



City of Madison

Conditional Use

Location
600 Williamson Street

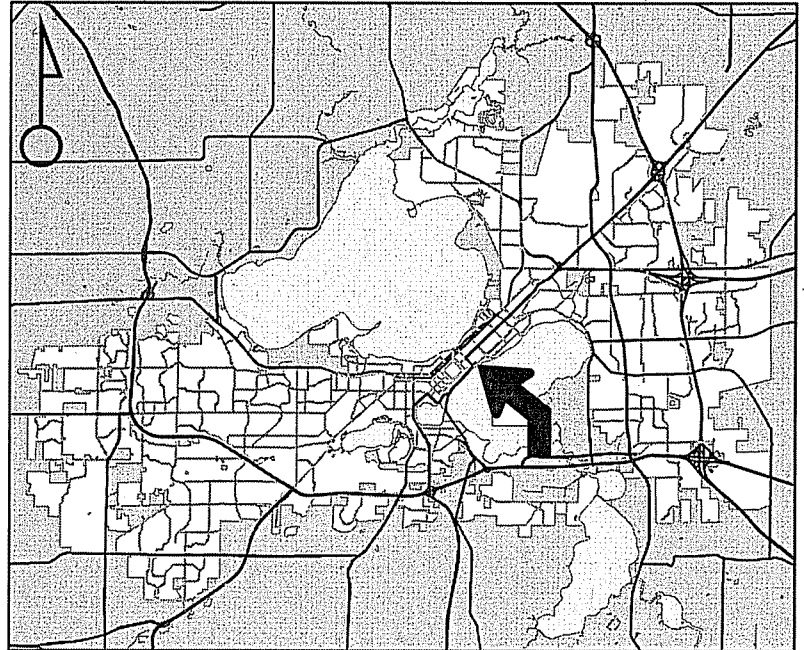
Project Name
Poke Poke

Applicant
Louis Fortis / Zhu Zhu, Forworld LLC

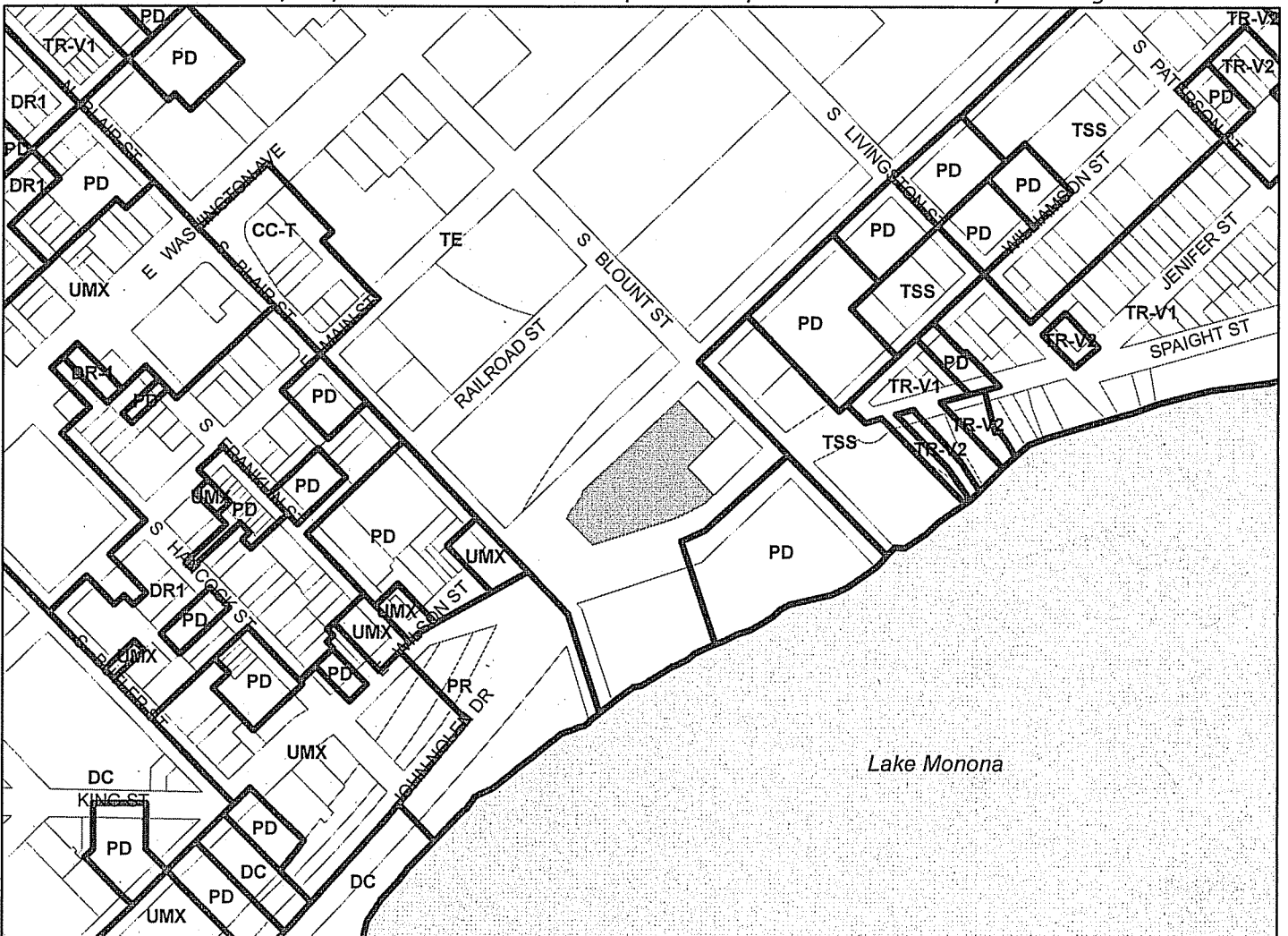
Existing Use
Multi-tenant Commercial

Proposed Use
Establish restaurant-tavern tenant in multi-tenant commercial building in TE zoning

