



Location  
322 West Johnson Street

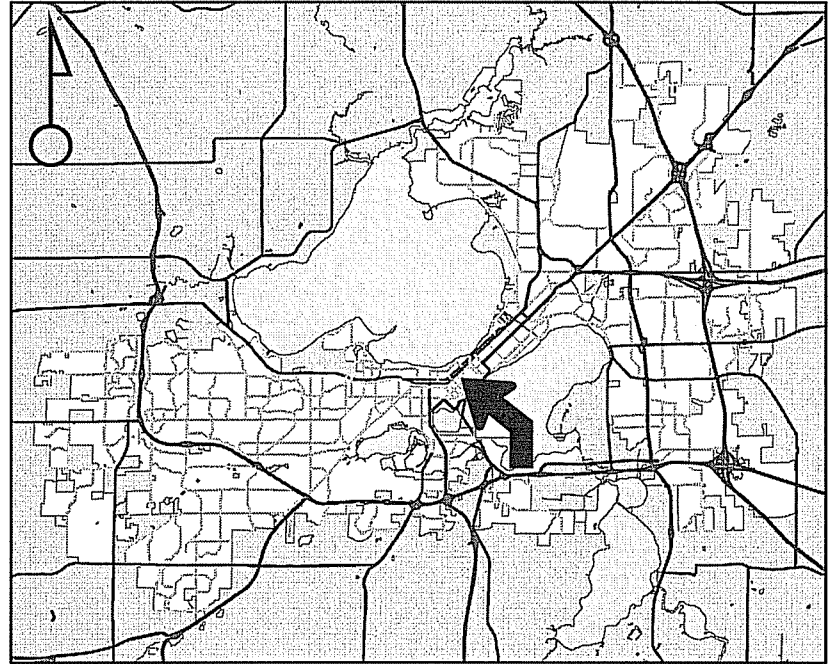
Project Name  
Logan's Madtown Volleyball

