

Department of Planning
and Development
Planning Unit

City of
Madison



March 20, 1991

William and Holly Alexander
1715 Heath Avenue
Madison, WI 53704

Madison Municipal Bu
215 Martin Luther King, Jr. Bou
P.O. Box
Madison, Wisconsin 53701-
608 266

SUBJECT: 852 Williamson Street

Dear Mr. and Mrs. Alexander:

The Plan Commission at its March 18, 1991 meeting, determined that the conditional use standards are met subject to the conditions below, and conditionally approved your application for a conditional use for an outdoor recreation and service area in the parking lot of "The Wisconsin Inn" located at 892 Williamson Street.

The conditions of approval are:

1. There shall be no outside live or amplified music or other amplified sound.
2. Exterior lighting of this recreational area shall be designed in a fashion to minimize impact on the adjacent properties and be approved by the Planning Unit.
3. The Alcohol License Review Committee shall review this proposal.
4. Entries and exits for this recreational area shall be through the existing restaurant building, provided emergency exit provisions are met.
5. The ordinance provides that the Plan Commission retains continuing jurisdiction on all conditional uses for the purpose of resolving complaints against any approved conditional use. The applicant should be aware that in the event that complaints regarding the operation of this facility are received, the Plan Commission may reconsider the conditional use approval.
6. Planning Unit approval of the landscape plan for the site.
7. The existing driveway shall be closed with Madison standard concrete curb and gutter to eliminate an illegal parking problem. All concrete work within the street right-of-way shall be completed by a concrete layer currently licensed by the City of Madison.

William and Holly Alexander
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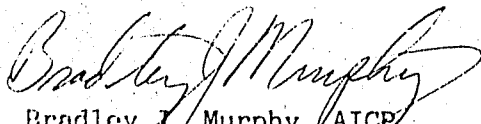
8. All driveways vacated by this approval shall be closed with a City of Madison standard curb and gutter.
9. All required parking for this site shall be submitted for approval and conform to Section 10:08 regarding construction of driveway approaches and parking facilities.

To satisfy the conditional use approval, the following procedure is to be utilized:

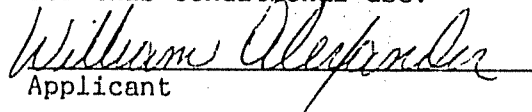
1. Please bring in the original drawings or plans (tracings) to the following departments: Planning & Development, City Engineering, and Traffic Engineering - to obtain signatures on the cover sheet. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when receiving cover sheet approval.
2. Applicant shall then furnish a set of the signed plans to the Zoning Administrator to fulfill the conditional use approval.
3. No alteration of this conditional use shall be permitted unless approved by the City Plan Commission provided, however, the Zoning Administrator may issue permits for minor alterations. This conditional use approval shall become null and void within twelve months of the date of Plan Commission approval unless the use is commenced, construction under way, or a valid building permit is issued and construction commenced within six months of the date of issuance of the permit (28.12)(10)(h)(3). The Plan Commission shall retain jurisdiction over this conditional use for the purpose of resolving complaints against this approved conditional use.

If you have any questions regarding this approval, please call Bill Roberts at 266-4635.

Sincerely,


Bradley J. Murphy, AICP
Planning Unit Director

I hereby acknowledge that I understand and will comply with the above conditions of approval for this conditional use.


Applicant

BJM:jlj/12.1

cc: Zoning Administrator
City Engineering
Traffic Engineering

PART A

Conditional Use \$300
Rezoning \$600 (+\$100
per acre or \$8.00 per unit)

FEE PAID # 300.00

VOUCHER NO. pl.

DATE 2-22-91

APPLICATION FOR PLAN COMMISSION APPROVAL PLANNING AND DEVELOPMENT - 266-4551

The following information is required for ALL conditional use applications, planned development applications, rezoning applications, demolition permits, comprehensive design reviews for signage and buildings in an Urban Design District.

1. Address of site: 852 WILLIAMSON ST.
Name of Project: Volleyball at the Wisconsin Inn

2. Name and address of owner: (Please include partnerships - all owners)
WILLIAM & HOLLY ALEXANDER (BAR OWNERS) Phone 249-8967 BUS 256-8211
1714 HEATH AVE MADISON

3. Owner's authorization signature X Richard T. Keel (BUILDING OWNER)
(If offer to purchase, contract owner, please explain. Usually architect's, real estate agent's, contractor's or tenant's signature is not adequate.)

