



PREPARED FOR THE PLAN COMMISSION

Project Address: 1313 Regent Street (District 2 – Ald. Evers)**Application Type:** Conditional Use**Legistar File ID #** [61669](#)**Prepared By:** Sydney Prusak, AICP, Planning Division**Reviewed By:** Kevin Firchow, AICP, Principal Planner

On September 14, 2020, the Planning Division received an updated site plan with an expanded outdoor eating area for 1313 Regent Street (Lucky's). The revised patio space will replace six (6) surface parking stalls from May 15 to October 15, annually. The new design contains 20 tables and 82 seats compared to the six (6) tables and 24 seats included in the original submittal. Given the timing of these changes, this update was not included in the September 14 Plan Commission materials and this item, along with the corresponding CSM ([Legistar #61680](#)), was referred to the October 5, 2020 Plan Commission meeting.

According to the Zoning Administrator, the vehicle and bike parking requirements are based on the maximum approved capacity for the site (658 persons). The site's maximum capacity is for Camp Randall Event Days, where the outdoor dining area cannot be occupied. Therefore, reducing the amount of vehicle parking during the warmer months from 23 stalls to 17 stalls in order to accommodate outdoor eating does not impact the applicant's original parking reduction request for 102 stalls as noted in the September 14 Plan Commission Staff Report. An additional condition of approval from the Traffic Engineering Division is included in this document to ensure that a substantial barrier separating the outdoor eating area from the adjacent parking stalls is provided.

Given this information, the Planning Division still believes that the conditional use request for a parking reduction (102 stalls) and the conditional use alteration request for the outdoor eating area can be found to meet the applicable Conditional Use Approval Standards. More detailed information regarding nearby transit and on-street parking is available in the Plan Commission Staff Report and [Legislative File](#).

Furthermore, on September 9, 2020, the Planning Division received updated elevations and renderings for the proposed residential building addition. In the September 14, 2020 Planning Division Staff Report, staff noted that at the time of report writing, revised façade drawings that provide alternative colors and building materials had just been submitted, but not yet reviewed. While the Planning Division appreciates the revisions, namely the color changes on the Regent Street façade, staff still has concerns with the cohesiveness of the upper levels with the existing Lucky's building. Therefore, in regards to Conditional Use Approval Standard #9, staff notes that this Standard allows for a referral to the Urban Design Commission should the Plan Commission find that their input would be beneficial in finding that this standard met.

Lastly, since the original Staff Report was published, the Planning Division received letters of support from the Greenbush Neighborhood Association and the Vilas Neighborhood Association. Both letters are included in the [Legislative File](#).

Given these changes and updates, on balance, staff still believes that all the applicable approval standards can be found met, but requests that the Plan Commission give careful consideration to the height transition towards Bowen Court and the building aesthetics along Regent Street.

Therefore, if the Plan Commission can find that the approval standards for conditional uses are met, then the Planning Division recommends that the Plan Commission **approve** the conditional use requests to construct a three-story addition above and behind an existing one-story commercial building on a property zoned Traditional Shopping Street (TSS) District at 1313 Regent Street. Further, should the Plan Commission approve the conditional uses, the Commission should approve the Certified Map and forward the necessary resolutions approving the survey and accepting the dedications to the Common Council with a recommendation for approval. This request is subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

Additional Recommended Conditions of Approval

Traffic Engineering Division (Contact Sean Malloy, (608) 266-5987)

1. In the outdoor seating plan, the applicant shall provide a substantial barrier (or wheel stops with a 4 foot buffer) to separate the outdoor eating area from adjacent parking stalls and drive aisles to protect pedestrians from vehicular encroachment. This barrier shall include a 2 foot buffer for door opening.