Public Hearing Date
Plan Commission
16 October 2017

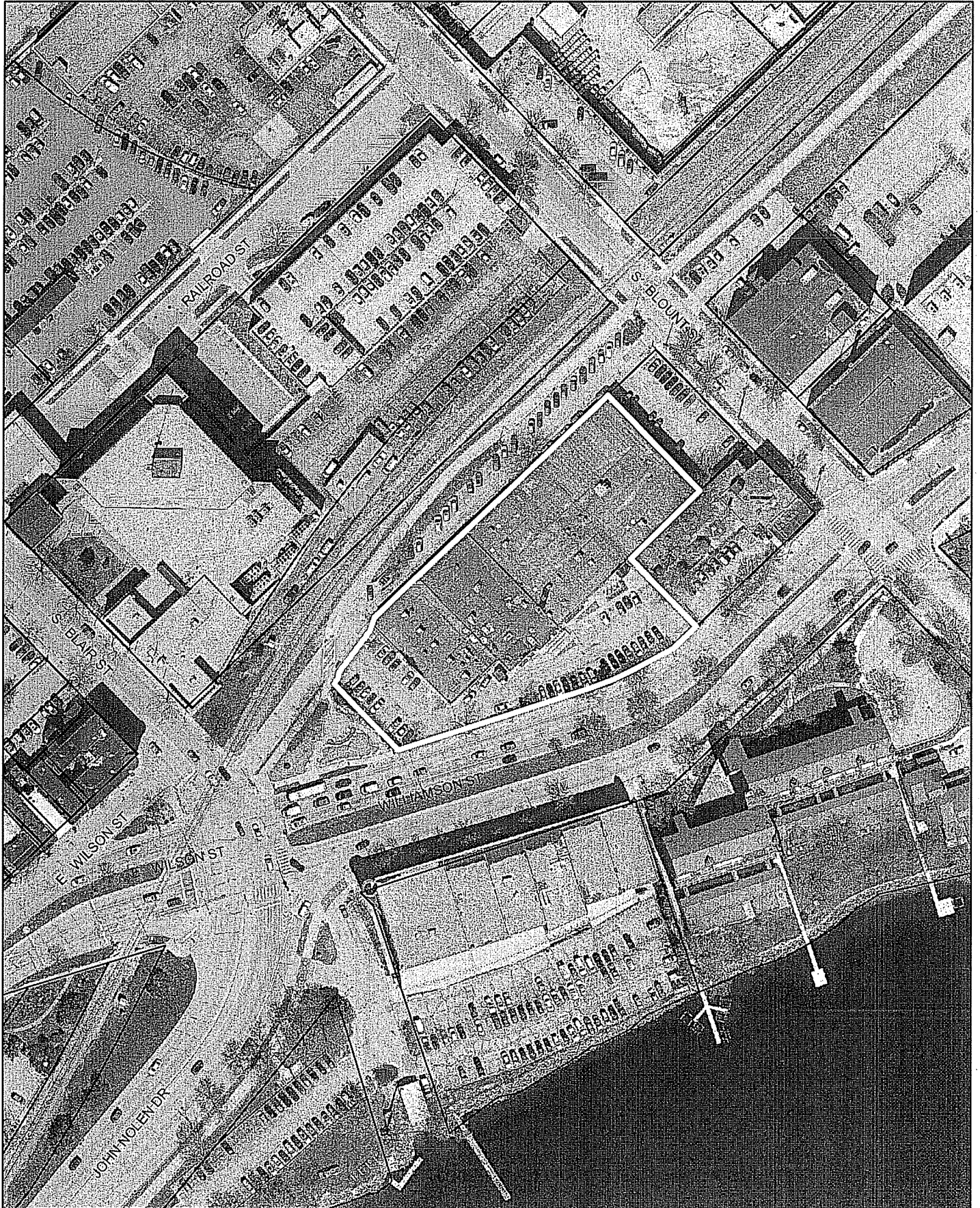


For Questions Contact: Sydney Prusak at: 243-0554 or sprusak@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 9 Oct 2017



LAND USE APPLICATION

LND-B

City of Madison
 Planning Division
 126 S. Hamilton St.
 P.O. Box 2985
 Madison, WI 53701-2985
 (608) 266-4635



FOR OFFICE USE ONLY:

Paid \$600 Receipt # 034522-0007
 Date received 9/6/17
 Received by af
 Parcel # 0709-134-1902-8
 Aldermanic district 6 - Rummel
 Zoning district TE
 Special requirements TL-His, ZBA, Ex CU, Remediation Site WP-17
 Review required by _____
 UDC PC
 Common Council Other _____
 Reviewed By _____

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information

Address: 600 Williamson St #K3
 Title: Poke poke

2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from _____ to _____
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

3. Applicant, Agent and Property Owner Information

Applicant name ZHU ZHU **Company** ForWorld LLC
Street address 600 Williamson St #K3 **City/State/Zip** 53703
Telephone 812-361-2564 **Email** quanglo11@gmail.com
Project contact person ZHU ZHU **Company** ForWorld LLC
Street address 600 Williamson St #K3 **City/State/Zip** 53703
Telephone 812-361-2564 **Email** quanglo11@gmail.com
Property owner (if not applicant) Louis G Foti's
Street address 600 Williamson St - **City/State/Zip** 53703
Telephone 608-692-6007 **Email** _____

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

a small sushi style restaurants

Scheduled start date 11/01/2017 Planned completion date 01/01/2018

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Filing fee \$600, Land Use Application, Letter of intent, Legal description, Pre-application notification, Vicinity map, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, Electronic Submittal*

*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

- Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Chris Wells Date 08/17/2017
Zoning staff Matt Tucker Date 08/17/2017

- Demolition Listserv
Public subsidy is being requested (Indicate in letter of intent)

- Pre-application notification: The zoning code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), business association(s), AND the dates you sent the notices:
Raty Tipler, Matquette Neighborhood Preservation & Development Committee, 08/07/2017

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials. A copy of the notification letters or any correspondence granting a waiver is required as part of the application materials.

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of applicant LOUIS G. FORTIS Relationship to property OWNER
Authorizing signature of property owner [Signature] Date 8/31/17

Dear City of Madison Planning Division:

It is always a pleasure speaking with you in person. In response to your interest in renewing space at Gateway Associates Mall, I have prepared for your review the following outline of the proposed business terms and conditions.

Tenant: Forworld LLC Location: 600 Williamson St #K3

Gross Square Footage: 1,241 sq.ft.

