



Location  
924 Williamson Street

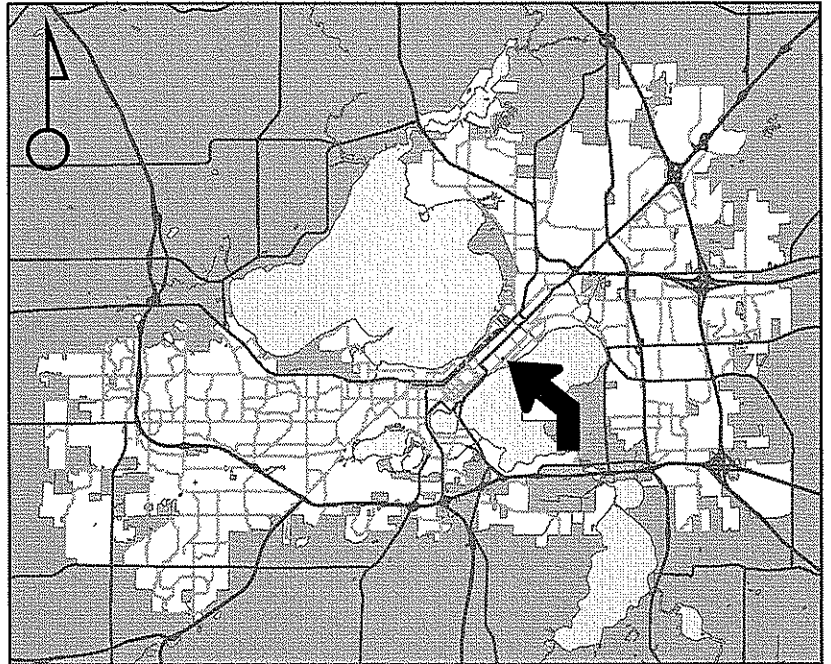
Project Name  
Plan B

Applicant  
Rico Sabatini

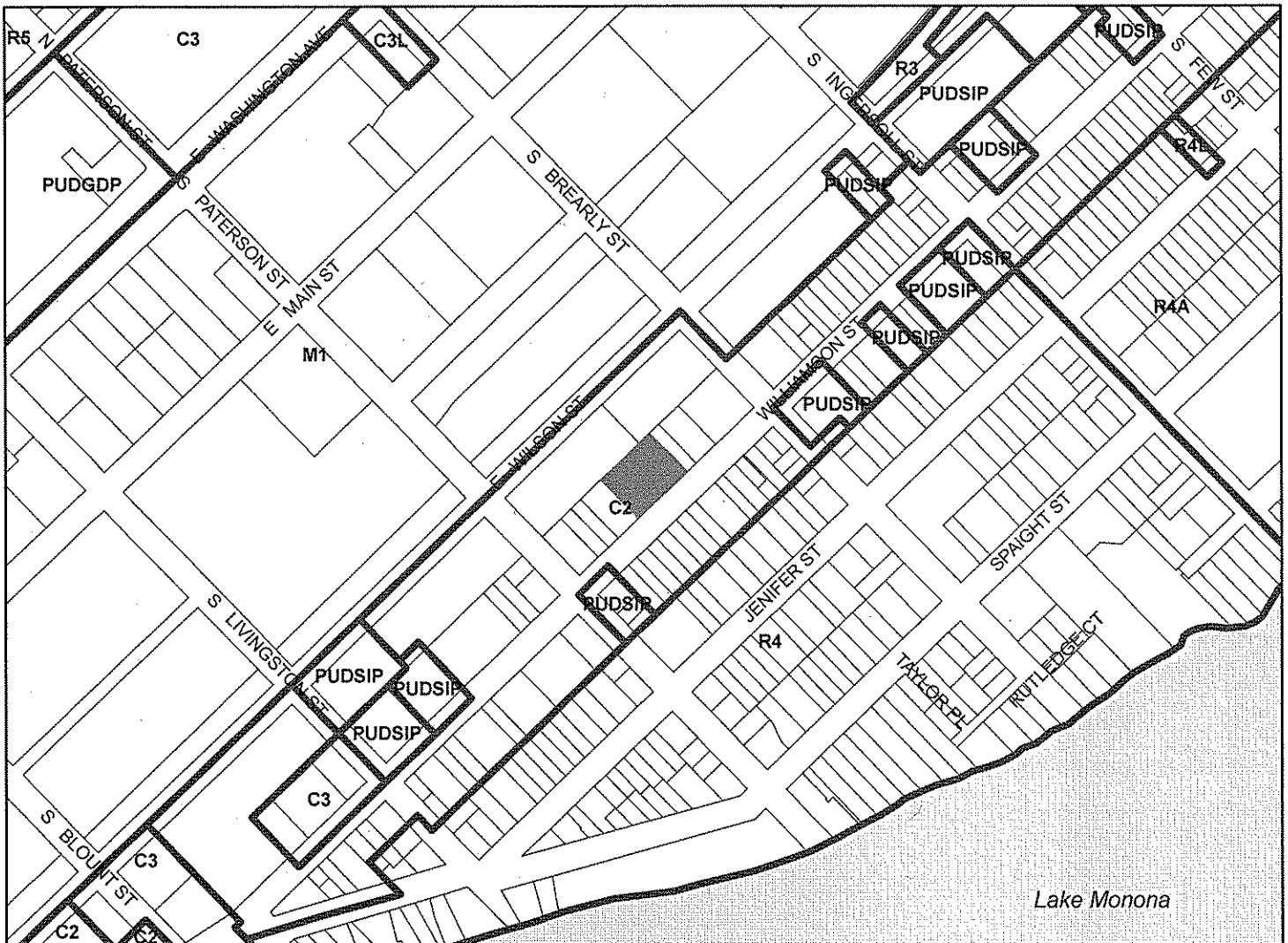
Existing Use  
Plan B Nightclub

Proposed Use  
Parking Lot Reduction and Screening and  
Outdoor Smoking Area for Plan B Nightclub

Public Hearing Date  
Plan Commission  
22 March 2010



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 : 08 March 2010

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Date Received: 12/3  
 Address verification in GEO:  (check)  
 Address verified by: JK (initials)

## City Of Madison Parking Lot / Plan Submittal

1596

(PLEASE PRINT)

Project Address:	924-926 Williamson St
Description: (Example: Meriter Addn.)	install privacy fence
Project Type: (Examples: Permitted Use, Cond. Use, PUD, Alt. To CU, or SIP, etc.)	
Applicant Company: (Examples: Architect, building contractor)	Plan B

### Applicant Contact Information: (PLEASE PRINT)

Contact Name:	Rico Subatini
Address:	924 Williamson St Madison, WI 53703
Email Address:	Rico@PlanBmadison.com
Phone Number:	608-1900 (cell)

### Routing Information (FOR OFFICE USE ONLY)

Permitted Use Review Agencies	Conditional Use & Other Review Agencies
<input checked="" type="checkbox"/> Zoning	<input checked="" type="checkbox"/> Planning
<input type="checkbox"/> Traffic Engineering	<input type="checkbox"/> Lighting
<input type="checkbox"/> Engineering (CCB Rm. 115)	<input type="checkbox"/> Parks
<input type="checkbox"/> Engineering - Mapping (Emil Street)	<input type="checkbox"/> Metro
<input type="checkbox"/> Fire	<input type="checkbox"/> Water
	<input type="checkbox"/> Urban Design
	<input type="checkbox"/> Landmarks Commission
	<input type="checkbox"/> Other _____
	<input type="checkbox"/> Other _____
	<input type="checkbox"/> Other _____

I have verified that all plan pages have address of project.

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1596

February 1<sup>st</sup> 2010

To Zoning and Plan Commission:

We are writing this letter in support for various changes in our conditional use of Plan B located at 924 Williamson St Madison, WI 53703.