Owner Offer to Purchase Other (Check one)

4. Please include or attach legal description -- metes and bounds or recorded plat, lot and block number only, by surveyor, engineer, title company, etc. Any extra cost to the City because of legal description problems are to be paid by the applicant.

ATTACHED

5. Describe in detail the intended use or purpose: To build a sand volleyball court behind the bar with horsehoe pits to be incorporated.

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

- rezoning from _____ to _____
- conditional use
- planned development
- demolition permit
- building in an Urban Design District
- Other

7. Is there a building on this site? NO What is the present zoning of this site? _____
8. Do you intend to use the existing building? NO
9. What exterior changes are proposed? (existing building) NONE
10. What interior changes are proposed? (existing building) NONE
11. Will the proposal require a new building or addition? NO
When do you wish to occupy this site or building? MAY 91
12. Does this proposal involve any development in the public right-of-way?
No NO Yes _____ Explain.

13. Seven copies of the following material is required for all applications.

- a. A Letter of Intent describing everything known about this application including the construction schedules; names of people involved (contractor, architect, landscaper); hours of operation; square footage or acreage of the site; number of units; number of bedrooms; and number of employees, etc.
- b. Seven copies of a site plan showing the lot lines, building elevations, building location, building additions or changes, new utility locations, location of any new signs, parking areas, driveways, sidewalks, landscaping. This plan must be drawn to scale and include all dimensions.
14. It is extremely important that you inform the alderperson of this district about your proposal as soon as possible. Have you?
Yes No _____ LETTER ATTACHED

For conditional use application, the zoning ordinance states:

"Section 28.12(10)(g). Standards. No application for a conditional use shall be granted by the City Plan Commission unless such commission shall find all of the following conditions are present:

- a. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- b. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.

- c. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- d. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- f. That the conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located."

The undersigned applicant or authorized agent of the applicant hereby certifies that he or she has read all of the information contained in this application and that the same is true and correct.

~~The undersigned further understands and agrees that any review approval, recommendation or permit, based upon any statement, drawings, plans, evidence or information furnished by the applicant or any agent of the applicant to the Plan Commission or Urban Design Commission with respect to the project which is the subject of this application and which at the time made is misleading, inaccurate, untrue or incorrect in any material respect, shall be declared null and void by the Commission issuing written notice thereof to the applicant or its designated agent without public hearing.~~

x William Alexander
Applicant (Owner or contract owner)

22 Feb. 1990
Date

The deadline for all applications is 12:00 Noon on the filing day. Applications received after 12:00 Noon will not be scheduled. If you have questions regarding this application or the procedure involved, please feel free to ask us. We will make every effort to provide you with the information you need to work your proposal through the approval process.



852 WILLIAMSON ST.
MADISON, WI 53703
USA

Department of Planning and Development

We, William and Holly Alexander, owners of The New Wisconsin Inn, write this letter to inform the Board of our plans for 852 Williamson St, 854 Williamson St. and 308 S. Patterson St. We have owned The New Wisconsin Inn for a year and a half and hope to purchase the above mentioned properties this fall. As long time patrons of the Williamson street area, we are proud to contribute to revitalization of the neighborhood. We believe our proposed volleyball court will bring new customers to the area and offer a recreational facility for neighborhood residence to enjoy.

The volleyball court would be constructed behind 852 Williamson St. with Joe Danial's Construction Company as the contractor. The facility would host Volleyball leagues Monday, Wednesday and Thursday evenings from approximately 6: P.M. - 11: P.M. Occasionally the court would be in use on Saturday and Sunday



852 WILLIAMSON ST.
MADISON, WI 53703
USA

from 10:AM - 5:PM for weekend tournaments. The Tuesday night Horseshoe league, a Wisconsin Inn tradition for seven years will continue to compete on Tuesday night from 6:PM - 10:30 PM.

We look forward to further improvements at the Williamson street properties and thank the board for their consideration.

Sincerely
William and Holly Alexander

CITY OF MADISON
INTER-DEPARTMENTAL
CORRESPONDENCE

Date: January 15, 1991

To: George Carran, Zoning Administrator
From: Ald. Bert Zipperer, District Six
Subject: Conditional Use Permit for the Wisconsin Inn on Williamson Street

I want to formally support the conditional use permit for the Wisconsin Inn. This conditional use will allow a recreational area, namely a volley ball court, to be constructed behind the bar. Additionally this will allow food and beverages to be served within that confined area.

