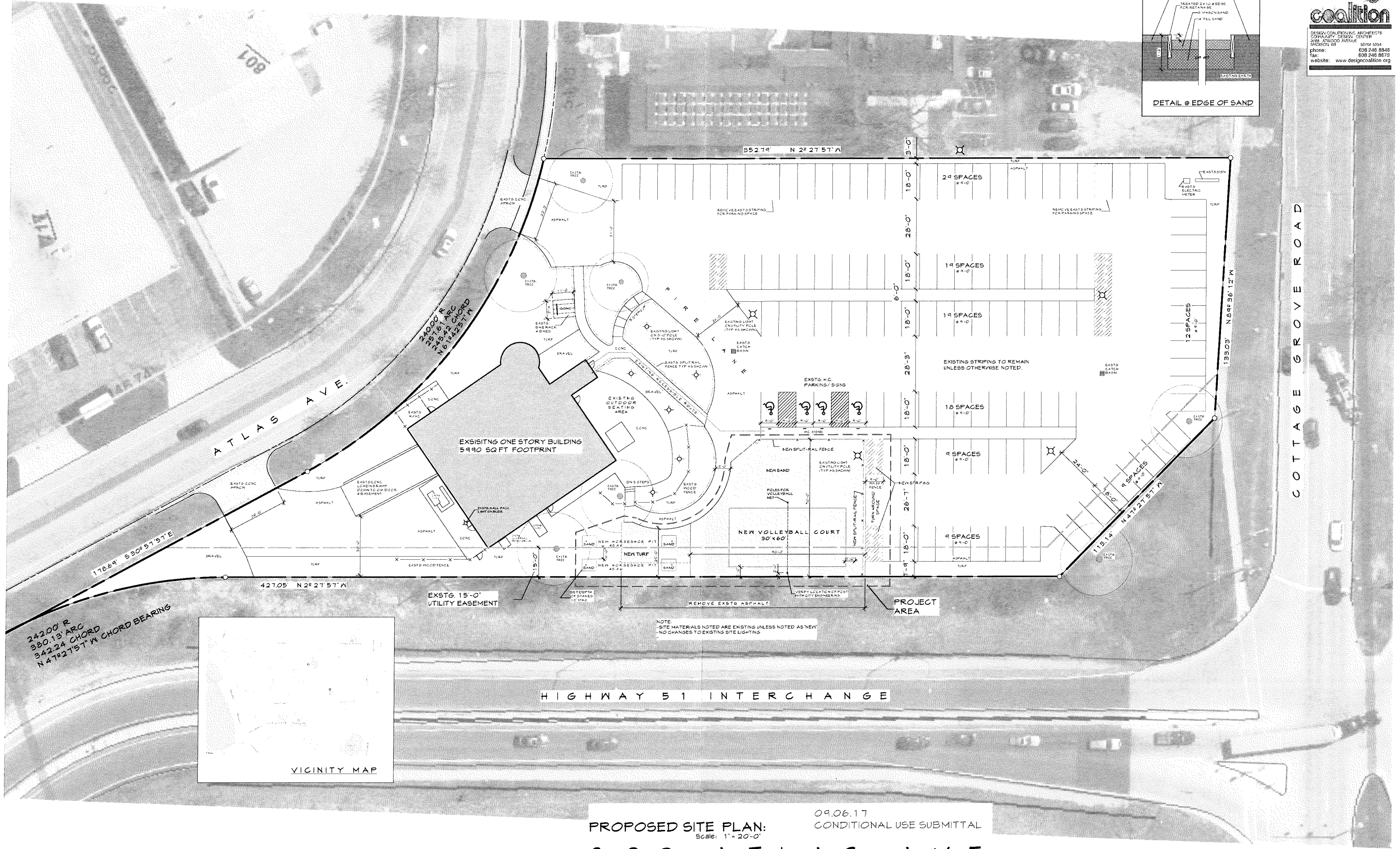
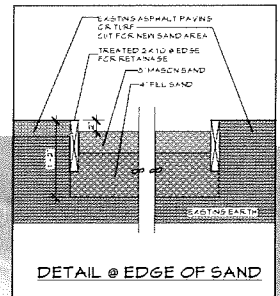
Parking Spaces- 124 total spaces (including 4 accessible) proposed after modifications.  
136 current existing

Bike Parking- 4 existing spaces to remain.

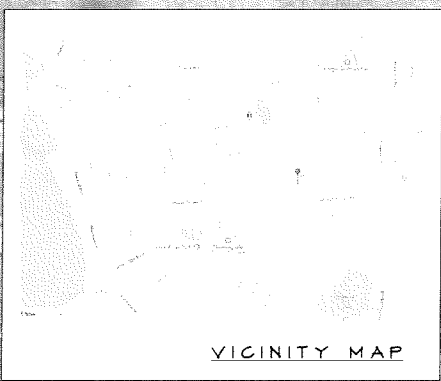
#### Sand Volleyball Court:

New court is located on site adjacent to the northbound entrance to Highway 51 and is remote and removed from any neighboring properties and is not at all near any residential neighborhoods. Area of sand as shown on the site plan will be 12" deep on free draining fill beneath. See detail on drawing for detail of sand retainage/erosion control.

Property Description: Tax parcel #251-0710-091-0203-0



24200' R  
 380.13' ARC  
 342.24' CHORD  
 N 47° 27' 51" W CHORD BEARING



NOTE:  
 - SITE MATERIALS NOTED ARE EXISTING UNLESS NOTED AS NEW  
 - NO CHANGES TO EXISTING SITE LIGHTING

PROPOSED SITE PLAN: 09.06.17  
 Scale: 1" = 20'-0" CONDITIONAL USE SUBMITTAL  
**802 ATLAS AVE.**