In order to address concerns raised by the neighborhood we agreed before the ALRC to have periodic meetings with neighborhood representatives with regard to our operation. After a few meetings it was requested by various neighborhood representatives including John Rolfsmeyer that a fence be placed at the line between his rental property and Plan B. We agreed that we would place the fence on the property line at our cost and that is our request tonight.

The neighborhood also expressed some concern about outdoor noise and smoking by the patrons of Plan B. We have used our staff to minimize these concerns. In order to further address those concerns we are requesting an outdoor enclosed area for smoking and a small amount of seating. The design would limit patrons from freely walking the premises and neighborhood and give our staff a greater opportunity to control noise and traffic. The design by our architects directs the noise away from the residential neighbors toward the commercial area behind our building. We estimate capacity at approx 30 patrons.

Both of these improvements will be incurred by our organization and represent a compromise of our preferred interest and actions of the property. The fence will be placed far enough back from the property line to allow upkeep by our organization without encroachment on the neighbor. The smoking enclosure has been reviewed by traffic and does not affect parking.

We appreciate your interest in addressing the concerns of the neighborhood while limiting the costs and disadvantages of our organization

Respectfully Yours,

Rico Sabatini

Co-Owner Plan B



## Firchow, Kevin

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**From:** Rico Sabatini [rico@planbmadison.com]  
**Sent:** Friday, March 05, 2010 12:39 PM  
**To:** Firchow, Kevin  
**Cc:** Scott Thornton; Corey Gresen  
**Subject:** Re: ALRC this month

Great. Can you please put that on the agenda? I am meeting with Kris Warren from the property directly behind us on Patterson St. to go over the proposed changes near the lot line. Just an FYI

Rico  
On Mar 5, 2010, at 8:58 AM, Firchow, Kevin wrote:

Yes- we could add an additional parking reduction to the list of alterations you are requesting from the PC.

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**From:** Rico [mailto:rico@planbmadison.com]  
**Sent:** Tuesday, March 02, 2010 11:35 PM  
**To:** Firchow, Kevin  
**Cc:** 'Corey Gresen'; 'Scott B. Thornton'  
**Subject:** ALRC this month

