



Department of Planning & Development
Planning Unit

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September 26, 2005

Rodney Ripley
Rip Van Lucky, LLC
5625 Cobblestone Drive
Madison, WI 53714

RE: 1421 Regent Street – “Lucky’s Bar and Grille”

Dear Mr. Ripley:

At the request of the Madison Common Council, the Plan Commission was asked to address a noise complaint relating to an approved conditional use located at 1421 Regent Street for a restaurant/bar/outdoor eating area operating on UW home football game Saturdays. This matter was originally considered by the Plan Commission on February 7, 2005. After discussion, the Plan Commission decided it would consider this some time after the first home football game in September.

On September 3, 2005, City Zoning staff visited your site prior to and after the first UW home football game to evaluate the noise level and provided the attached report to the Plan Commission for their consideration.

The Plan Commission, at their September 19, 2005 meeting found that the property did not violate City noise restrictions and in addition approved the minor alterations to the approved site plan that you requested to change the location of the serving areas and toilets.

Attached is a copy of the approved site plan for your records. A copy of this plan will be on file in the Zoning Administrator’s records for this site. Please contact me or Kathy Voeck if you have questions.

Sincerely,

Bill Roberts
Planner IV

C: Kathy Voeck
Matt Tucker
John Leach
Greg Patmythes
Ald. Isadore Knox

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: September 7, 2005

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 1421 Regent St., Follow-up inspection on conditions of approval

I visited the site prior to the game and after the game on Saturday, September 3. I arrived shortly after 10:00 a.m. I talked to the tenants of the residential building (1514 Jefferson St.) directly behind Lucky's business. They said that the music was turned up a little while ago around 10:00 a.m. (The music was smaller speakers and there was no DJ or live music.) We were able to talk to each other in a normal voice. They said that the music was much quieter than last year and were happy with the level of the music. From the Regent Street side of the property before the game, the music was barely audible as crowd noise and other noise sources on Regent St were greater.

I returned to the site toward the end of the game and talked to the neighbors at 1524 Jefferson St. They were happy with the noise level of the music that day. They also stated that the music was way quieter than last year.

During the game Lucky's had the radio (of the game) going through their speakers but we were still able to talk in a normal voice right outside their fence at the residence behind. The noise level was slightly higher after the game but still a tolerable level.

The Jefferson Street gate was locked per the conditions of approval. There were Dane County Officers at the gate on Regent Street and at the building entrance. There were portable toilets in the enclosure. I saw no litter at or around their business during the periods that I was there.

PROPOSED LAYOUT FOR 9/19/05
PLANNING COMMISSION MEETING

