

NOTICE OF NEIGHBORHOOD MEETING

Date Sent: Wednesday, August 12, 2026

To: Adjoining Property Owners of 1318 Lexington Road, Louisville, Kentucky 40204 (the "Property") including 1st and 2nd tier adjoining property owners, and Councilperson for District 9 (Andrew Owen)

From: Jon Baker, Esq., Bricker Graydon Wyatt LLP, on behalf of the Applicant, MRR Enterprise LLC ("Applicant")

Re: Notice of Neighborhood Meeting for Conditional Use Permit Pre-Application Case No. 26-CUPPA-0104

We are writing to invite you to a neighborhood meeting relating to a Conditional Use Permit pre-application recently filed with the Metro Office of Planning involving the Property the located at 1318 Lexington Road, Louisville, Kentucky 40204.

The meeting will be held at 6:00 PM on Wednesday, August 26, 2026 in the Gymnasium at Breckinridge-Franklin Elementary School, 1351 Payne Street, Louisville, Kentucky 40206.

Enclosed for your review are the following:

1. Survey Plan
2. Contact Information
3. Information on how to obtain case information online from Louisville Metro Planning & Design's online customer service portal
4. "After the meeting" instructions

The Applicant has filed with the Louisville Metro Office of Planning a Conditional Use Permit (the "CUP") pre-application pursuant to Land Development Code ("LDC") Section 4.2.52 (Underground Space), in support of its desire to share unique, subterranean space located on the Property with guests who are interested in holding private special events or small gatherings in a hidden room behind the "Door" facing Lexington Road (the "Proposal").

The Applicant entity is managed by Mike Ratterman, who owns and resides on the Property, which is elevated above and looks down over Lexington Road. The Vault is separated from the top of the Property and accessed only via a door on the ground level fronting Lexington Road. The approximately 1,418 square-foot underground space was initially constructed in 1850 as a stone vault (the "Vault") for what is believed to be a cold area historically used by local breweries as a barrel vault and lagering tunnel to store locally brewed malt beverages - a feature not uncommonly found in the old city boundary of Louisville, during Louisville's once thriving brewery era.

The Vault was constructed within a limestone cave, and its interior is framed out in hand-cut stone masonry. Consequently, noise cannot penetrate through the Vault's interior walls to the outside, thereby making the Vault a well-insulated space to hold smaller events on occasion throughout the year. The space is vented with air ducts to provide proper circulation of oxygen. The Applicant is working closely with an architect and with the Louisville Metro Fire Department on any building code matters related to the safe occupation of the Vault space so that the Vault may be lawfully used as the Applicant intends.

The Applicant has invested significant resources into preserving and restoring the Vault space and now wishes to invite others to enjoy its use to hold smaller events for various occasions, whether it be fundraisers for charities and local non-profits, art-related programs, family and social gatherings, etc.

The Vault is reflected on the pre-application survey plan drafted by Schroll Land Surveying, LLC, enclosed with this notice.

If you desire further information on this proposal, search the Planning & Design Services website at <http://louisvilleky.gov/government/planning-design> and click on Search Case Information:

CASE NUMBER: 26-CUPPA-0104

PDS CASE MANAGER: Jude Mattingly

Telephone number: (502) 574-6230

Email address jude.mattingly@louisvilleky.gov

If you have questions about the information you have received with this notification and/or wish to speak to me directly about the Proposal, please feel free to call me or email me using the contact information provided herein.

We look forward to seeing you and hearing from you at the meeting.