Permitted Use: For the retail sale of Poke and dessert and alcohol and beverages. Poke is comprised of cubed, raw fish on top of rice or baby greens, topped with various veggies, fruits and sauces. Fresh, healthy and delicious, Poke takes all of the best components of sushi and puts them in an easy to eat container. We have cooked seafood, and vegetarian/vegan options, too. Choose one of our composed "house favorite" bowls or go off-script and build your own.

Term: 5+5 years

The existing site conditions: it used to be MadCity Music Exchange with own water supply and sewer.

Number of units: one Number of employees: three

Hour of operation: Monday-Sunday, 11AM-9PM

Plan of action: New potential employees would be appointed for handling various tasks

Enhance practices: More cuisines will be introduced and will increase based on customer's response.

Estimated cost: \$50,000 is the approximate cost for the entire new proposal.

Estimated Project Schedule:

- 08/17-11/17: Apply for all permits
- 11/17-02/18: Renew
- 03/18: open

Project Team: Tom Hu

Delivery information: Deliveries will occur every 3 days in the early morning or late night. They will be unloaded from the trucks and brought into the kitchen/restaurant through the main entrance.

Exterior Changes: no exterior changes are proposed. Signage will be separate application.

Capacity of the space: ~20 people.

Alcohol license: is in the process of application.

Parking: Guests will park in the parking lot. (number?) There is also street parking along Williamson ST and S Blount ST

Intended clients: Clients who want to invest for this new proposal and want to get into the advisory committee of the restaurant's business are requested to contact with the undersigned immediately.

Founder: Zhu Zhu Contact number: 812-361-2564 Email: qwang1011@gmail.com

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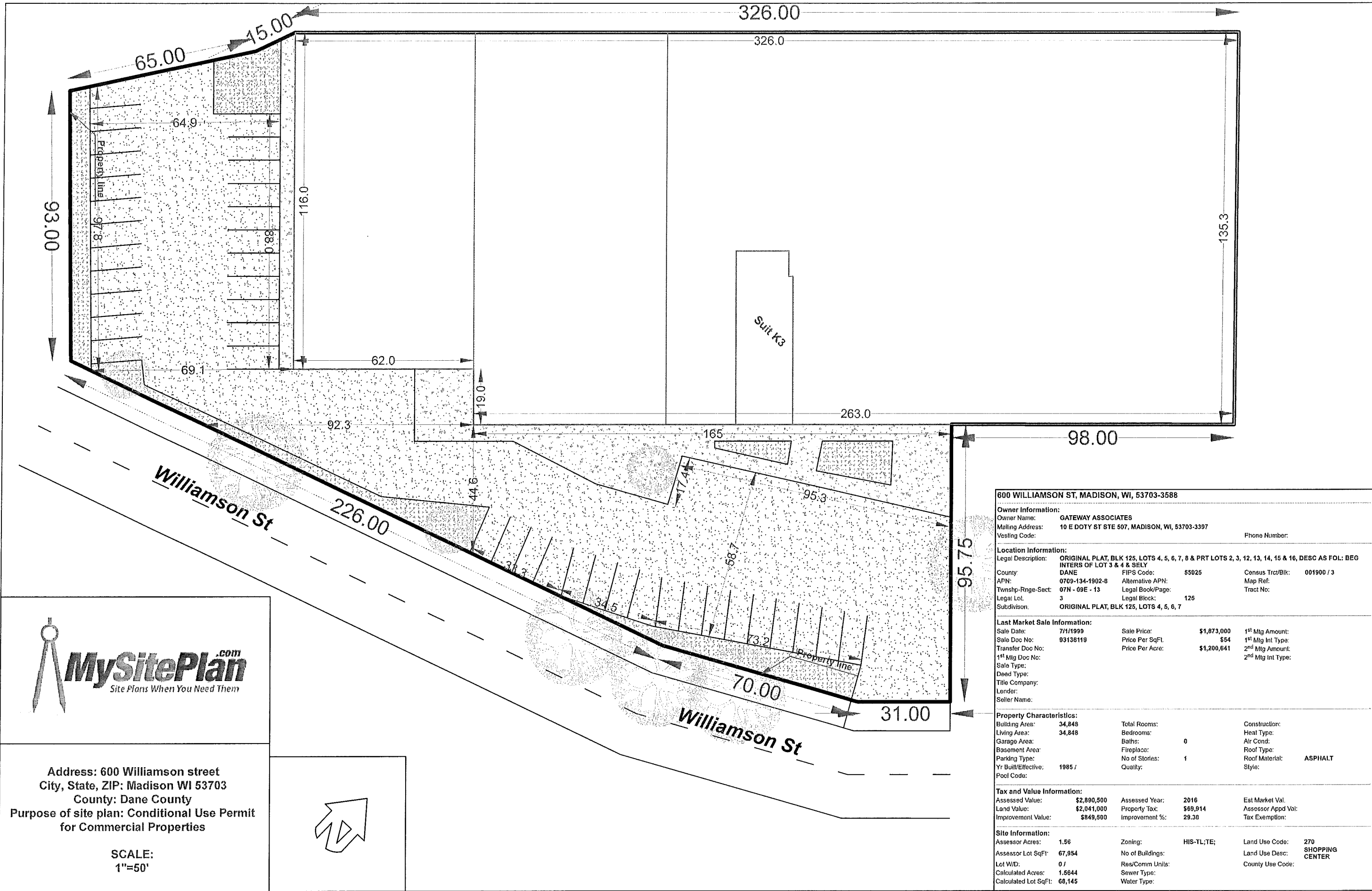
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600 WILLIAMSON ST, MADISON, WI, 53703-3588