Applicant  
322 West Johnson St. Partnership/  
Adam C. Mais - Logan's Madtown

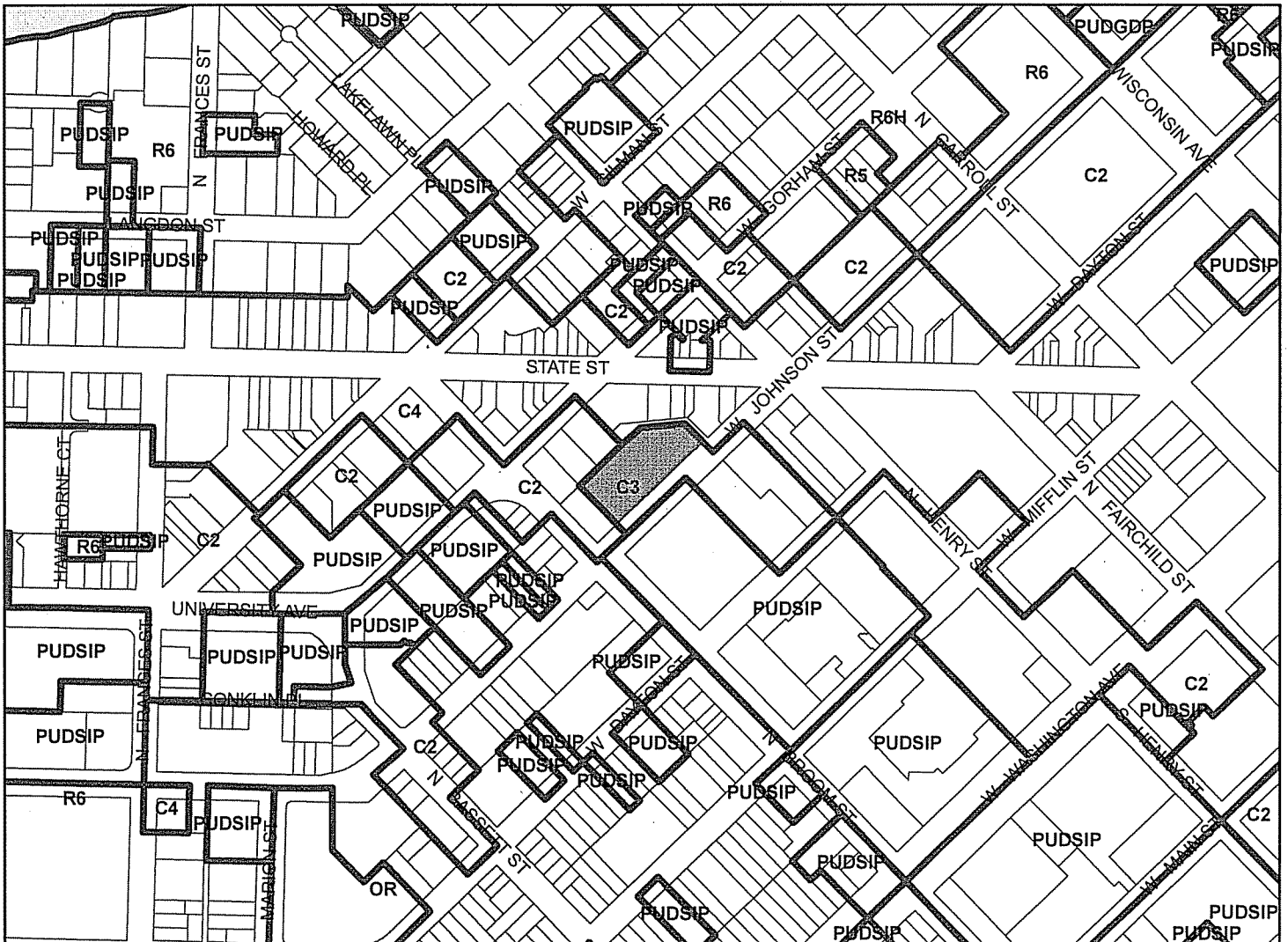
Existing Use  
Logan's Madtown

Proposed Use  
Addition of outdoor recreation area to  
existing outdoor eating area for  
restaurant/tavern

Public Hearing Date  
Plan Commission  
02 May 2011

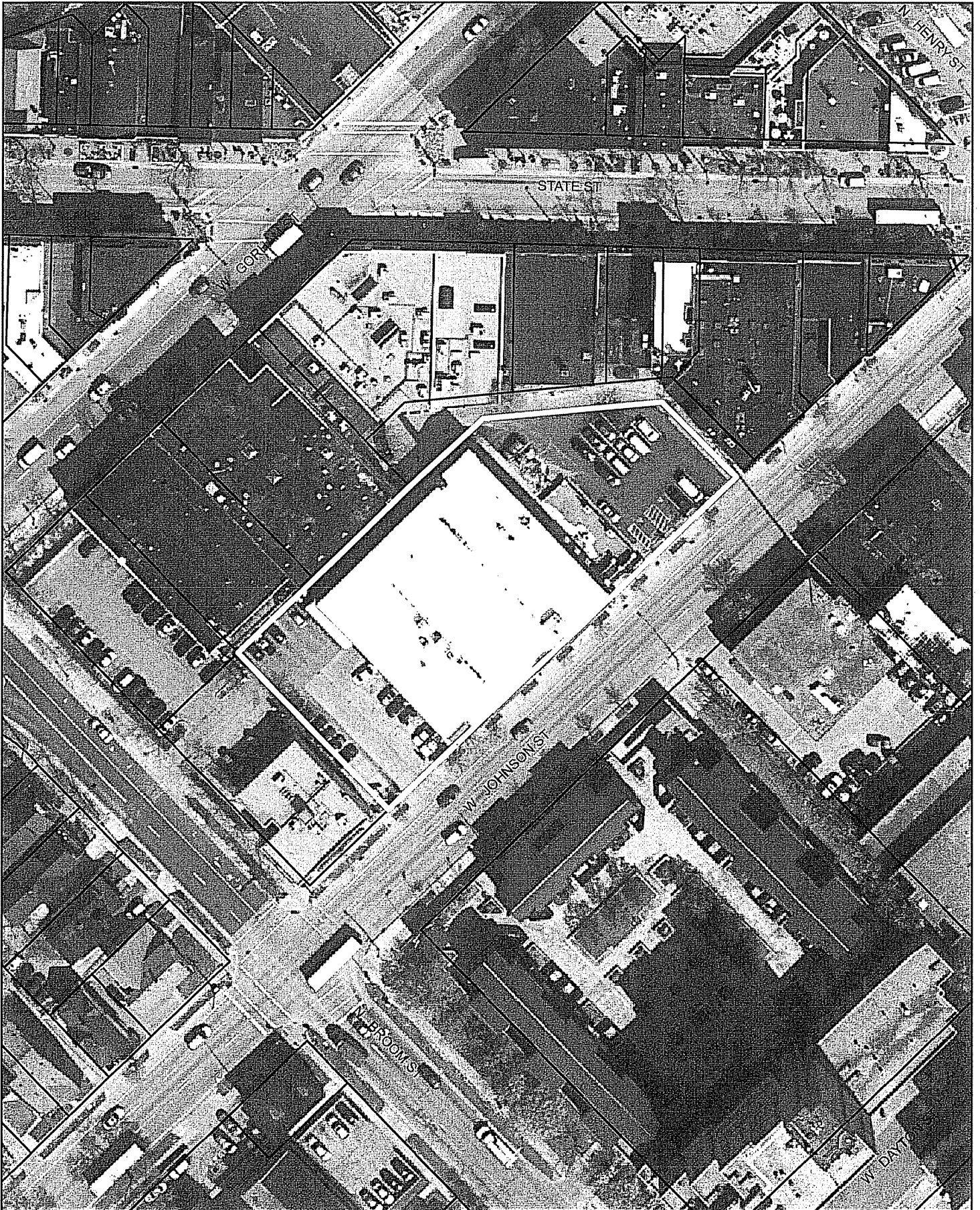


For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 19 April 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](http://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. <u>119322</u>
Date Received	<u>6 APR 11</u>
Received By	<u>DSJP</u>
Parcel No.	<u>0709-231-0314-0</u>
Aldermanic District	<u>4-VERVEER</u>
GQ	<u>EXISTING CUP</u>
Zoning District	<u>C3</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 checked="" type="checkbox"/>
Ngrbrhd. Assn Not.	<input type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	<u>5/11/11</u>