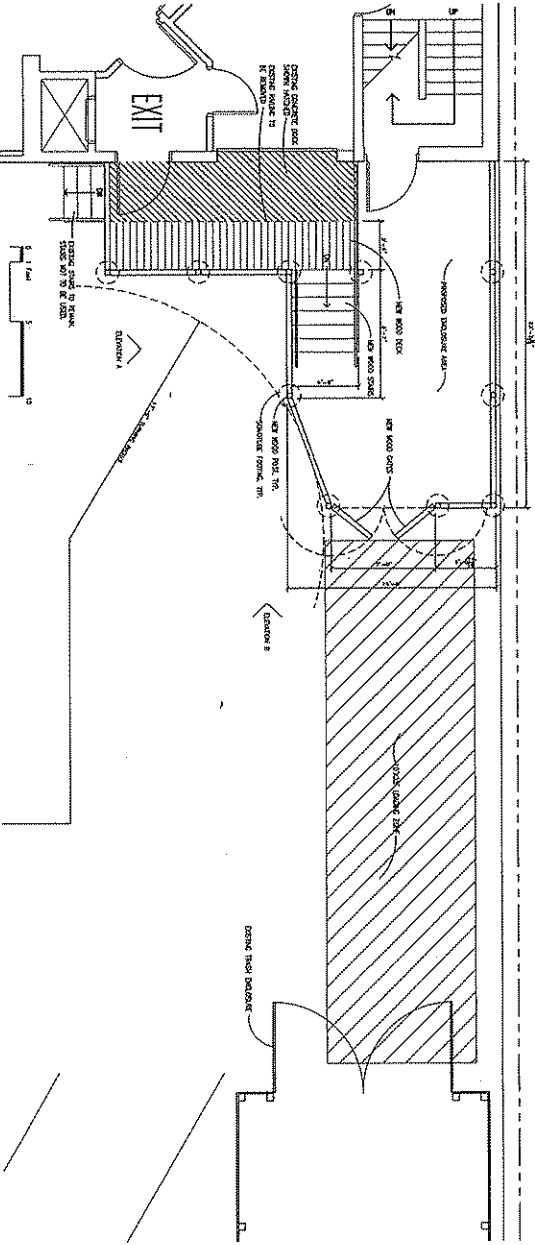
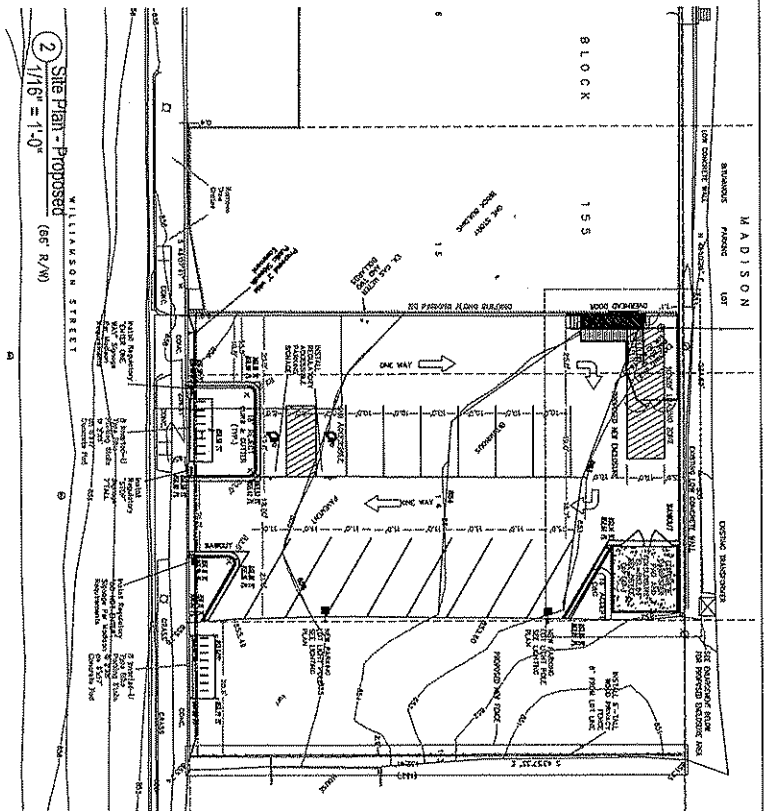