Owner Information:
 Owner Name: GATEWAY ASSOCIATES
 Mailing Address: 10 E DOTY ST STE 507, MADISON, WI, 53703-3397
 Vesting Code: Phone Number:

Location Information:
 Legal Description: ORIGINAL PLAT, BLK 125, LOTS 4, 5, 6, 7, 8 & PRT LOTS 2, 3, 12, 13, 14, 15 & 16, DESC AS FOL: BEG INTERS OF LOT 3 & 4 & SELV
 County: DANE FIPS Code: 55025 Census Trct/Blk: 001900 / 3
 APN: 0709-134-1902-8 Alternative APN: Map Ref:
 Twp/Range-Sect: 07N - 09E - 13 Legal Book/Page: Tract No:
 Legal Lot: 3 Legal Block: 125
 Subdivision: ORIGINAL PLAT, BLK 125, LOTS 4, 5, 6, 7

Last Market Sale Information:

Sale Date:	7/1/1999	Sale Price:	\$1,873,000	1 st Mtg Amount:
Sale Doc No:	93138119	Price Per SqFt:	\$54	1 st Mtg Int Type:
Transfer Doc No:		Price Per Acre:	\$1,200,641	2 nd Mtg Amount:
1 st Mtg Doc No:				2 nd Mtg Int Type:

Deed Type:
 Title Company:
 Lender:
 Seller Name:

Property Characteristics:

Building Area:	34,848	Total Rooms:		Construction:	
Living Area:	34,848	Bedrooms:		Heat Type:	
Garage Area:		Baths:	0	Air Cond:	
Basement Area:		Fireplaces:		Roof Type:	
Parking Type:		No of Stories:	1	Roof Material:	ASPHALT
Yr Built/Effective:	1985 /	Quality:		Style:	
Pool Code:					

Tax and Value Information:

Assessed Value:	\$2,890,500	Assessed Year:	2016	Est Market Val:
Land Value:	\$2,041,000	Property Tax:	\$69,914	Assessor Appd Val:
Improvement Value:	\$849,500	Improvement %:	29.30	Tax Exemption:

Site Information:

