



Location  
923 Williamson Street

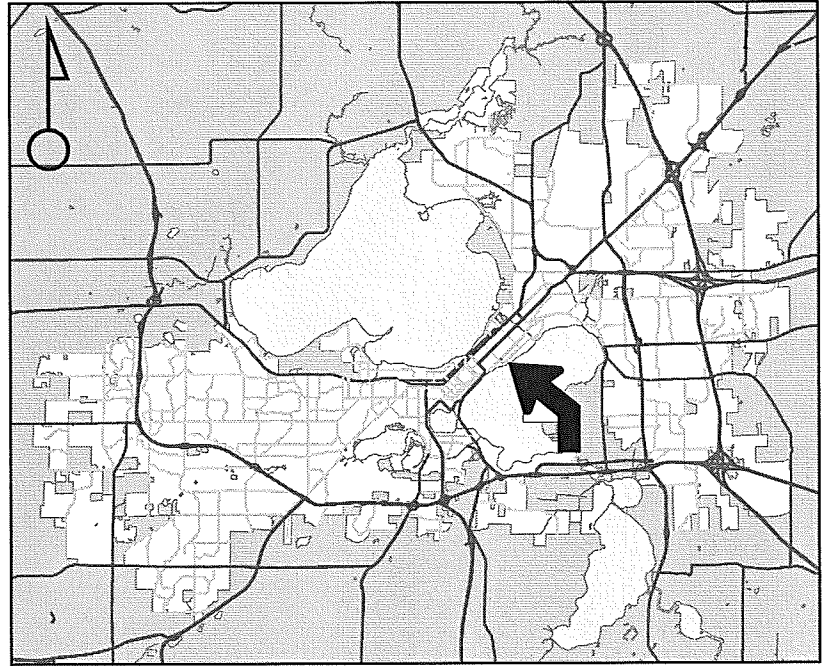
Project Name  
Umami Restaurant

Applicant  
Randy Ng – Umami Dumpling and Ramen Bar/  
John Martens – Martens Design

Existing Use  
Umami Restaurant

Proposed Use  
Construct an outdoor eating area for a restaurant

Public Hearing Date  
Plan Commission  
16 May 2011



For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 May 2011





# LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	550 - Receipt No. 119149
Date Received	6 APR 11
Received By	JOP
Parcel No.	0709-134-0162-4
Aldermanic District	6 - Rummel
GQ	3 <sup>rd</sup> LAKE HISTORIC
Zoning District	C2 - HISTL
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<input type="checkbox"/> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input type="checkbox"/>
Alder Notification	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Ngbrhd. Assn Not.	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	

1. Project Address: 919/923 WILLIAMSON ST. Project Area in Acres: .20  
Project Title (if any): UMAMI RESTAURANT

2. This is an application for: CONDITIONAL USE

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a <u>Non-PUD</u> or PCD Zoning Dist.:	Rezoning to or Amendment of a PUD or PCD District:	
Existing Zoning: _____ to _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP	
Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP	
	<input type="checkbox"/> Amended Gen. Dev. Plan <input type="checkbox"/> Amended Spec. Imp. Plan	
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

### 3. Applicant, Agent & Property Owner Information:

Applicant's Name: RANDY NG Company: UMAMI DUMPLING & RANEN BAR LLC  
Street Address: 923 WILLIAMSON ST. City/State: MADISON, WI Zip: 53703  
Telephone: (608) 819-6319 Fax: (608) 819-6320 Email: ingrand5@gmail.com  
Project Contact Person: JOHN MARTENS Company: MARTENS DESIGN  
Street Address: 9118 HEGG AVE City/State: MADISON, WI Zip: 53716  
Telephone: (608) 221-2828 Fax: ( ) Email: johnmartens@sbcglobal.net  
Property Owner (if not applicant): - APPLICANT -  
Street Address: 923 WILLIAMSON ST City/State: MADISON, WI Zip: 53703