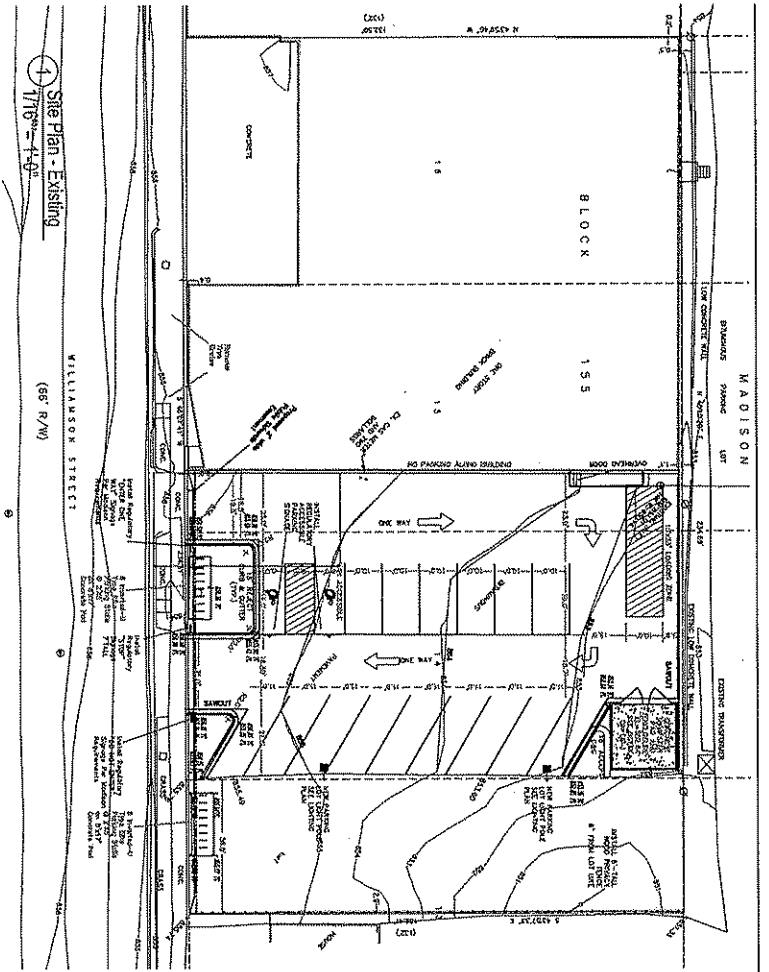
Kevin,