I have found the new owner of the Wisconsin Inn, Bill Alexander, to be a great partner in neighborhood improvements. He has now owned the Wisconsin Inn for 1 1/2 years and his presence is widely appreciated throughout the neighborhood. This is a portion of Willy Street which needs to be focused upon by the City. In this case Bill Alexander is attempting to make a significant improvement to this facility. I believe we, in the City, and we in the neighborhood, all support his efforts.

I urge your support for the plan which Bill Alexander is bringing before you.

BZ:jm

cc: Alcohol License Review Committee
Carol Hoyer, President, Marquette Neighborhood Assoc., 1216
Rutledge Street, Madison, WI 53703
Bill Alexander, Wisconsin Inn, 852 Williamson, Madison, WI 53703

APPLICATION FOR ALTERATION OF EXISTING CONDITIONAL USE
City of Madison

Date 10-1-98

TO ZONING ADMINISTRATOR:

The undersigned owner (contract owner) of property herein described hereby applies for approval to make minor alterations to an existing conditional use.

- (1) Location of Property:
Street Address 852 WILLIAMSON ST. Ald. District 6
- (2) Legal Description of Property LOT 10 BLOCK 147
- (3) Existing Conditional Use:
- (4) Proposed Alteration (Describe):
SEE ATTACHED LETTER AND DRAWINGS and
that the color of the fence be as approved by
- (5) Zoning District: C-2 landmarks Commission

This application must be accompanied by two (2) sets of construction and plot plans indicating the proposed alteration.

Section 28.12(10)(h)2. states: "No alteration of a conditional use shall be permitted unless approved by the City Plan Commission provided, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Planning Unit Director and are compatible with the concept approved by the City Plan Commission and the standards in Section 28.12(10)(g)." *g*

Respectfully submitted,

Name WILLIAM ALEXANDER
Address 5213 ACADEMY DR
MADISON WI 53716
Telephone No. 221-1867

ZONING ADMINISTRATOR'S COMMENTS:

Occupancy Certificate Status OK
Outstanding Orders NO ORDERS
Conditions of approval met Yes
Compatibility of proposed alteration with concept approved by Plan Commission acceptable
Compatibility of proposed alteration with standards of 28.12(10)(g) acceptable

Beer GARDEN will close at 11:00pm.
Alderman's Recommendation NO outdoor music except for special events;
owner will be sensitive to neighbors concerns about noise; owner will
meet with neighborhood Association annually to discuss impact. *g*

TRAFFIC ENGINEER'S COMMENTS:

Approved according to 28.12(10)(h)2. [Signature] 11/25/98
Director of Planning & Development Date

Disapproved - Refer to Plan Commission _____
Director of Planning & Development Date

October 1, 1998

To Whom It May Concern,

We would like to alter our conditional use permit as follows:

The permit will allow bands or DJ's to play amplified music outdoors in the sand volleyball area up to six times per year. Outdoor music will end by 10:00 p.m.

The permit will include an expansion of the outdoor seating area toward Williamson St. The area is 25' x 23' and is marked in yellow in illustration #3. This area will be concrete, matching the existing area. The new seating area will be enclosed with an eight foot tall wooden fence. The fence will be 8" x 8" posts and spines will be 2" x 4" x 8". The spines will be placed approximately 2" apart. This fence will face Williamson St., and extend down Patterson St., approximately six feet, where it will connect to the existing fence.

A wooden fence matching the above description will cover the alley way between 852 & 848 Williamson St. The fence will be gated as illustrated on drawing #1.

On the fence facing Williamson St., there will be a red brick planter approximately 23' long, 2' wide, and 18" high. The planter will house evergreens.