1. Project Address: 322 W. JOHNSON ST. Project Area in Acres: \_\_\_\_\_

Project Title (if any): LOGANS MASTOWN VOLLEYBALL

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____		<input type="checkbox"/> <b>Rezoning to or Amendment of a PUD or PCD District:</b> <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 type="checkbox"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: ADAM C. MAIS Company: LOGANS MASTOWN  
 Street Address: 322 W. JOHNSON ST City/State: MADISON, WI Zip: 53703  
 Telephone: (920) 627-2334 Fax: (608) 230-6908 Email: logansmastown@gmail.com  
 Project Contact Person: \_\_\_\_\_ Company: \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ Email: \_\_\_\_\_  
 Property Owner (if not applicant): 322 W. JOHNSON ST. PARTNERSHIP  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: CHANGE USE OF PARKING LOT TO SAND VOLLEYBALL COURTS.

Development Schedule: Commencement \_\_\_\_\_ 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:** \$\_\_\_\_\_ 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: Downtown Core, State Street District, which recommends: \_\_\_\_\_ 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 dates you sent the notices:  
Ald. Venner waives 30-DAY.
- 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: \_\_\_\_\_ Date: \_\_\_\_\_ Zoning Staff: MAX TUCKER Date: 4/4/11
- 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 ADAM C. MAIS Date 04/06/11  
 Signature Adam C. Mais Relation to Property Owner TENANT

Authorizing Signature of Property Owner [Signature] Date 4/6/11

Effective April 27, 2009 [Signature] W. Johnson Ventura 14



Letter of Intent

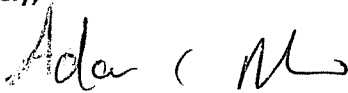
To whom this may concern:

This letter is in regards to Logan's Madtown's desire to install sand volleyball courts into the existing parking lot adjacent to the building.

The courts would measure 60'x56' with a 4'x22' walkway connecting the patio to the courts. Courts will be fenced in with 6' chain link fencing and netting above that. Netting on the 3 sides not adjacent to Johnson St. would be an additional 14' while the netting on the Johnson St. Side would be an additional 30'. The base of the courts would be constructed from railroad ties fastened together measuring 24" in height. Depth of sand would be 1' deep. On the inside of the railroad ties lining the edges will be black erosion control mesh. Court direction will be parallel to Johnson St. Diagrams and pictures have been included.

The Alderman for the district Mike Verveer, building owner and neighborhood planning committee member Fred Mohs, and numerous area businesses all support this project. It will create another wonderful outdoor activity for the residents of the isthmus to enjoy. Letters of approval have been included.

Sincerely,

A handwritten signature in cursive script that reads "Adam C. Mais".

