



Department of Planning & Community & Economic Development  
**Planning Division**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

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August 9, 2011

Steve Bartlett  
Badger Honor Flight  
2105 Prairie Road  
Madison, WI 53711

RE: Conditional Use approval for **1124 Regent Street** to operate a beer garden in an existing parking lot for select events at Camp Randall Stadium.

Dear Mr. Bartlett:

At its August 8, 2011 meeting, the Plan Commission, meeting in regular session, found the standards were met and approved your conditional use application to operate a beer garden in an existing parking lot for select events at Camp Randall Stadium, subject to the following conditions. To receive final approval of the conditional use, the following conditions must be met:

**Please contact Bryan Walker, Traffic Engineering, at 267-8754 if you have any questions regarding the following two (2) items:**

1. Applicant shall submit two different parking lot plans, one showing the layout of the parking with the beer garden area during Camp Randall events, and one showing the layout of the parking without the beer garden during normal working hours.
2. When the applicant submits final plans of one contiguous plan for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, showing all easements, all pavement markings, building placement, and stalls, adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.

**Please contact Patrick Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions regarding the following two (2) items:**

3. Meet applicable building and fire codes for the additional outdoor capacity and for ingress and egress of the establishment with the areas and uses for the site.
4. Beer garden site plan shall be in effect only for Big 10 Wisconsin Badger home football games and stadium concerts, as outlined in the 1998 uniform operating conditions letter.

**Please contact Bill Sullivan, Madison Fire Department, at 266-4420 if you have any questions regarding the following item:**

5. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

**Please contact my office, at 267-1150 if you have any questions regarding the following two (2) items:**

6. This use shall be operated in accordance with the Uniform Operating Conditions approved for beer gardens associated with events at Camp Randall Stadium, except that the beer garden shall be closed at the end of the first quarter of each football game.
7. Amplified sound is allowable so long as the applicant submits a revised site plan identifying the location of any stages, stands, speakers, and other obstructions associated with outdoor amplified music. This information shall be provided for approval by the Planning Division, Zoning, and the Madison Fire Department.

**Please now follow the procedures listed below for obtaining your conditional use:**

1. Please submit six (6) copies of a complete plan set to the Zoning Administrator for final review and comment.
2. This property is not in a Wellhead Protection District. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, and not need a copy of the approved plans.
3. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or building permit approval.
4. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said building permit. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved conditional use.

If you have any questions regarding obtaining the conditional use approval, please contact the Zoning Administrator at 266-4551. If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at 267-1150.

Sincerely,

Kevin Firchow, AICP  
Planner

cc: Bryan Walker, Traffic Engineering  
Patrick Anderson, Zoning  
Bill Sullivan, Madison Fire Department

I hereby acknowledge that I understand and will comply with the above conditions of approval for this conditional use.

\_\_\_\_\_  
*Signature of Applicant*

\_\_\_\_\_  
*Signature of Property Owner (if not the applicant)*

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Firchow)	<input type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: