

# CITY OF MADISON

# Proposed Conditional Use

Location: 1421 Regent Street

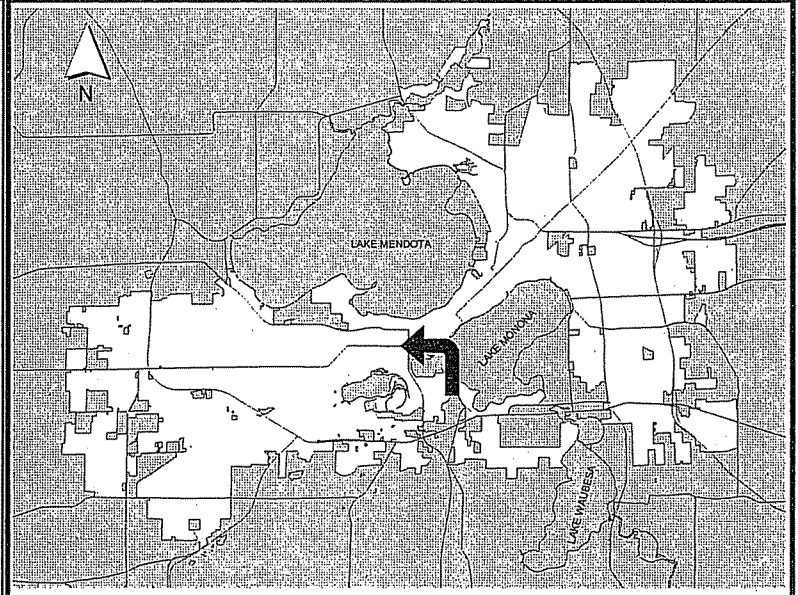
Project Name: Lucky's Outdoor Area

Applicant: Lucky's Bar and Grill

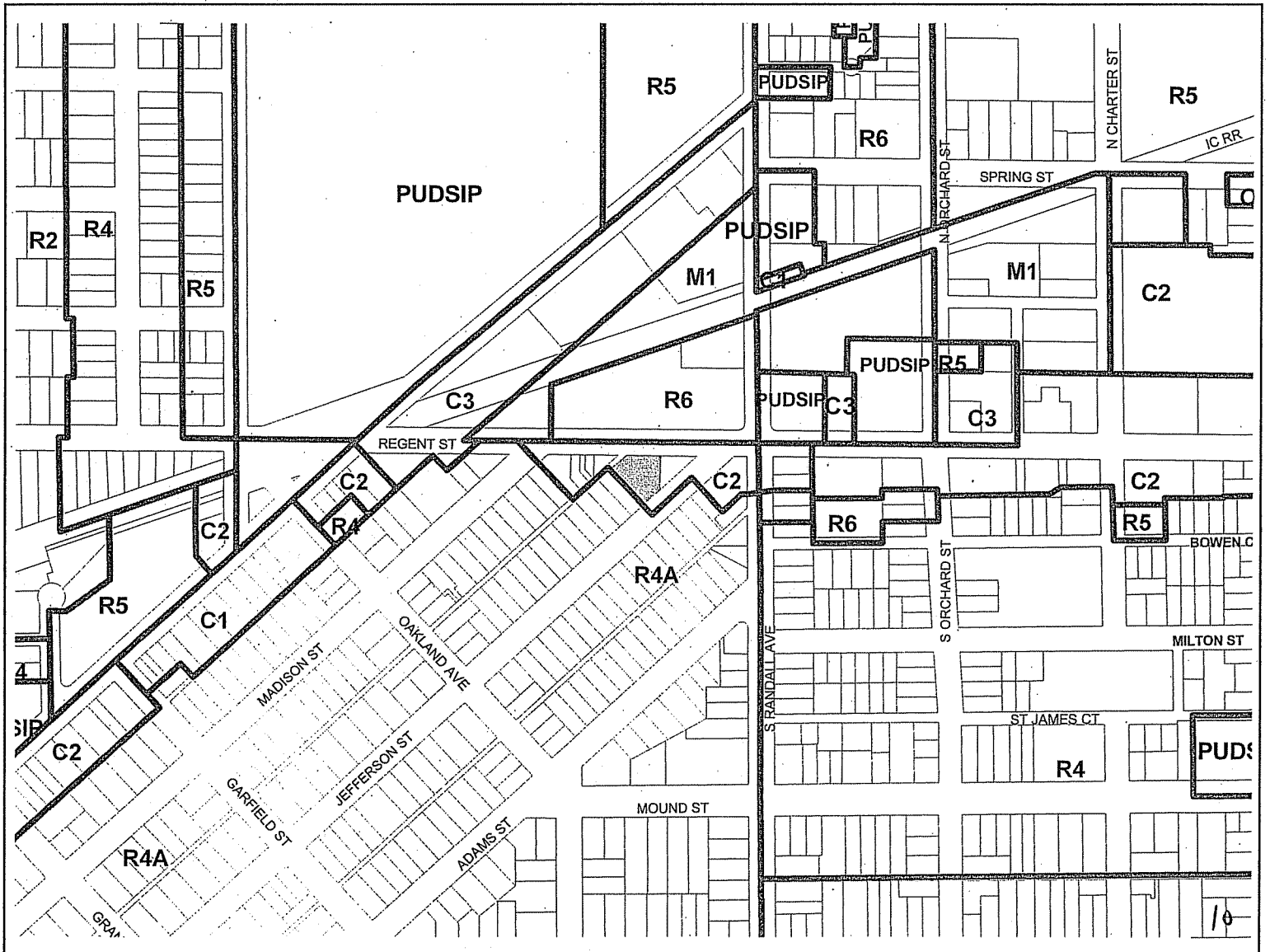
Existing Use: Tavern

Proposed Use: Outdoor eating area in parking lot on two additional days a year