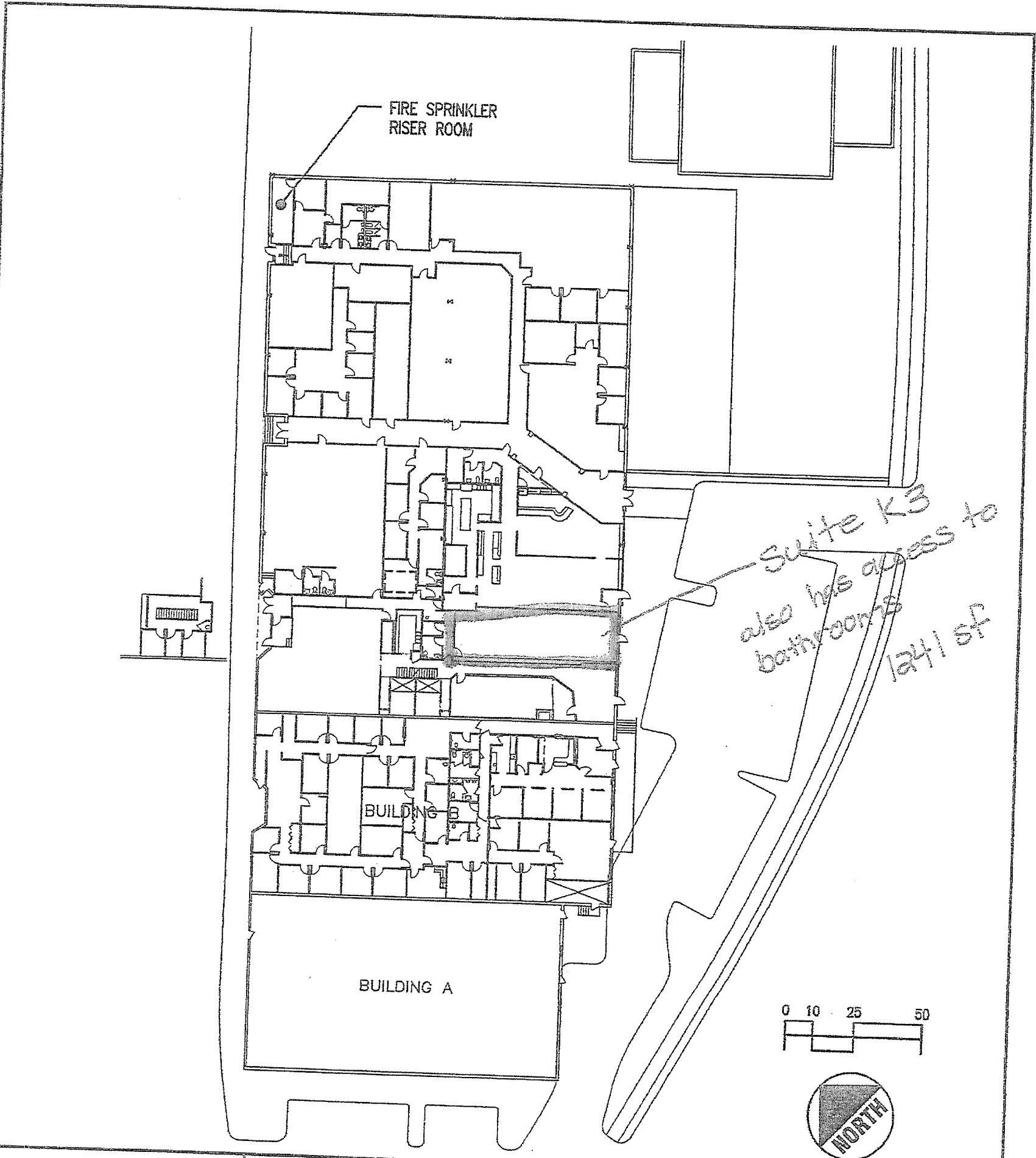
Assessor Acres:	1.56	Zoning:	HIS-TL,TE;	Land Use Code:	270
Assessor Lot SqFt:	67,954	No of Buildings:		Land Use Desc:	SHOPPING CENTER
Lot W/D:	0 /	Res/Comm Units:		County Use Code:	
Calculated Acres:	1.5644	Sewer Type:			
Calculated Lot SqFt:	66,145	Water Type:			



Address: 600 Williamson street
 City, State, ZIP: Madison WI 53703
 County: Dane County
 Purpose of site plan: Conditional Use Permit
 for Commercial Properties

SCALE:
 1"=50'



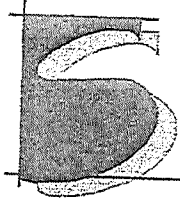


07/30/2015
FOR ILLUSTRATION

A0.1

**EXISTING
FIELD MEASURED**

**600 WILLIAMSON STREET
MADISON, WISCONSIN**



1918 PARKER ST., SUITE #2
MIDDLETON, WISCONSIN 53562
TELEPHONE 608.831.7570
FAX 608.831.0520

**SHULFER
ARCHITECTS, LLC**