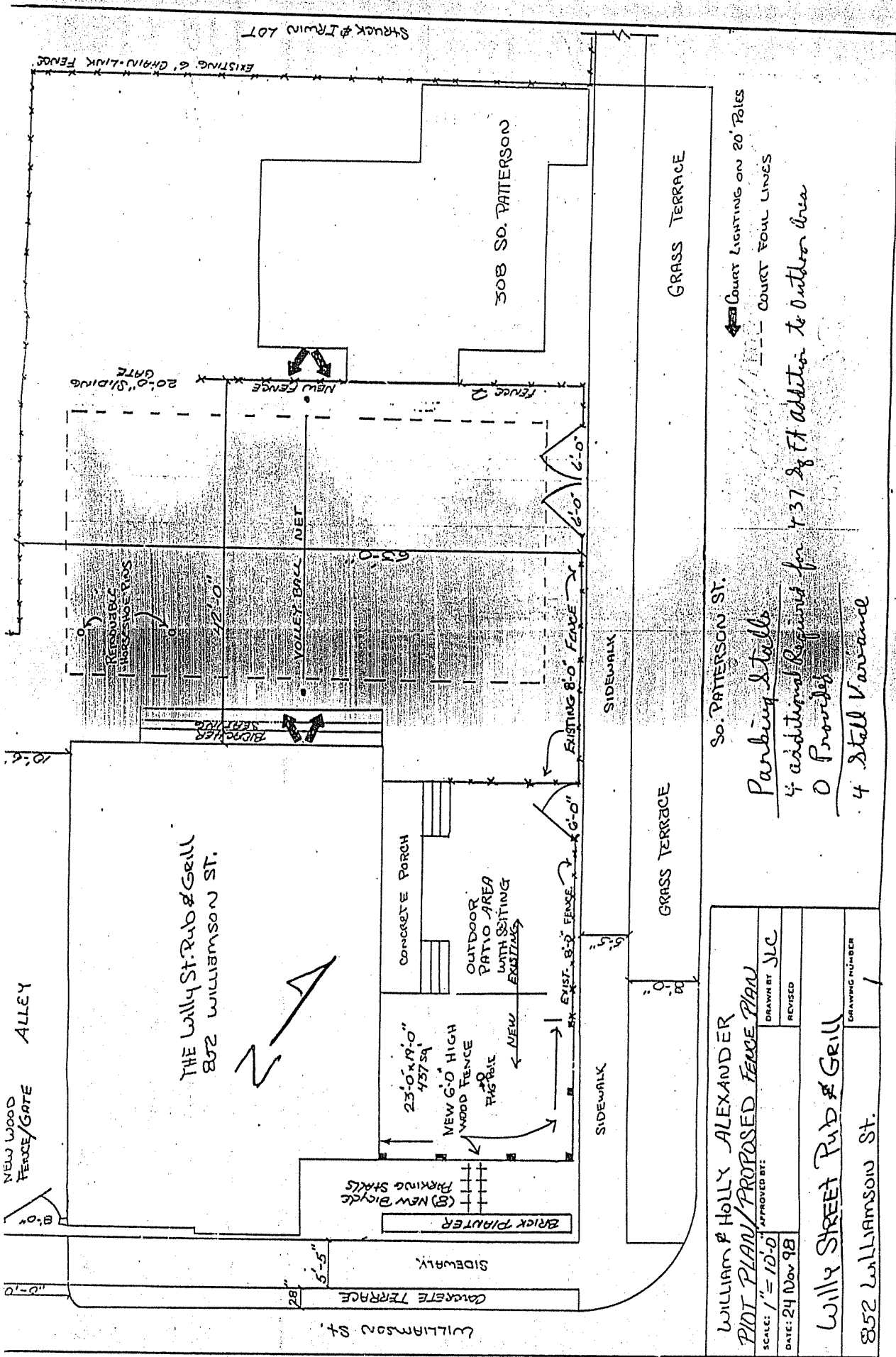
All sidewalk at the corner of Williamson and Patterson Streets in need of repair will be repaired including the cracked and heaved area around the curved stairs of 852 Williamson St.

We will meet with the Marquette Neighborhood Association in one year to assess the impact of the above changes to the neighborhood.

Sincerely,

William Alexander

Holly Alexander



So. PATTERSON ST.