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: EXISTING RESTAURANT  
WOULD LIKE TO PROVIDE OUTDOOR EATING/DRINKING ON TERRACE  
Development Schedule: Commencement APRIL 2011 Completion MAX 2011

CONTINUE →

**5. Required Submittals:**

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$\_\_\_\_\_ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

**In Addition, The Following Items May Also Be Required With Your Application:**

- For any applications proposing demolition or removal of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- A **Zoning Text** must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
  - The site is located within the limits of the: MARQUETTE NEIGHBORHOOD Plan, which recommends: MIXED USE for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:
  - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:  
MARSHA RUMMEL, MARQUETTE N.A. JULY, 2010
  - NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
  - Planning Staff: TIM PARKS Date: 7/1/2010 Zoning Staff: MATT TUCKER Date: 7/1/2010
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name JOHN MARTENS Date 4/6/10  
 Signature [Signature] Relation to Property Owner DESIGNER  
 Authorizing Signature of Property Owner [Signature] Date 4/6/10

4/6/10 12

Dear Planning Commission:

It is our intention to develop a patio/terrace at 923 Williamson Street for the purpose of an outdoor dining area. It will be part of Umami Ramen & Dumpling Bar, a restaurant already in operation at the same address. 923 Williamson Street was vacant for a period of time before we purchased and renovated the property to be used as a restaurant. We hope this outdoor dining area will be a great addition to the east side of Madison by providing people with a nice environment in which to have a meal outside while enjoying the sights and sounds of Willy Street.

Randy Ng and Michael Ding are the co-owners and acting business managers of Umami Ramen & Dumpling Bar. They are also the owners of the property located at 923 Williamson Street. As we did for our renovation of the restaurant, we plan to use a team of predominantly local (Williamson Street Area) vendors for this project.

**Our Team for the Patio/Terrace Project is as follows:**

Architect: John Martens of Martens Design

Landscape Architect: Ken Saiki of KEN SAIKI Design Inc.

Design: Drew Garza and Scott Pauli of Art and Sons

General Contractor and Construction: Chris Quandt of Bachmann Construction

For more information on our team, please feel free to email [mike.ding@gmail.com](mailto:mike.ding@gmail.com) and/or [ingrand5@gmail.com](mailto:ingrand5@gmail.com) with questions.

Important Stats:

The outdoor area is 14ft X 24ft and measures 336 sq ft. We have 7 parking spots. The restaurant itself measures 1595 sq ft.

We are hoping to complete the project in 6 to 8 weeks.

Our hours of operation are as follows:

Monday	11:30 - 2:30, 5 - 10
Tuesday	11:30 - 2:30, 5 - 10
Wednesday	11:30 - 2:30, 5 - 10
Thursday	11:30 - 2:30, 5 - 10
Friday	11:30 - 2:30, 5 - 12
Saturday	11:30 - 2:30, 5 - 12
Sunday	CLOSED

We hope you will consider our application and invite you to visit us at Umami Ramen & Dumpling Bar.