Adam C. Mais

## Volleyball at Logan's Madtown

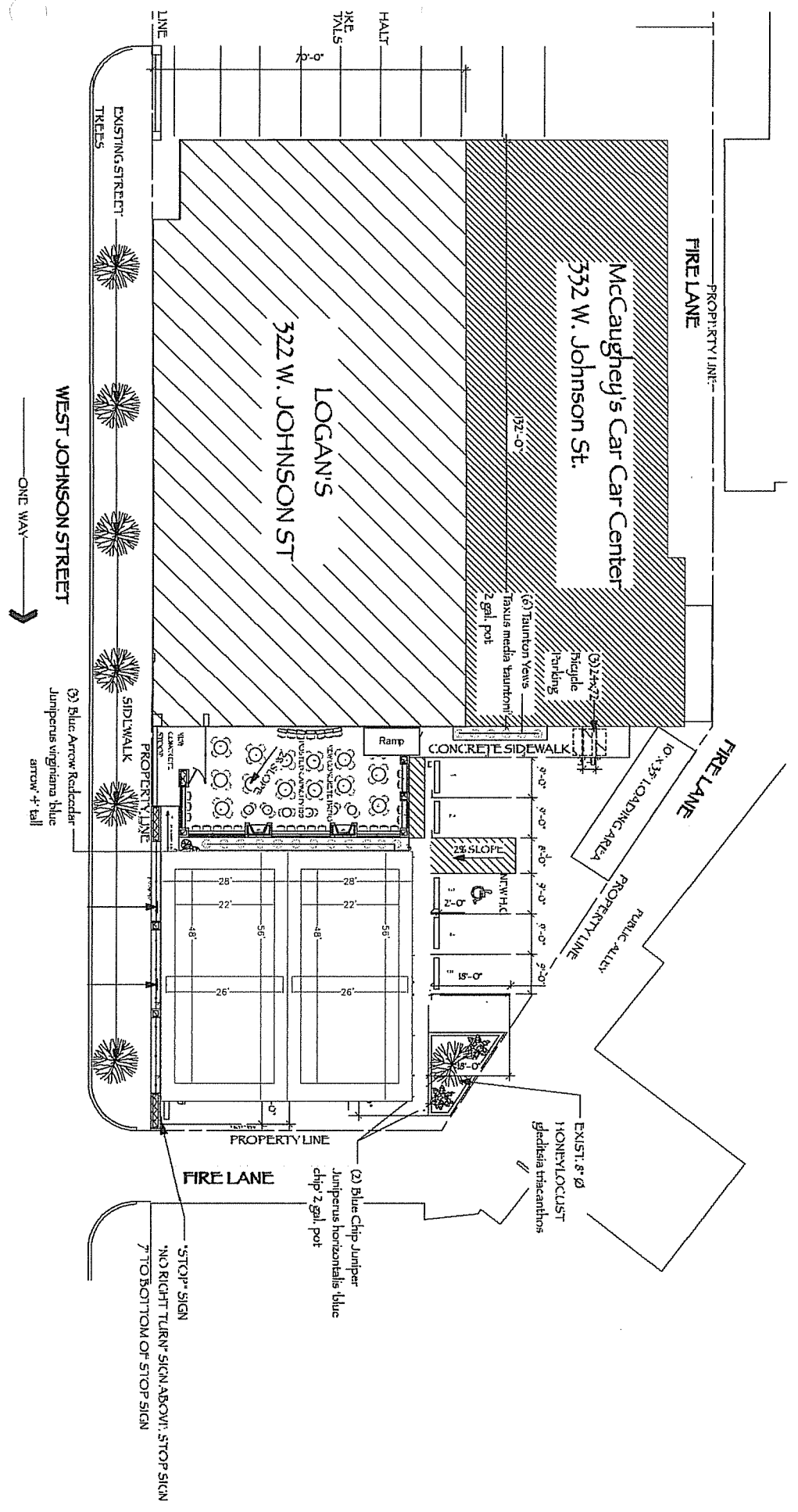
**Noise/volume/sound:** No extra speakers or sound producing devices are going to be added to the volleyball courts. Any music or audio will come from the current patio setup as is. This will help ensure that volume levels do not go above any current levels. With the capacity staying the same and no additional speakers, no excess noise should be produced over what the patio already produces. Neighbors are well respected and were volumes to get too loud we would work to correct the problem. No excess noise above current levels is expected.

**Hours of Court Use:** Games will be held Monday thru Friday from 4:05pm to 8:05pm starting the last week in May and ending the first week in August, as well as Saturday and Sunday from 12:05pm to 8:05pm. This will ensure proper lighting is achieved from natural sources. Sunset begins at 8:35 June 1<sup>st</sup>. These hours were also chosen to limit any disturbance to neighbors. The latest any court would be used is 9:00pm.

**Lighting:** Current plans do not call for any extra lighting than what is already in place in the parking lot. Hours of play are setup that natural light can and will be used. Should the desire or need of excess lighting occur direct contact with Zoning, City Engineering, and all appropriate parties would occur. Logan's Madtown would follow all ordinances, laws, and instructions from city officials.