Public Hearing Date:  
Plan Commission 03 April 2006



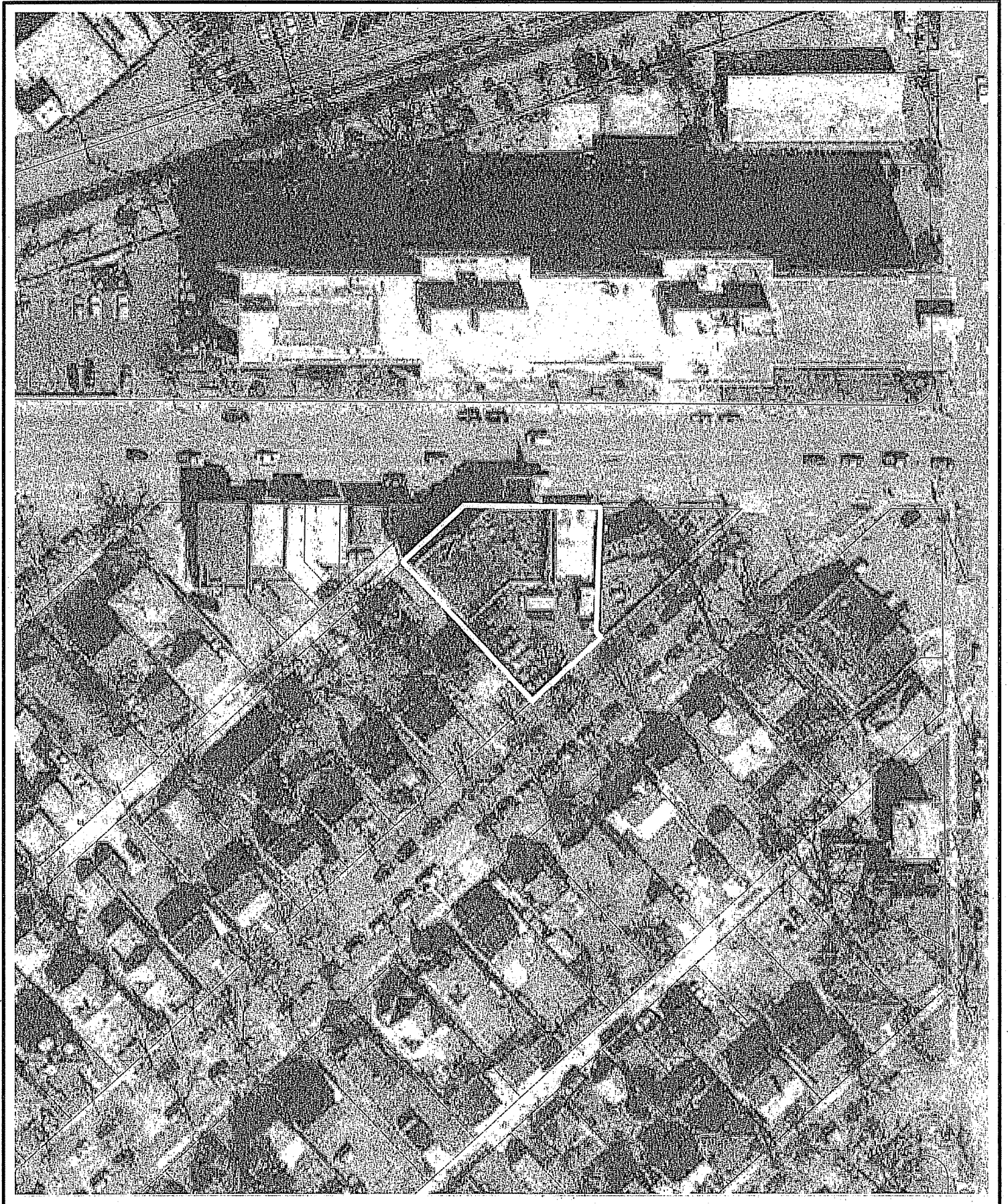
For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635



# 1421 Regent Street

100 0 100 Feet

*Date of Aerial Photography - April 2000*



April 3rd Mtg.

