



## City of Madison Site Plan Verification

**PROJECT: LNDUSE-2018-00027**

**Address:** 1313 Regent ST

**Current Revision #: 0**

**Submitted by:** Luckys 1313 Brew Pub LLC

**Contact:** Rodney Ripley  
(608) 279-4163  
rodripley@gmail.com

**Project Type:** Land Use

**Description:** Add outdoor volleyball, modify parking lot, expand capacity of reception hall and outdoor eating area for a restaurant-tavern-brewpub.

**Status:** Closed

**Revision History:** [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	<a href="#">Jeffrey Quamme</a>	Jun 5 2018
Engineering Review Main Office	Approved	<a href="#">Timothy Troester</a>	Jun 5 2018
Fire Review	Approved	<a href="#">William Sullivan</a>	Jun 5 2018
Lighting Review	Approved	<a href="#">Steve Rewey</a>	Jun 5 2018
Planning Review	Approved	<a href="#">Sydney Prusak</a>	Jun 5 2018
Traffic Engineering Review	Approved	<a href="#">Eric Poffenberger</a>	Jun 5 2018
Water Utility Review	Approved	<a href="#">Adam Wiederhoeft</a>	Jun 5 2018
Zoning Review	Approved	<a href="#">Jenny Kirchgatter</a>	Jun 11 2018

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The driveway and parking at 7 S. Randall Street to be used by this site for patrons approved in 2016 has not been constructed as of the date of this application. The reciprocal easement for this proposed condition has been recorded as Doc No. 5267583.

**ENGINEERING VERIFICATION****Supplement Accepted** **Comment Date:** 05/18/2018

Disturbed area to excavate for the volleyball area appears to be approximately 5,320 s.f. This excavation will require a City of Madison Erosion Control Permit. Submit completed permit application, permit fee, USLE calculations, etc. to Megan Eberhardt for review and issuance of the required City of Madison Erosion Control Permit. Permit application forms can be found online at <http://www.cityofmadison.com/engineering/Permits.cfm>. Questions regarding erosion control permitting requirements can be sent to Megan at [meberhardt@cityofmadison.com](mailto:meberhardt@cityofmadison.com).

**Supplement Accepted** **Comment Date:** 05/18/2018

Provide PDF of the volleyball perimeter details. PDF shall be provided to City Engineering for our records and to Zoning for attachment in the review record.

**Supplement Accepted** **Comment Date:** 05/18/2018

Submit final PDF's of plans for Engineering records. Files can be emailed to Tim Troester at [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com)

**PLANNING VERIFICATION****Note** **Comment Date:** 05/14/2018

That there shall be no outdoor amplified sound in the outdoor eating area or in the sand volleyball courts.

**Note** **Comment Date:** 05/14/2018

That the sand volleyball courts and outdoor eating area shall close at 10:00 pm, nightly. No patrons shall remain in these areas after 10:00 pm. Only staff may be present after 10:00 pm for the purpose of area clean up. Lights to the volleyball court area shall be turned off by 10:15 pm.

**Note** **Comment Date:** 05/14/2018

That no whistles or amplified speakers be used during volleyball games.

**Note** **Comment Date:** 05/14/2018

That the approval is based on the most recently submitted site plan which shows the required twenty-five (25) foot setback area between the proposed volleyball courts and the abutting residential zoned properties located to the east of the site. The corresponding exhibit provided has not been reviewed by City agencies. Additional conditions may be recommended based on agency review and applicable requirements.

**Supplement Accepted** **Comment Date:** 05/14/2018

That the screening fence along the eastern and southern property boundary be extended to eight (8) feet in height.

**Supplement Accepted** **Comment Date:** 05/14/2018

That final details on the seasonal netting and support brackets be provided for approval by staff. Any supports used for the seasonal netting shall be removable and not present when the net is not in use.

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That final details on the volleyball courts shall be provided for approval by staff. This shall include information on any edging used to contain sand.

**Note****Comment Date:** 05/14/2018

That the outdoor seating area and outdoor volleyball courts shall not be available of use during regular season Wisconsin Badger home football games.