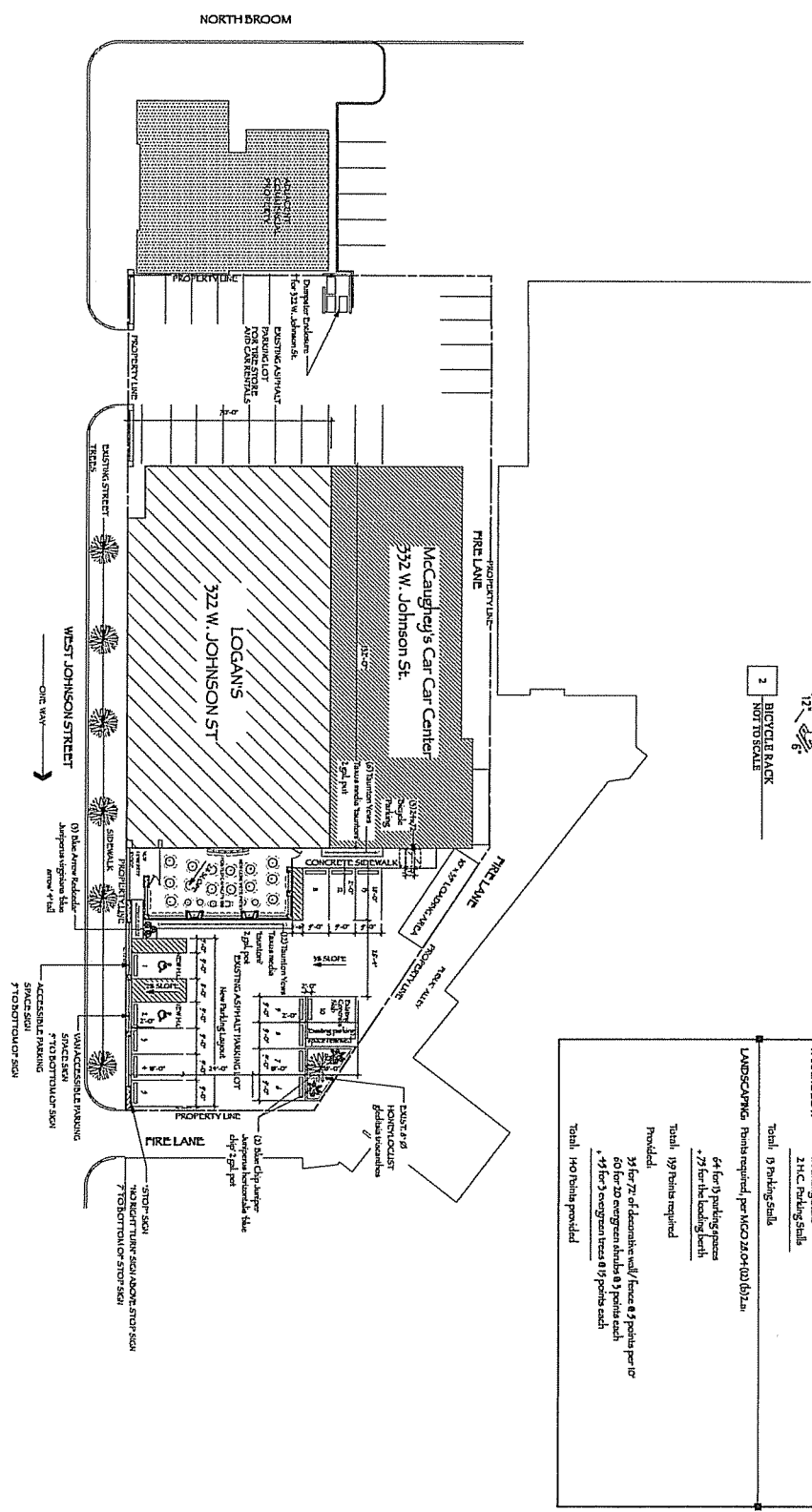
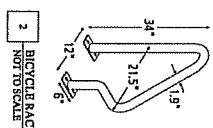
**Traffic:** To ensure that no disturbances are created to traffic patterns on Johnson Street from volleyballs or distracted drivers, Logan's Madtown is going to complete the following. A 30' net will be installed the entire length of the courts on the Johnson St. Side. This will ensure no loose hit volleyballs will make their way onto Johnson. As well as the net there is a Rule included in the signup which states any employee or referee can deem the current game forfeit if it's decided that a ball was maliciously hit into the street, although this will be extremely difficult due to the net height. To deter drivers from being distracted as they drive past our location, a total of 6' height of visibility reducing mesh will be installed into the fencing along Johnson st. This will ensure that drivers are less prone to distraction due to lack of direct visibility. Please see included diagram.

**Erosion Control:** As per requested by city engineering in regards to erosion control. The entire 'belly' of the volleyball court will be enclosed with an erosion control screen/mesh. This mesh will wrap up the side of the railroad ties outer rim and create a solid barrier to hold all sand in place. Any private drainage slots in the direct vicinity will be covered with the mesh as well to prevent any sand from reaching the city sewer system.



**PROJECT DATA**

LEGAL DESCRIPTION:	Parcel 099-231-014-0
CODE DATA:	Lot Size 28.67 x 117'
Land Use Zone:	C-3
Construction:	III-B
Site:	Two (one this leasehold)
Construction:	Kabonahka Fire Sprinklers
PARKING LOT:	11 Parking Stalls 2 H.C. Parking Stalls
Total:	13 Parking Stalls
LANDSCAPING:	Points required per MCO 21.04.01.01.2a 44 for 13 parking spaces + 73 for the loading berth Total: 117 points required Provided: 33 for 7% of decrease wall/fence @ 3 points per 10' 60 for 20 evergreen shrubs @ 3 points each + 24 for 3 evergreen trees @ 8 points each Total: 117 points provided



1 Site / Parking Plan  
 Scale: 1" = 20'

- ✓ TITLE
- ✓ CONSTRUCTION SET
- ✓ PLAN REVIEW SET
- ✓ BID SET
- ✓ PERMITS/NOT FOR CONSTRUCTION
- ✓ PROGRESS SET
- ✓ NOT FOR CONSTRUCTION
- ✓ PROPOSED RESTAURANT
- PROPOSED DR. STALLANT
- PROPOSED DR. STALLANT

