

HUSCH BLACKWELL

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March 17, 2017

Sara Eskrich
District 13 Alderperson
City of Madison Common Council
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

John Perkins
Greenbush Neighborhood Association
1153 Emerald St.
Madison, WI 53715

Re: Notice Letter – Alteration to Existing Conditional Use – 1313 Regent Street

Dear Alder Eskrich and Mr. Perkins:

On behalf of FCS Plan B, LLC, I am pleased to submit this letter of notification of our intent to file a land use application with the City of Madison related to the property located at 1313 Regent Street—Lucky's 1313 Brewpub. This site is located mid-block on the south side of the 1300 block of Regent Street.

The application will include a request to approve a revised 88-stall parking reduction, increase the capacity of an approved outdoor eating area from 58 persons to 82 persons, construct a seasonal outdoor recreation area with two sand volleyball courts, modify the layout of the outdoor eating area to add a service bar, permit the use of the entire building when the entire facility is operated as a private party, and allow the event space to be used during certain University of Wisconsin athletic events. After receiving and incorporating valuable feedback from City staff, the Plan Commission and the neighborhood association, we are confident that this revised proposal addresses concerns raised in the prior application.

In particular, this application includes the following modifications to prior plans: (i) Adding specific conditions for volleyball court operations, such as (a) all games ending by 10:00 p.m. and players promptly leaving the court at that time, (b) any clean-up ending by 10:15 p.m., and (c) court lights shut off by 10:15 p.m.; (ii) Resizing and relocating the volleyball courts to eliminate the need to remove existing trees, as was needed in the prior application; (iii)

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Wrapping nearby trees with padding to protect volleyball players; and (iv) Increasing the height of the perimeter fence from 8 feet to 10 feet and using solid materials to minimize light and sound disturbance to neighbors.

We look forward to working with you throughout the approval process. Please contact me with any questions you may have.

Sincerely,

A handwritten signature in cursive script that reads "Angela Black".

Angela Black

AB/amb

cc: (all via email)
Kevin Firchow, Planning Division
Jessica Vaughn, Planning Division
Matt Tucker, Zoning Administrator