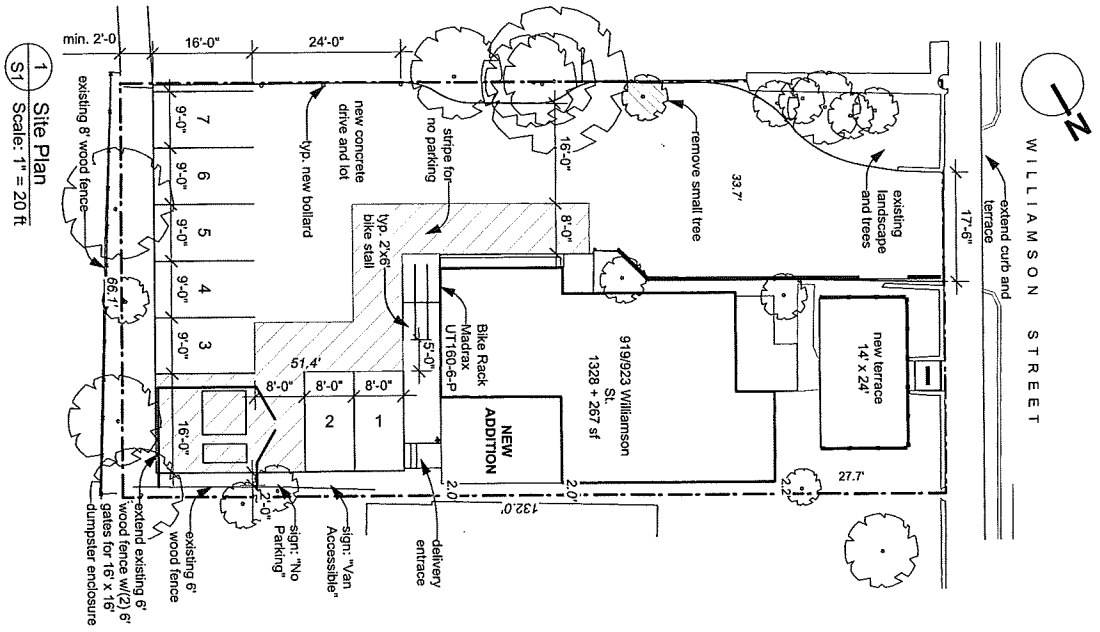
Regards,

Umami Ramen & Dumpling Bar

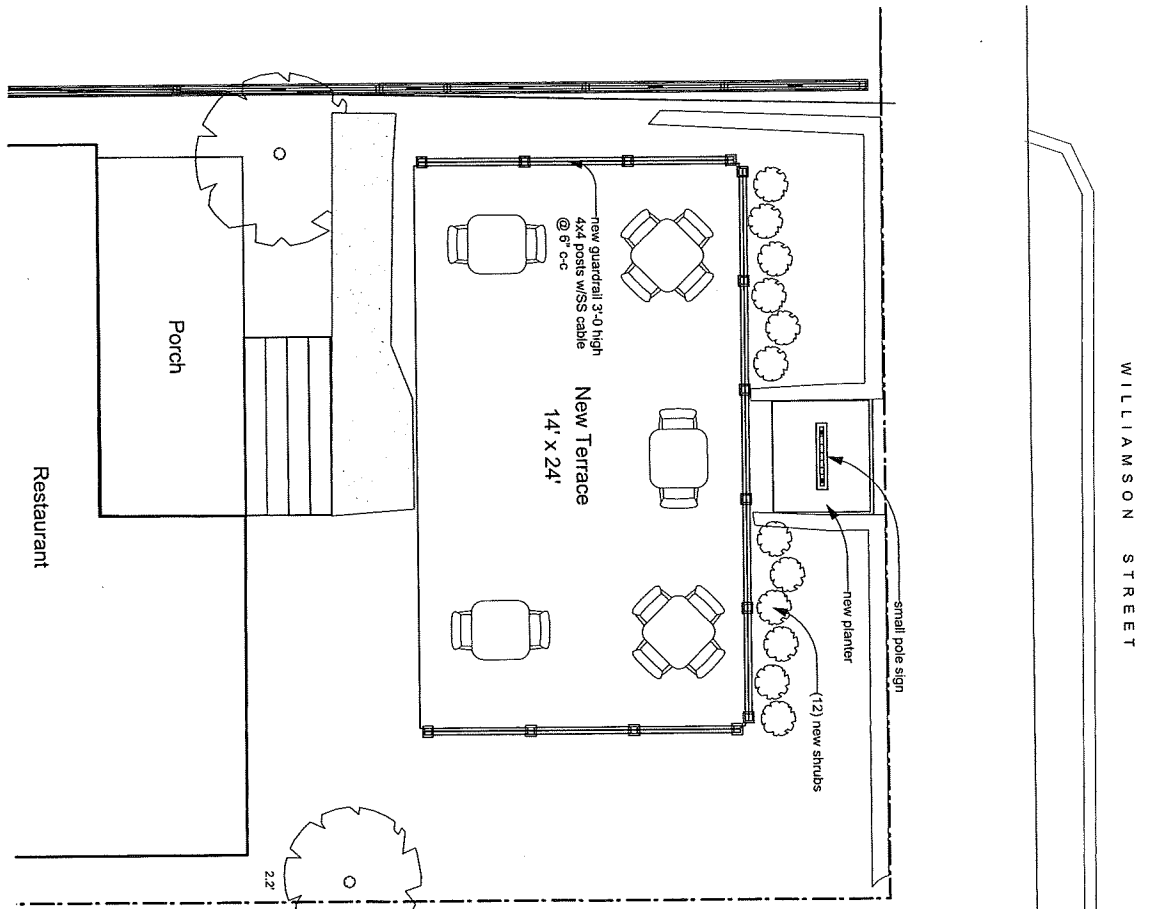
Randy Ng

Michael Ding





1 Site Plan  
Scale: 1" = 20'