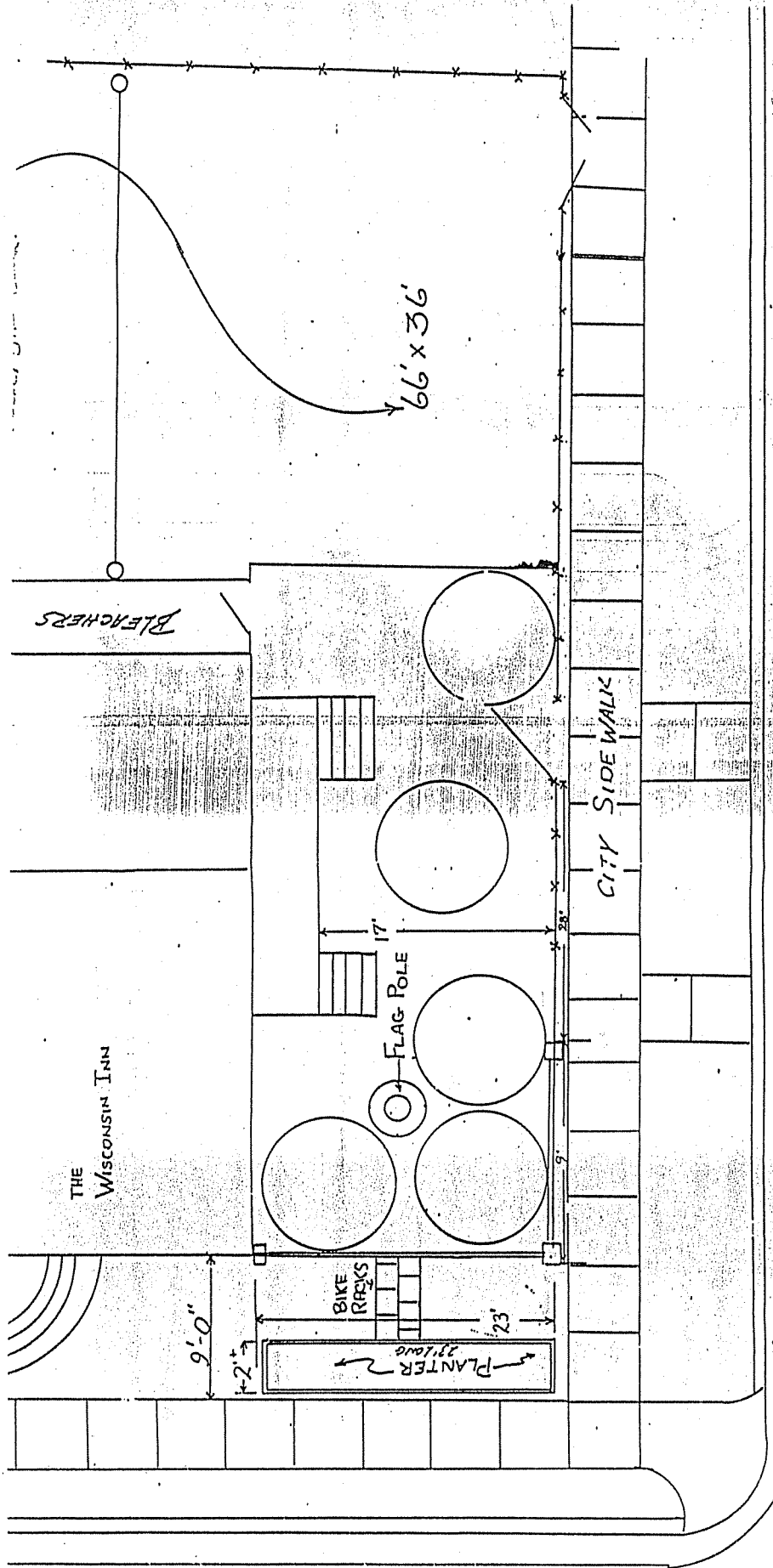
← COURT LIGHTING ON 20' TILES
 --- COURT FOUL LINES

4 additional Required for 4.37 sq Ft addition to outdoor area

0 Provided

4 Still Variance

WILLIAM & HOLLY ALEXANDER	
PLOT PLAN / PROPOSED FENCE PLAN	
SCALE: 1" = 10'-0"	APPROVED BY:
DATE: 24 NOV 98	DRAWN BY: JLC
	REVISED:
WILLY STREET PUB & GRILL	
DRAWING NUMBER	
852 WILLIAMSON ST.	



Williamson St

PATTERSON ST.

#3

DRAWING	DRAWN BY	DATE	BEAR INK.	TITLE	SCALE	No. of TO SCALE
	Digital					

WILLY STREET PUB & GRILL