**SITE PLAN**

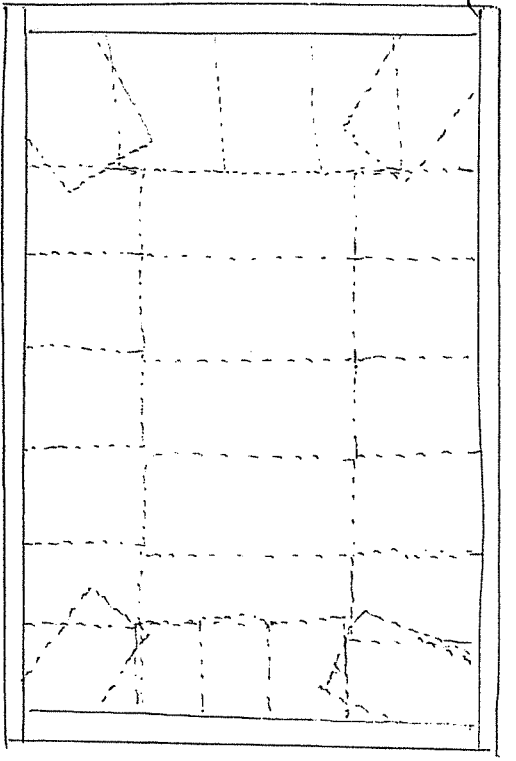
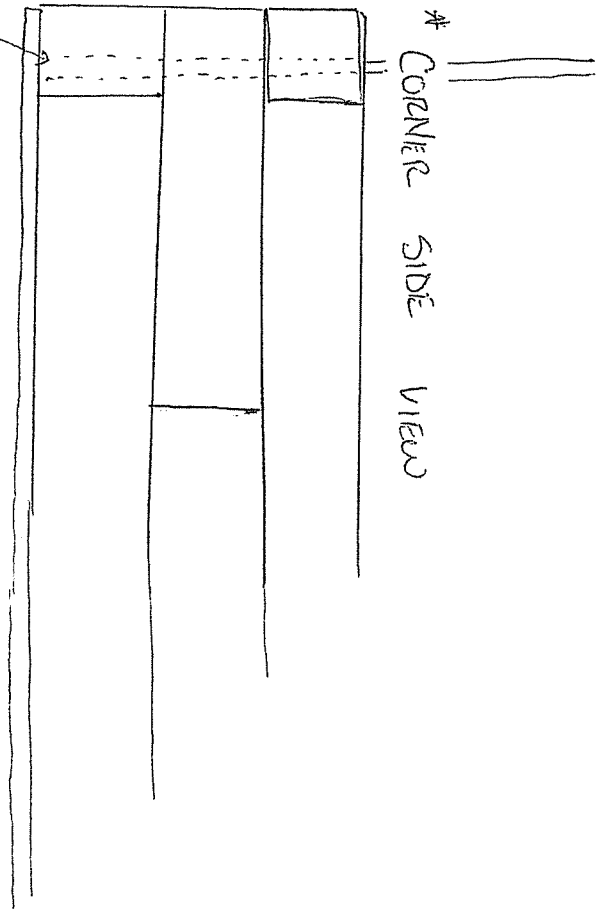
DATE: 10/11/2009  
 SCALE: AS SHOWN  
 PROJECT: Kosh  
 DRAWN BY: J. Blanton  
 DRAWING NAME: D:\DRAWING\1009\

**SP-1.0**

DATE: 10/11/2009  
 SCALE: 1" = 20'