Best Regards,

Jon Baker

cc: Mike Ratterman

Enclosures

CONTACT INFORMATION

PRIMARY CONTACT

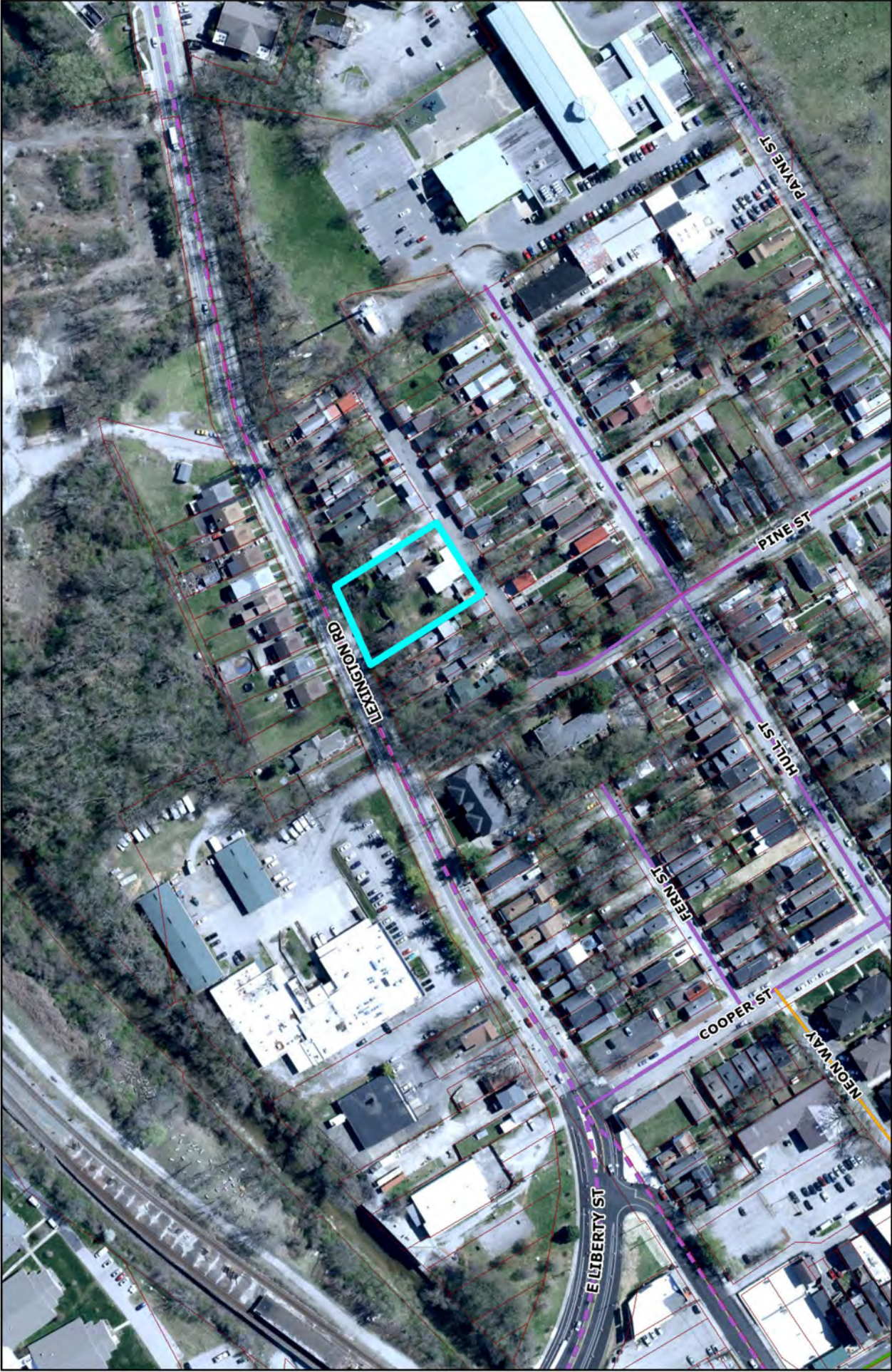
Bricker Graydon Wyatt LLP
ATTN: Jon Baker, Esq.
400 West Market Street, Suite 2000
Louisville, KY 40202
(502) 562-7316
jbaker@bricker.com

ENGINEER/SURVEYOR

Shroll Land Surveying LLC
ATTN: William D. Shroll III
5450 Southview Drive
Louisville, KY 40214
(502) 367-7660
bill@schrollsurveying.com

CASE MANAGER

Jude Mattingly
Office of Planning
444 S. 5th Street, Suite 300
Louisville, KY 40202
(502) 574-6230
jude.mattingly@louisvilleky.gov



26-CUPPA-0104 Map

Wednesday, July 15, 2026 | 11:12 AM



LOJIC © 2026
This map is not a legal document and should only be used for general reference and identification.

After the Neighborhood Meeting

Why a Neighborhood Meeting

This neighborhood meeting is an opportunity for the applicants and surrounding neighbors to discuss and develop an understanding of the proposal prior to a public hearing. The applicant has 90 days to file a formal application with the Office of Planning from the conclusion of this neighborhood meeting. If the formal application is not filed within 90 days, the applicant will be required to have another neighborhood meeting.