**Note****Comment Date:** 05/14/2018

That the parking facilities must be available at all times, and shall not be shut down for any events.

**Note****Comment Date:** 05/14/2018

That the reception hall/room shall close at midnight.

**Note****Comment Date:** 05/14/2018

That maximum capacities shall be approved by City Building Inspection but shall not exceed:

- a) 208 for brewpub (number of available seats, plus staff, plus a reasonable number of people waiting for seats)
- b) 82 for patio (chairs & tables – drive capacity number, includes players for volleyball courts)
- c) 155 for reception hall/room where furniture, tables, and chairs are present (fixed-seat capacity)
- d) 450 for reception hall/room when no tables or chairs are present (general assembly capacity)

An alteration to this conditional use shall be required prior to granting a higher capacity.

**Note****Comment Date:** 05/14/2018

The reception hall/room may be used with the general assembly capacity for Wisconsin Badger Home Football games and other events open to the public taking place within Camp Randall Stadium. The capacity will be limited to 155 (the fixed-seat capacity) on all other days/events. To minimize parking impacts, the reception hall space shall not be used as expanded capacity for the brewpub. In no event shall the reception hall be used as a music venue other than music provided in conjunction with private events such as weddings, receptions, private parties (retirement, birthday, holiday, reunion, or other special occasions including private events hosted related to Kohl Center and Camp Randall sporting events and concerts).

**Note****Comment Date:** 05/14/2018

The applicant may combine the brewpub and reception hall spaces for private events such as weddings, receptions, private parties (retirement, birthday, holiday, reunion, or other special occasions including private events hosted related to Kohl Center and Camp Randall sporting events and concerts). During these private events, the entire property would be closed to the general public and the maximum capacity of the site shall be 445 persons (208 persons for the brewpub, 155 persons for the reception hall, and 82 for the outdoor area). The doors are required to be closed and locked to reception hall space but for when it is being used for separate events.

**Note****Comment Date:** 05/14/2018

The applicant may also host 16 events per year (no more than four (4) per month, and no more than two (2) per week), where the brewpub and reception space would be combined for a maximum capacity of 445 persons for the entire site (208 persons for the brewpub, 155 persons for the reception hall, and 82 for the outdoor area) and open to the general public. The doors are required to be closed and locked to reception hall space but for when it is being used for separate events. If the applicant chooses to host more than these 16 events per year, an alteration to this conditional use will be required.

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In connection with special event days during which the reception hall will be open to brewpub patrons, the applicant shall follow a management plan for operations of the site at all times, including during special event days which will have increased staffing, security personnel, and cleaning staff. The applicant shall submit the management plan for final sign-off review.

**Supplement Accepted****Comment Date:** 05/14/2018

The applicant shall provide advance notice of each special event day to the Zoning Administrator, and Police and Fire Departments.

**Note****Comment Date:** 05/14/2018

That the lighting shall be dark sky compliant. Planning Staff needs confirmation from Building Inspection.

**TE VERIFICATION****Supplement Accepted****Comment Date:** 05/15/2018

Provide a revised electronic copy of the site plan, .pdf preferred, e-mail plan to Tim Stella - tstella@cityofmadison.com

**Supplement Accepted****Comment Date:** 05/15/2018

The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; ADA/striped stall dimensions; secured parking facility; sidewalk dimensions; drive aisle dimensions; bike stall dimensions and detail; underground parking dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

**ZONING VERIFICATION****Supplement Accepted****Comment Date:** 06/11/2018

Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

**Supplement Accepted****Comment Date:** 06/06/2018

Exterior lighting provided shall be in accordance with City of Madison General Ordinances Section 10.085. Provide an exterior lighting plan and fixture cut sheets with the final plan submittal.

**Supplement Accepted****Comment Date:** 06/06/2018

Submit a legible PDF of the plans. The numbers in the PDF of the site plan that was submitted are not legible.

**Note****Comment Date:** 06/04/2018

The final site compliance date is September 1, 2018.

Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.