2 Terrace Detail  
Scale: 3/16" = 1'-0"

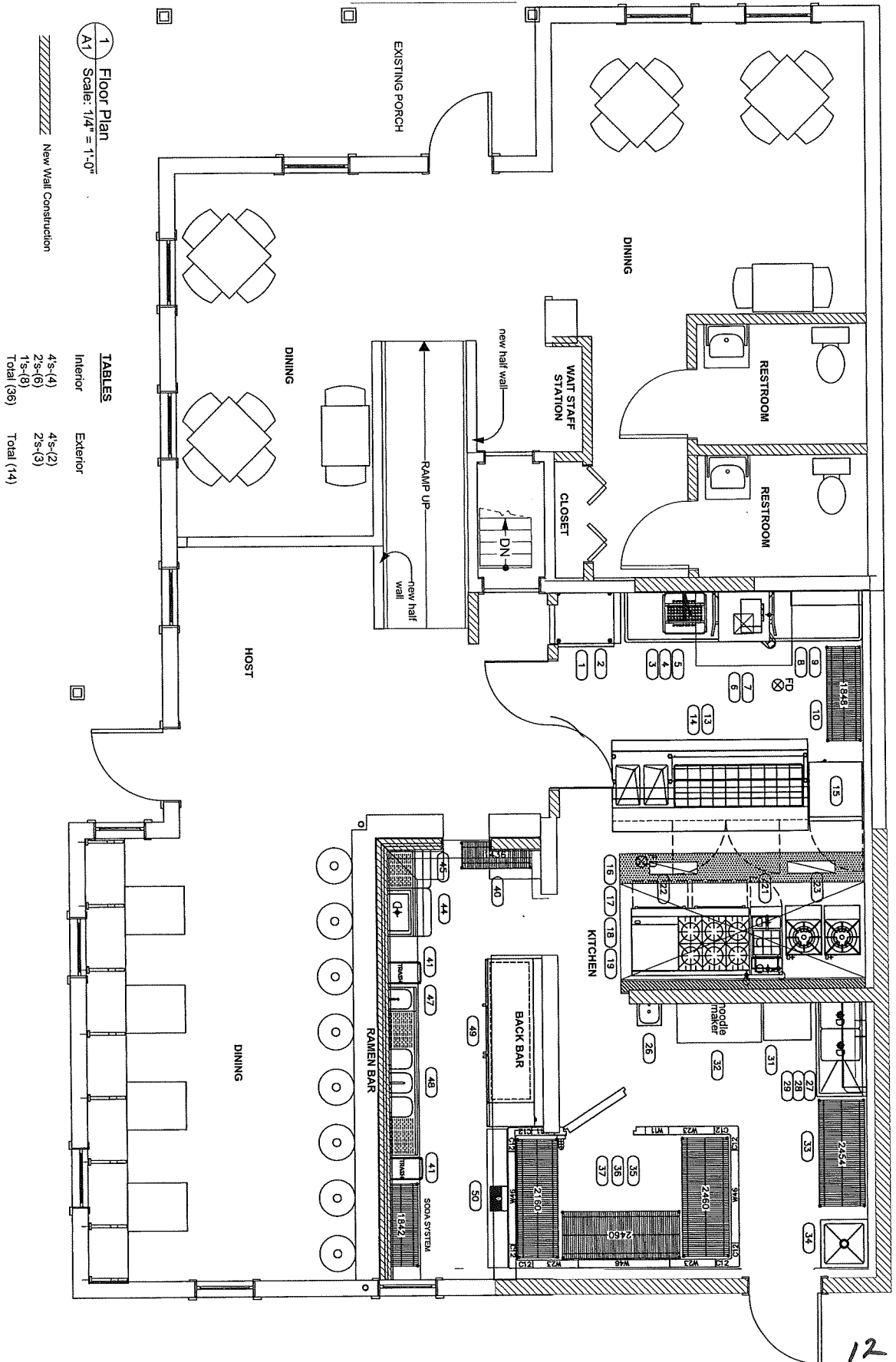
PROJECT  
**Umami Restaurant**  
Michael Ding/Randy Ng  
919/923 Williamson St.  
Madison, WI 53703