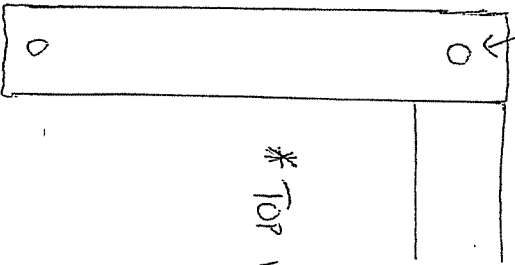


\* CORNER SIDE VIEW

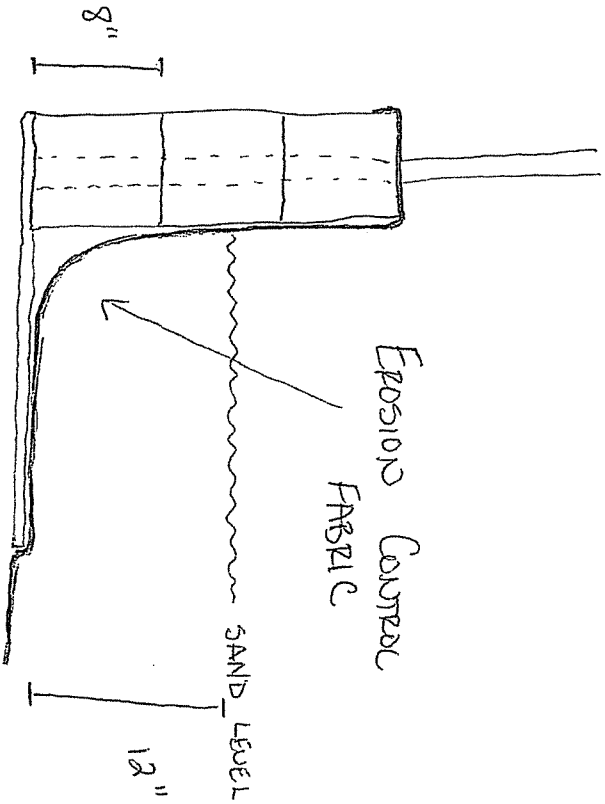


Fence Pole

\* TOP VIEW



\* SIDE VIEW

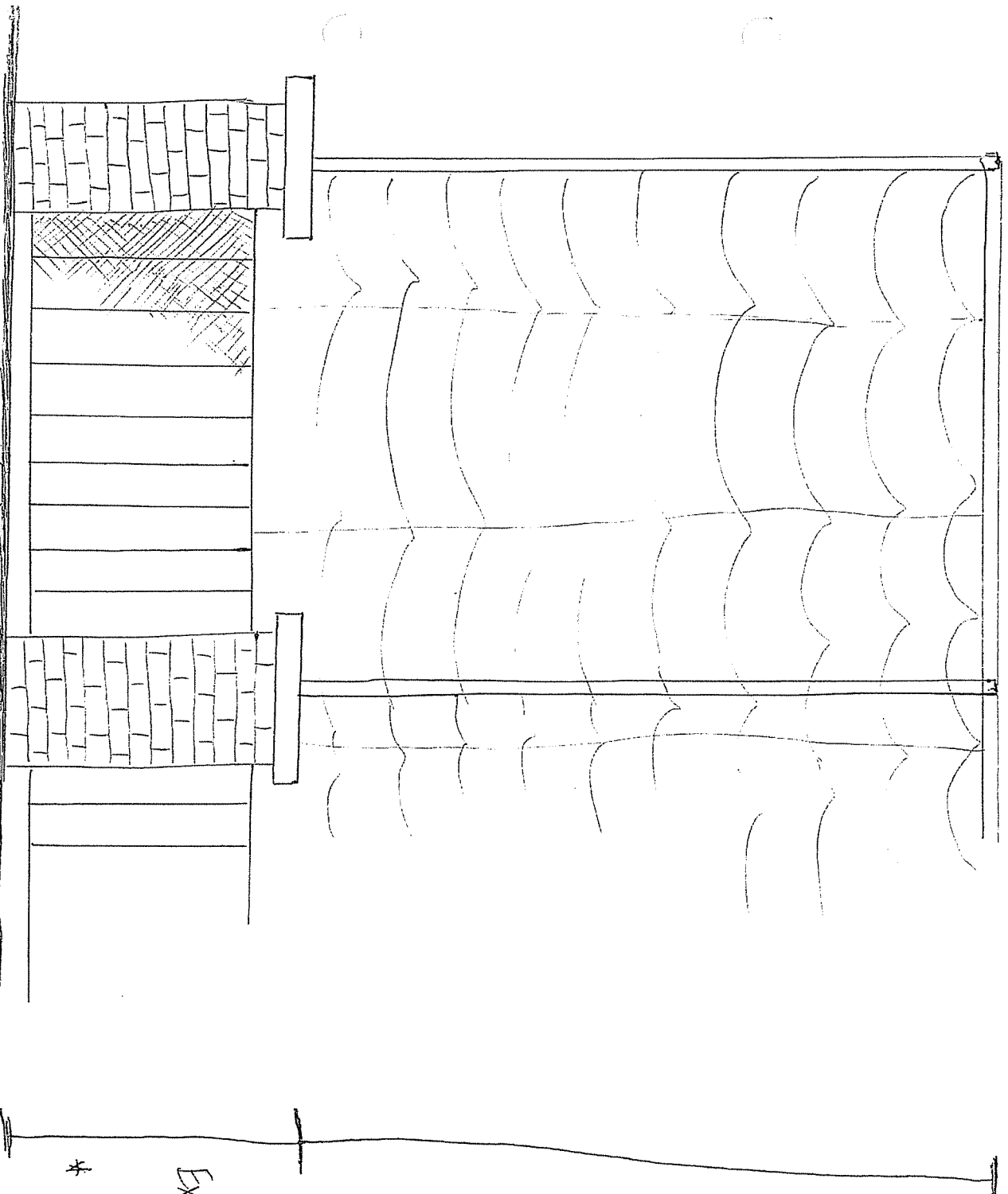


FULL COVER TOP VIEW  
(EROSION CONTROL FABRIC)

\* ALL WATER FLOW EXITS AS WELL AS NEED CITY INLETS WILL BE COVERED WITH EROSION CONTROL FABRIC.