# 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](http://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 \$500. Receipt No. 68680  
 Date Received 3-1-06  
 Received By KA  
 Parcel No. 0709-224-05026  
 Aldermanic District 13. Isidore Knox, Jr  
 GQ Cond Use  
 Zoning District C-2  
**For Complete Submittal**  
 Application  Letter of Intent   
 IDUP NA Legal Descript. attached  
 Plan Sets \_\_\_\_\_ Zoning Text NA  
 Alder Notification \_\_\_\_\_ Waiver \_\_\_\_\_  
 Ngrhd. Assn Not. \_\_\_\_\_ Waiver \_\_\_\_\_  
 Date Sign Issued \_\_\_\_\_

1. **Project Address:** 1421 Regent Street **Project Area in Acres:** less than 1

**Project Title (if any):** \_\_\_\_\_

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

**Zoning Map Amendment** (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from \_\_\_\_\_ to \_\_\_\_\_  Rezoning from \_\_\_\_\_ to PUD/PCD-SIP

Rezoning from \_\_\_\_\_ to PUD/PCD-GDP  Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

**Conditional Use**  **Demolition Permit**  **Other Requests** (Specify): \_\_\_\_\_

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Rodney J Ripley Company: Rip Van Lucky, LLC  
 Street Address: 1421 Regent Street City/State: Madison, WI Zip: 53711  
 Telephone: (608) 250-8989 Fax: ( ) Email: \_\_\_\_\_

Project Contact Person: Rodney J Ripley Company: Rip Van Lucky, LLC  
 Street Address: 5625 Cobblestone Lane City/State: Waunakee, WI Zip: 53597  
 Telephone: (608) 279-4163 Fax: ( ) Email: rodripley@alliantenergy.com

Property Owner (if not applicant): JFK Capitol  
 Street Address: Blount St City/State: Madison, WI Zip: 53703

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: Include the UW Badger Spring Football Game and Crazy legs as eligible events for the Conditional Use Permit

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 ½ 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:** \$ 500 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](mailto: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 \_\_\_\_\_ Plan, which recommends: \_\_\_\_\_ 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:*

*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 \_\_\_\_\_ Date \_\_\_\_\_ | Zoning Staff \_\_\_\_\_ Date \_\_\_\_\_

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

Printed Name Rodney J Ripley Date 2/22/06

Signature *Rodney J Ripley* Relation to Property Owner Owner OF BUSINESS

Authorizing Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_

February 22, 2006

Department of Planning and Development  
215 Martin Luther King, Jr. Blvd.  
PO Box 2984  
Madison, WI 53701-2984

Dear Plan Commission:

Attached is an application for an alteration to the Conditional Use permit for Lucky's Bar & Grille. The two items we would like addressed by the Plan Commission include:

1. **UW Spring Game:** Clarification that the University of Wisconsin Badger Spring Game is considered an event that is covered under the Conditional Use Permit, and if it is not covered, an amendment to include this annual event under the Conditional Use Permit. In initial discussions with the staff at Zoning, the feedback was that this is a game and would be covered under the conditional use permit. The language in the Conditional Use Permit states that the beer garden can operate "For University of Wisconsin, or Green Bay Packer football games." When we asked for the verbal confirmation in writing, Zoning changed their position and emphasized that the game is a "glorified scrimmage". The UW Athletic Department refers to the event as a game, not a scrimmage.
2. **Crazy Legs:** We would like to have a limited beer garden open after the Crazy Legs race. The race has 10,000 participants, and many of them would like to relax for an hour or two after the race. We would like to set-up tables with chairs and have an outdoor grill with food and beer sales for this event.

We have had discussions regarding this matter with your staff and are in the process of contacting Isadore Knox, Jr., the Alder for District 13. We have also contacted the Vilas Neighborhood Association. For obvious reasons, we have received mixed response from these three parties.

We would like these two items addressed at the April 3<sup>rd</sup> Plan Commission meeting and the April 18<sup>th</sup> Common Council meeting.

If you have any questions or concerns, please call me on my cell phone at your convenience at 279-4163.

Sincerely,



Rod Ripley  
Owner, Lucky's Bar & Grille

BEER GARDEN LAY-OUT APPROVED  
SEPTEMBER 19, 2005