We had a neighborhood meeting about the proposed changes going before the Plan Commission later this month. They are suggesting, and we are in agreement, that our capacity be raised due to the noise from patrons waiting to get in. They had suggested that I let you know so you can add it to the agenda with the smoking enclosure and fence for the Plan Commission. We are turning in our change of Liquor License form before noon tomorrow so we can get in on the next ALRC hearing which is around the middle of the month. Would we need to get a further reduction in parking if our capacity is raised to 300 Thursday-Saturday? It is currently set at 250

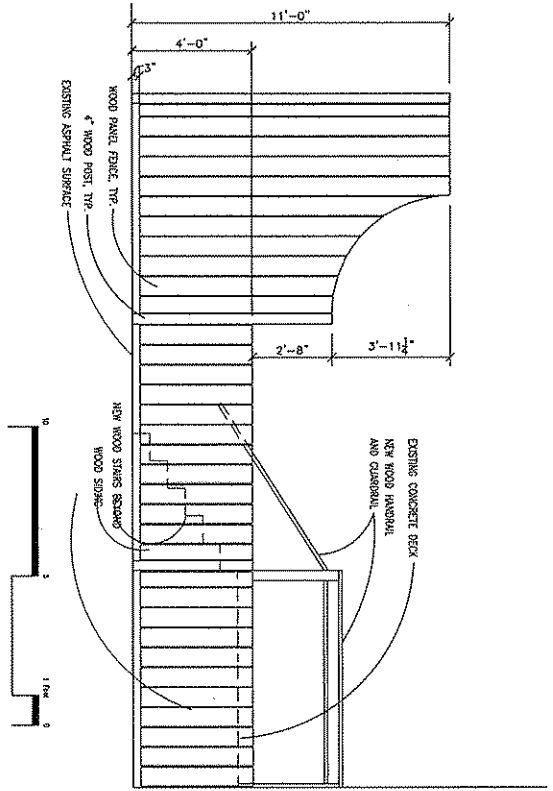
Thanks,

Rico Sabatini  
608-692-1900

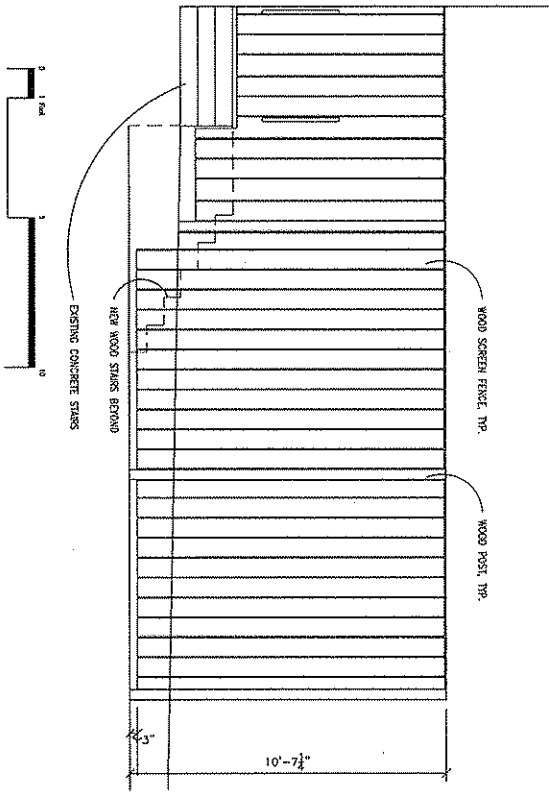
Rico Sabatini  
[rico@planbmadison.com](mailto:rico@planbmadison.com)



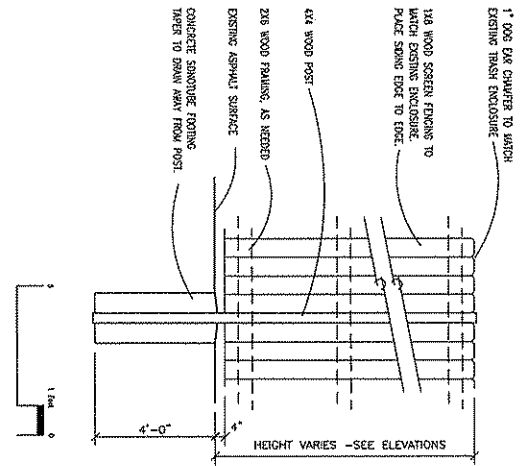
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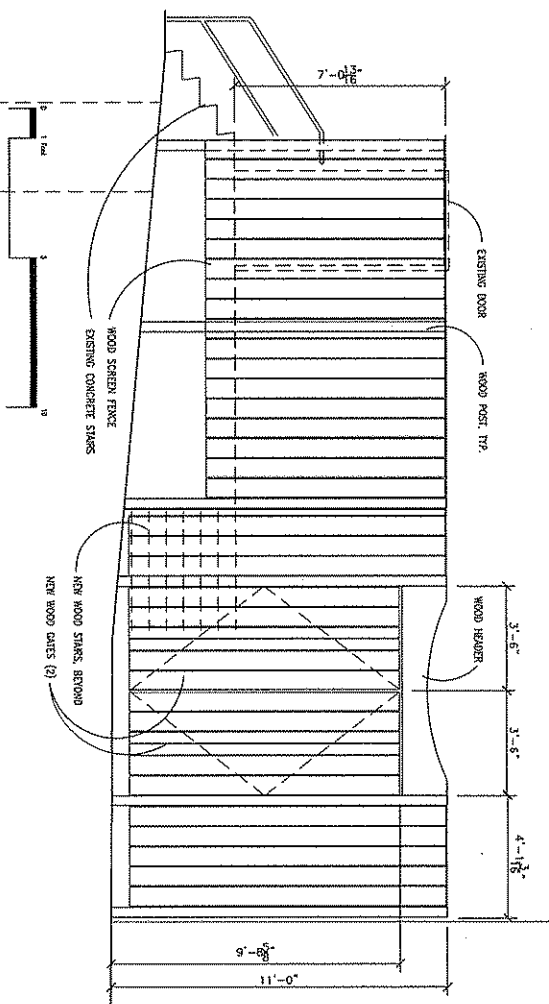
1 Elevation C  
1/2" = 1'-0"