EROSION

\* SIDE VIEW FROM JOHNSON STREET



NETTING / FENCING

30' OF (TOTAL HEIGHT)  
LOOSE HANGING  
NETTING

EXISTING  
FENCE

\* WILL BE COVERED IN  
VISIBILITY REDUCING  
SCREEN.

Logan's

# FENCING

16

151' - 72" high 9 GA. ALUMINIZED (2" Mesh) CHAIN LINK FABRIC Fencing

0 - 4" X 20' TALL POST

0 - 2 1/2" TERMINAL POSTS

..... - 4" SQUARE NETTING

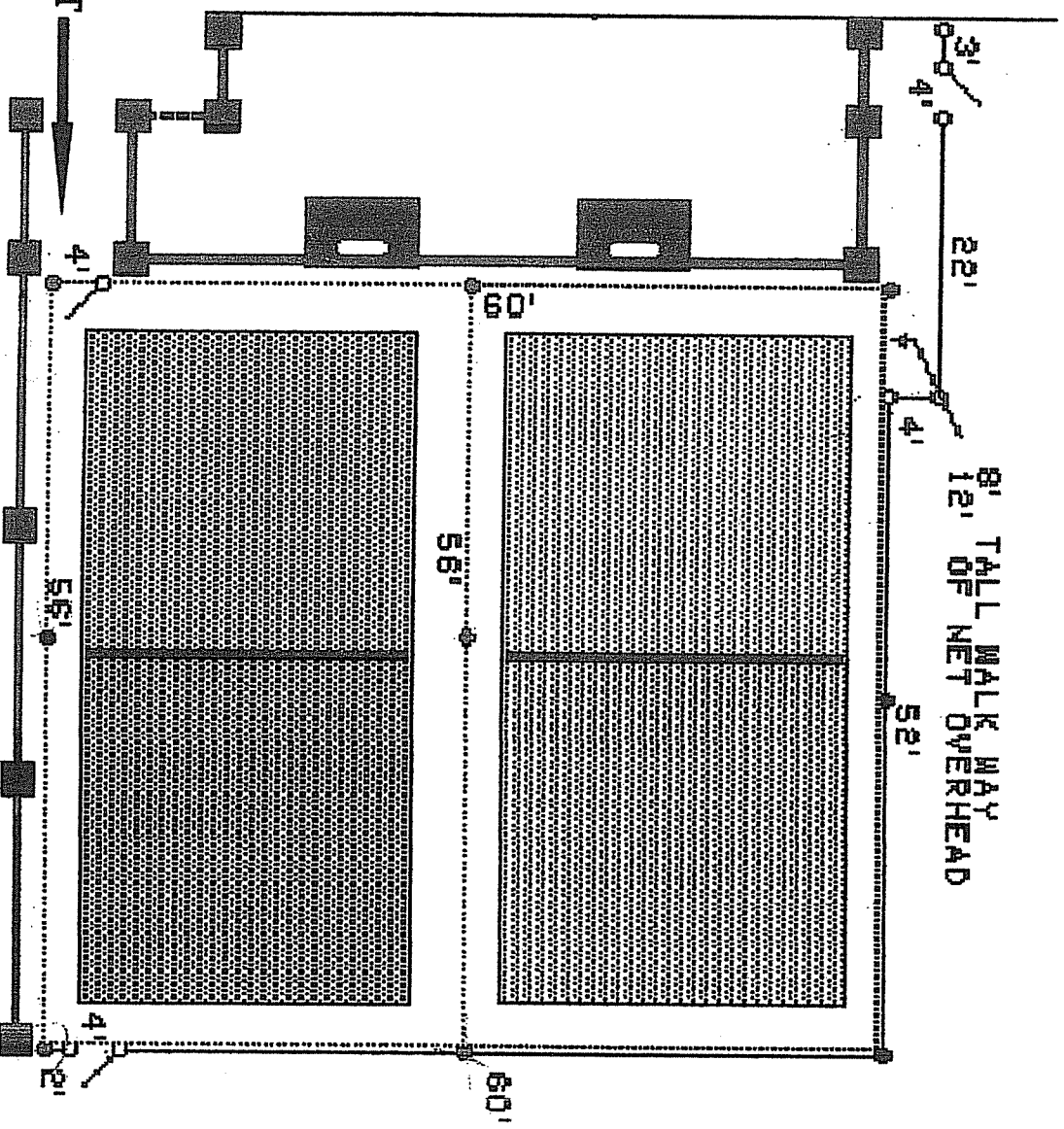
0-0 - 6' CHAIN LINK FENCE

ALL POSTS WILL BE POUNDED 4' INTO THE GROUND

NET WILL HAVE A ROPE BORDER WITH 4" SQUARES

ALUMINIZED CHAIN LINK FABRIC

GALVANIZED STEEL POSTS



# LOGAN'S VOLLEY BALL COURT