DRAWING  
**Terrace Details**

**MARTENSDESIGN**  
4118 Hegg Avenue  
Madison, WI 53716-1606  
ph/fax: 608-221-2828 email: johndmartens@sbcglobal.net

SHEET  
**S-01**  
SCALE: 1" = 20'  
DATE: 02/10/11  
REVISION: curb, striping, bike rack, space added back 1'

12



12

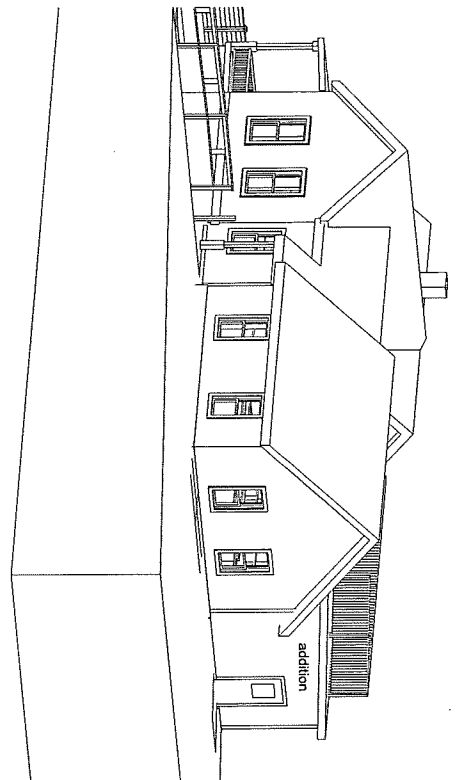
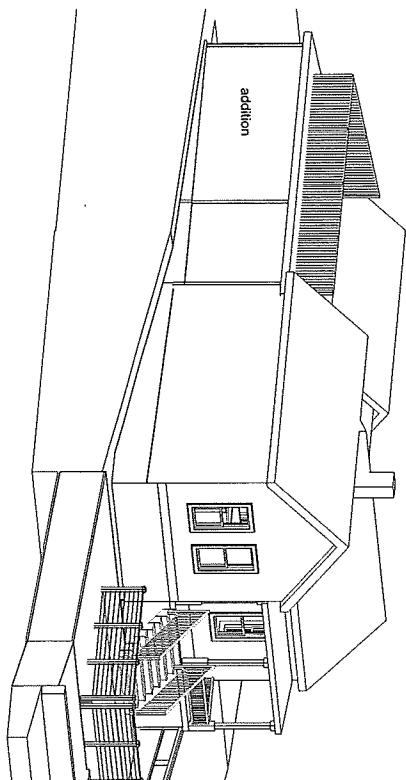
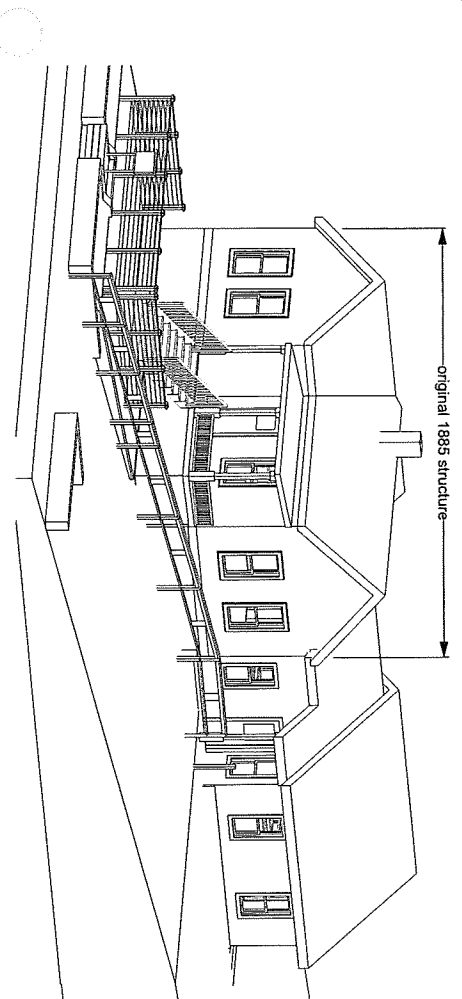
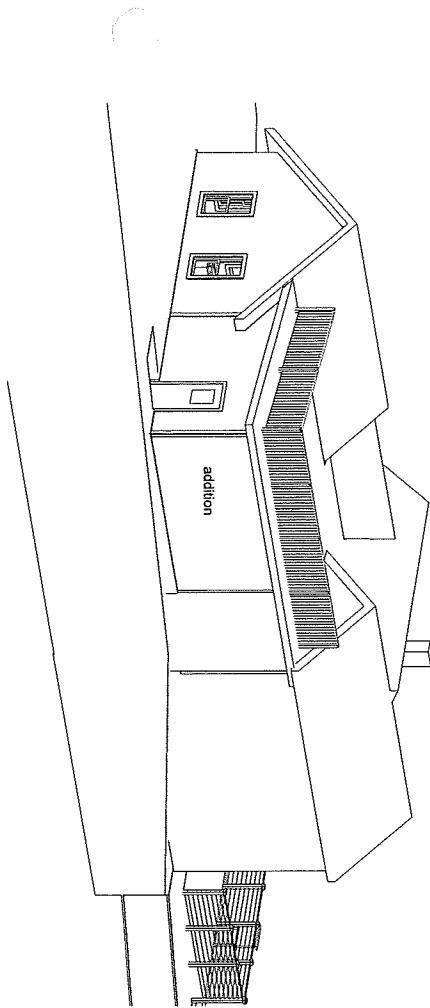
PROJECT  
**Umami Restaurant**  
 Michael Ding/Randy Ng  
 919/923 Williamson St.  
 Madison, WI 53703

DRAWING  
**Furnishings & Equipment**

**MARTENSDESIGN**  
 4118 Hegg Avenue  
 Madison, WI 53716-1606  
 ph/fax: 608-221-2828 email: johndmartens@sbcglobal.net

ORDER  
**A-01**  
 SCALE  
 1/4" = 1'-0"  
 DATE  
 02/10/11  
 DRAWN BY  
 add handles





12

<p><b>PROJECT</b>  <b>Umami Restaurant</b>          Michael Ding/Randy Ng          919/923 Williamson St.          Madison, WI 53703</p>	<p><b>DRAWING</b>  <b>Isometrics - Exterior</b></p>	<p><b>MARTENSDESIGN</b>          4118 Hegg Avenue          Madison, WI 53716-1606          ph/fax: 608-221-2828 email: johndmartens@sbcglobal.net</p>	<p><b>SCALE</b>          NO SCALE  <b>DATE</b>          02/10/11  <b>REVISION</b></p>	<p><b>SHEET</b>  <b>A-02</b></p>
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