

# LAND USE APPLICATION

# LND-B

City of Madison  
Planning Division  
126 S. Hamilton St.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



### FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_  
Date received \_\_\_\_\_  
Received by \_\_\_\_\_  
Parcel # \_\_\_\_\_  
Aldermanic district \_\_\_\_\_  
Zoning district \_\_\_\_\_  
Special requirements \_\_\_\_\_  
Review required by \_\_\_\_\_  
 UDC  PC  
 Common Council  Other \_\_\_\_\_  
Reviewed By \_\_\_\_\_

### All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

### 1. Project Information

Address: 1313 Regent Street Madison, WI 53715  
Title: Lucky's Brewpub - Addition of volleyball courts and patio service bar, capacity and parking alterations

### 2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

### 3. Applicant, Agent and Property Owner Information

**Applicant name** Rodney J Ripley Company Luckys 1313 Brew Pub LLC  
Street address 1335 Drake St City/State/Zip Madison, WI 53715  
Telephone 608-279-4163 Email rodripley@gmail.com

**Project contact person** Same as above Company \_\_\_\_\_  
Street address \_\_\_\_\_ City/State/Zip \_\_\_\_\_  
Telephone \_\_\_\_\_ Email \_\_\_\_\_

**Property owner (if not applicant)** FCS Plan B, LLC  
Street address W11579 County Road V, Apt 1 City/State/Zip Lodi, WI 53555  
Telephone 608-279-4163 Email ripper42@charter.net

**4. Project Description**

Provide a brief description of the project and all proposed uses of the site:

Reduced parking requirement, increased capacity and layout of outdoor area and service bar, addition of seasonal sand volleyball courts, combining reception hall space with brewpub for private parties and special events.

Scheduled start date May 2018 Planned completion date June/July 2018

**5. Required Submittal Materials**

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Filing fee
- Land Use Application
- Letter of intent
- Legal description
- Pre-application notification
- Vicinity map
- Survey or existing conditions site plan
- Development plans
- Land Use Application Checklist (LND-C)
- Supplemental Requirements
- Electronic Submittal\*

*\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary. An electronic submittal, as noted above, is required. Electronic submittals should be compiled on a CD or flash drive, or sent via email to udapplications@cityofmadison.com.

**6. Applicant Declarations**

- Pre-application meeting with staff.** Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Kevin Firchow Date 2/6/18

Zoning staff Matt Tucker Date 2/6/18

- Demolition Listserv
- Public subsidy is being requested (indicate in letter of intent)

- Pre-application notification:** The zoning code requires that the applicant notify the district alder and any nearby neighborhood and business associations **in writing** no later than **30 days prior to FILING this request. List the alderperson, neighborhood association(s), business association(s), AND the dates you sent the notices:**

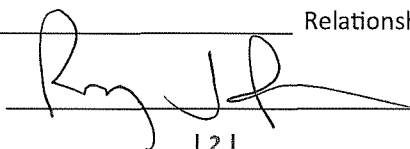
Ald. Eskrich waived 30-day notice requirement (email from 2/27/18 attached). Original notice sent 2/6/17.

Neighborhood notice to Greenbush sent 2/6/17.

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials. A copy of the notification letters or any correspondence granting a waiver is required as part of the application materials.

**The applicant attests that this form is accurately completed and all required materials are submitted:**

Name of applicant Rodney J Ripley Relationship to property Managing Member

Authorizing signature of property owner  Date 3/6/18

Here is the waiver!

We will need to get a copy of the request to Sara when it is done.

Thx,

Rod

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From: "Eskrich, Sara"  
To: "[ripper42@charter.net](mailto:ripper42@charter.net)"  
Cc:  
Sent: 27-Feb-2018 03:07:20 +0000  
Subject: Re: 1313 Volleyball Request

Hi Rod,

Please accept this email to use in your application as my waiver of the 30 day notice for the conditional use application for outdoor volleyball.

I would appreciate it if you could send me a copy of your application when you file.

Thanks,  
Sara

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Sara Eskrich  
DISTRICT 13 ALDER  
CITY OF MADISON  
(608) 669-6979  
[district13@cityofmadison.com](mailto:district13@cityofmadison.com)

Subscribe to District 13 updates at [www.cityofmadison.com/council/district13/](http://www.cityofmadison.com/council/district13/)

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**From:** [ripper42@charter.net](mailto:ripper42@charter.net) <[ripper42@charter.net](mailto:ripper42@charter.net)>  
**Sent:** Thursday, February 22, 2018 10:16 AM  
**To:** Eskrich, Sara  
**Subject:** 1313 Volleyball Request

Sara,

We will be moving forward with the volleyball request for Lucky's 1313. Since we have already reached out to police, fire and you have reached out to the neighbors; could you please waive the 30-day notice period so we can re-file promptly and have a decision in March or April?

Best regards,

Rod Ripley  
Lucky's 1313 Brew Pub  
608-279-4163