Expanding Interest in your Community

If you would like to stay informed of any new development in yours or any Council District, sign up to receive email notices at the following link:
<https://louisvilleky.gov/government/office-planning/notifications>
Select "Notification of Development Proposals" and "Weekly Agenda".



OFFICE OF
PLANNING

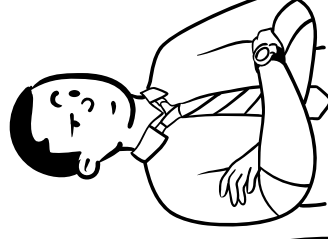
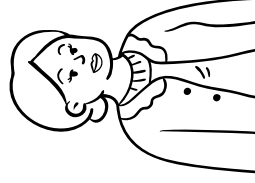
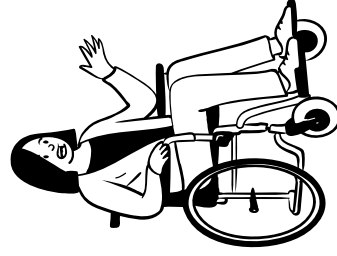
What Happens Next

Once the formal application is filed, a public hearing will be scheduled to consider the application. This public meeting is your official opportunity to speak in support or opposition to the proposal. If you received a notice regarding this neighborhood meeting, or did not receive a notice but signed the "sign-in" sheet, you will receive a notice of the public hearing.

Want to Know More

You may still feel unclear about the change in zoning process, want more information about how zoning works, or wonder what to expect as the applicant's proposal moves toward a public hearing. If so, check out the Citizen Guide for community members to learn more about the zoning process as well as other development proposals that go before a Planning Board or Committee.

<https://louisvilleky.gov/government/office-planning/citizen-guides>



Staying Informed

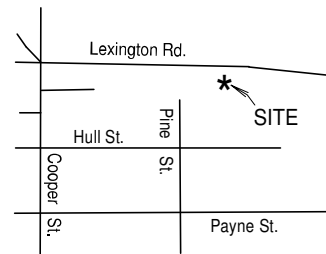
If you are interested in staying informed about this proposal, or have any questions about the formal review process, you may call the Office of Planning at **(502) 574-6230**. Please refer to the case number in your inquiry. You may also go to <https://louisvilleky.gov/government/office-planning>

to view meeting agendas, search case information, or to obtain Office of Planning information.