3 Elevation A  
1/2" = 1'-0"



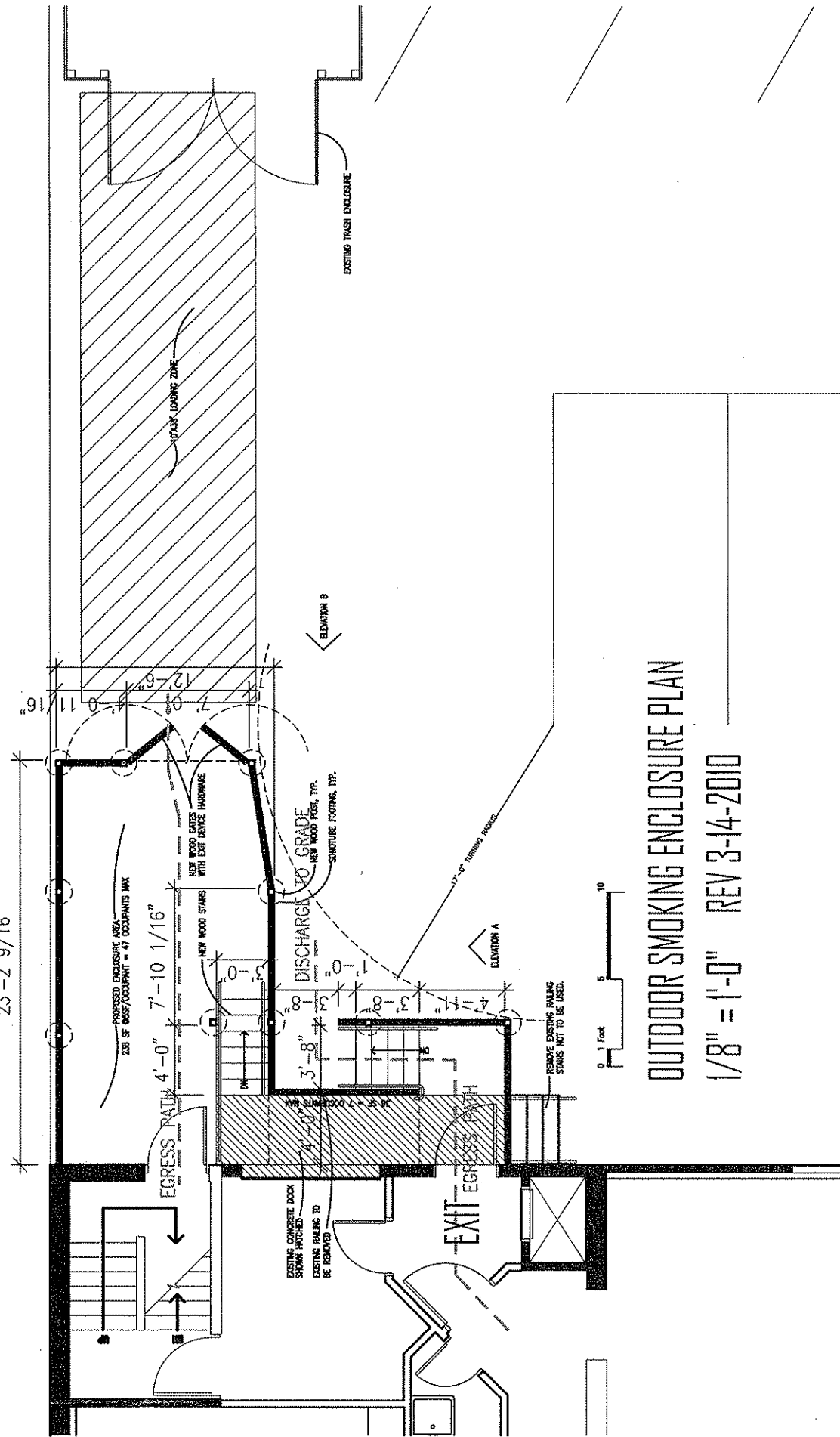
2 Fence Detail  
1/2" = 1'-0"



4 Elevation B  
1/2" = 1'-0"

ELEVATION C

23'-2 9/16"



# OUTDOOR SMOKING ENCLOSURE PLAN

1/8" = 1'-0" REV 3-14-2010