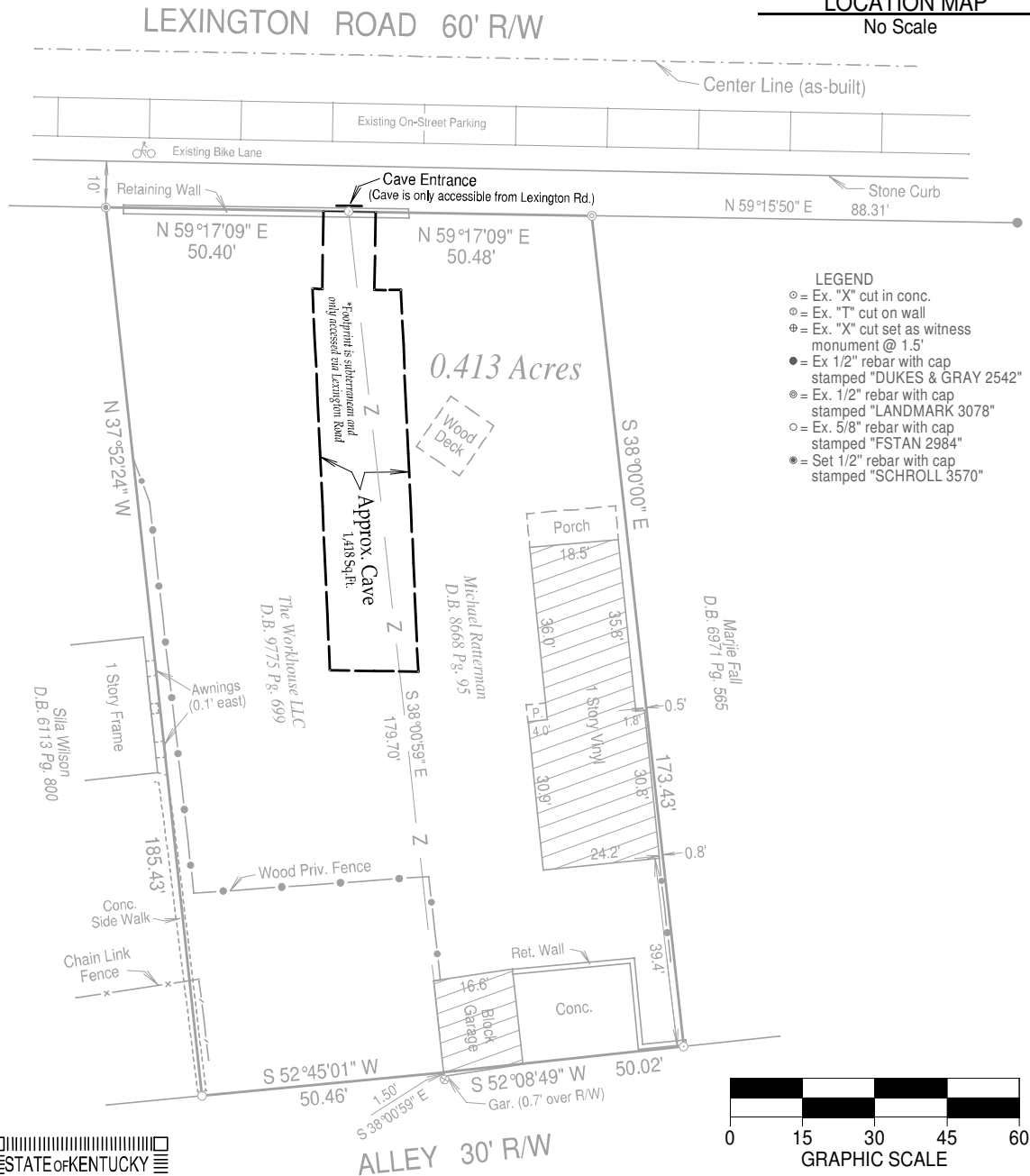


Scan QR Code with your phone for quick access to the Office of Planning website

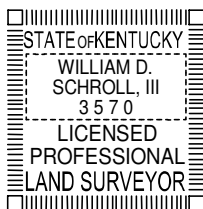
- NOTES:
1. Site is subject to all right-of-ways, easements and restrictions of record or implied.
 2. The surveyor did not make a search for easements, encumbrances, restrictions, ownership title evidence or other records that a complete and accurate title search may disclose.
 3. The certification of this survey is made of this date and is subject to any future facts that more accurately describe or establish the boundary shown herein.
 4. Surrounding owner information is shown per PVA records.
 5. The basis of bearing was taken from Survey performed by Landmark Land surveying, Inc. dated September 21 2005.



LOCATION MAP
No Scale



- LEGEND**
- = Ex. "X" cut in conc.
 - ⊙ = Ex. "T" cut on wall
 - ⊗ = Ex. "X" cut set as witness monument @ 1.5'
 - = Ex 1/2" rebar with cap stamped "DUKES & GRAY 2542"
 - ⊙ = Ex. 1/2" rebar with cap stamped "LANDMARK 3078"
 - = Ex. 5/8" rebar with cap stamped "FSTAN 2984"
 - = Set 1/2" rebar with cap stamped "SCHROLL 3570"



LAND SURVEYORS CERTIFICATE

I hereby certify that the survey depicted by this plat was done by me or by persons under my direct supervision on June 26, 2012 by the method of random traverse. The unadjusted precision ratio of the survey is 1:34,107 and was not adjusted. The survey as shown hereon is an "Urban" Survey and the accuracy and precision of said survey meets all the specifications of this class.

William D. Schroll III
 William D. Schroll III Date
 Professional Land Surveyor, Kentucky Registration No. 3570

BOUNDARY SURVEY
 This Survey complies with KAR 18:150

Survey of: 1312 & 1318 Lexington Road
 Louisville, Ky. 40204
 Owner: Michael Ratterman & The Workhouse LLC
 1318 Lexington Road, Louisville, Ky. 40204
 Source of Title: D.B. 8668 Pg. 95 & D.B. 9775 Pg. 699
 For: Michael Ratterman
 1318 Lexington Road, Louisville, Ky. 40204
 Scale: 1" = 30' Date: 6/28/12 Job No: 945/12

SCHROLL LAND SURVEYING LLC.
 5450 Southview Dr., LOUISVILLE, KY. 40214
 Phone: 502-367-7660
 Mobile: 502-594-6773
 FAX: 502-367-7660