



City of Madison

Conditional Use

Location
316 West Washington Avenue

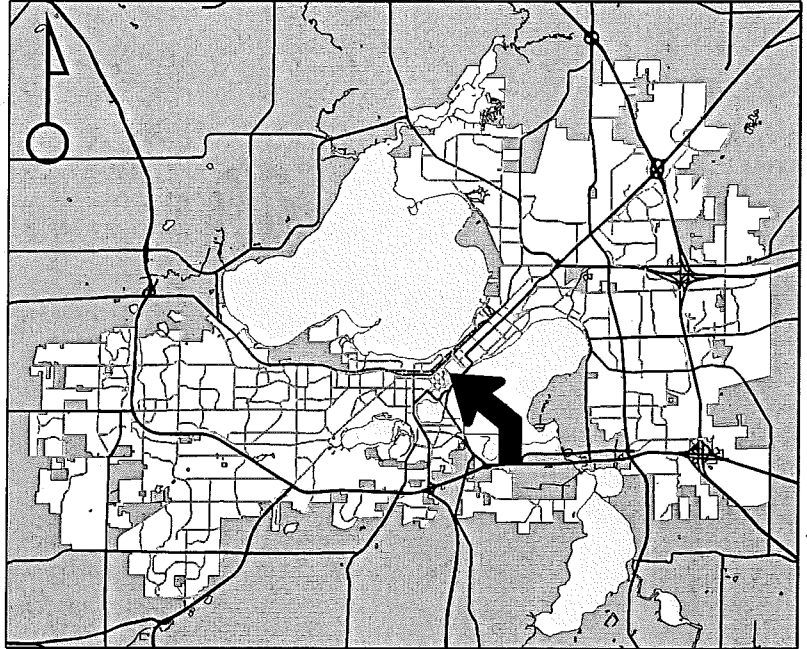
Project Name
Restaurant IN

Applicant
Tanya Zhykharevich/Matthew Tills

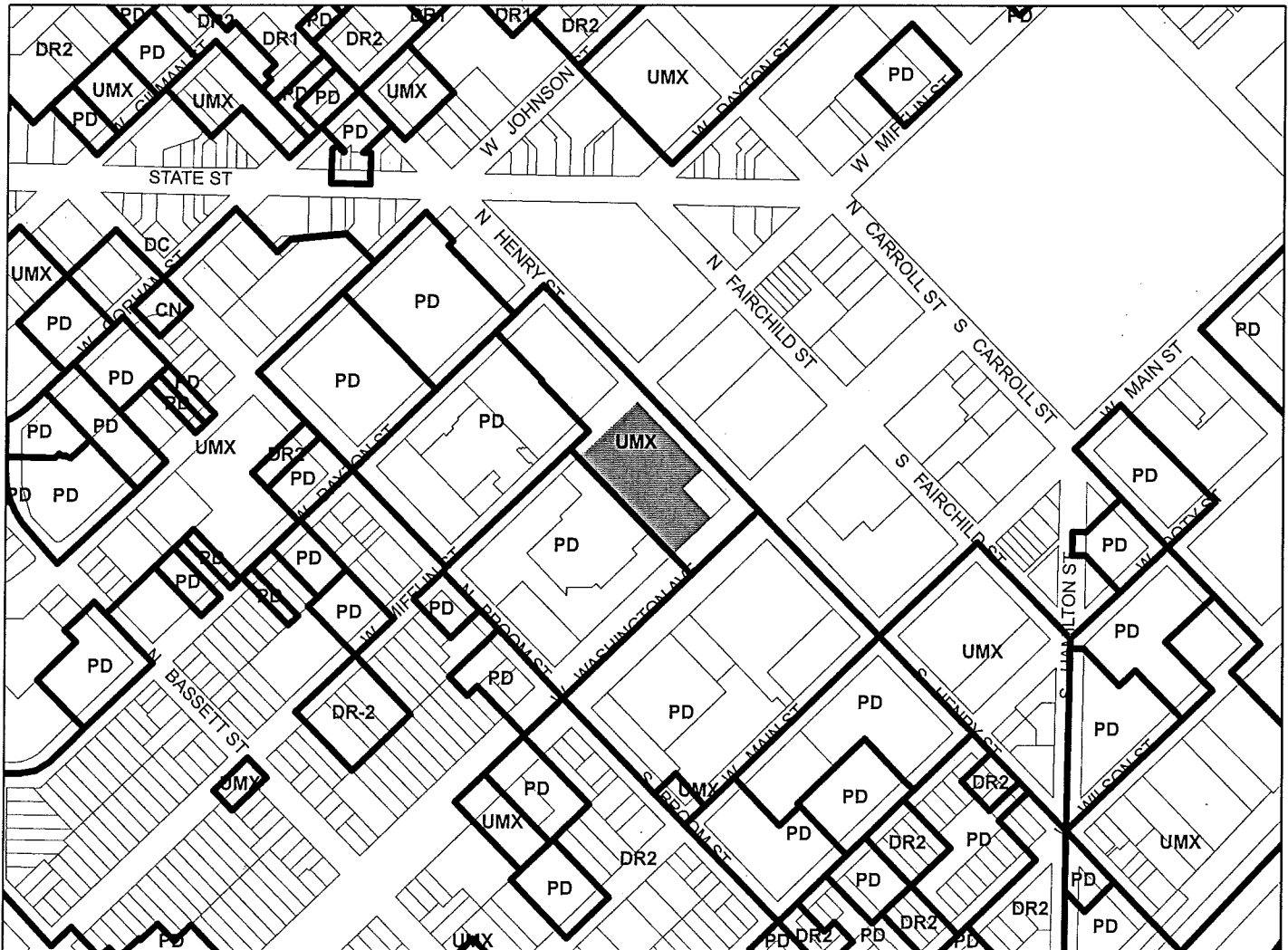
Existing Use
Office building

Proposed Use
Construct outdoor eating area
for restaurant-tavern

Public Hearing Date
Plan Commission
18 April 2016

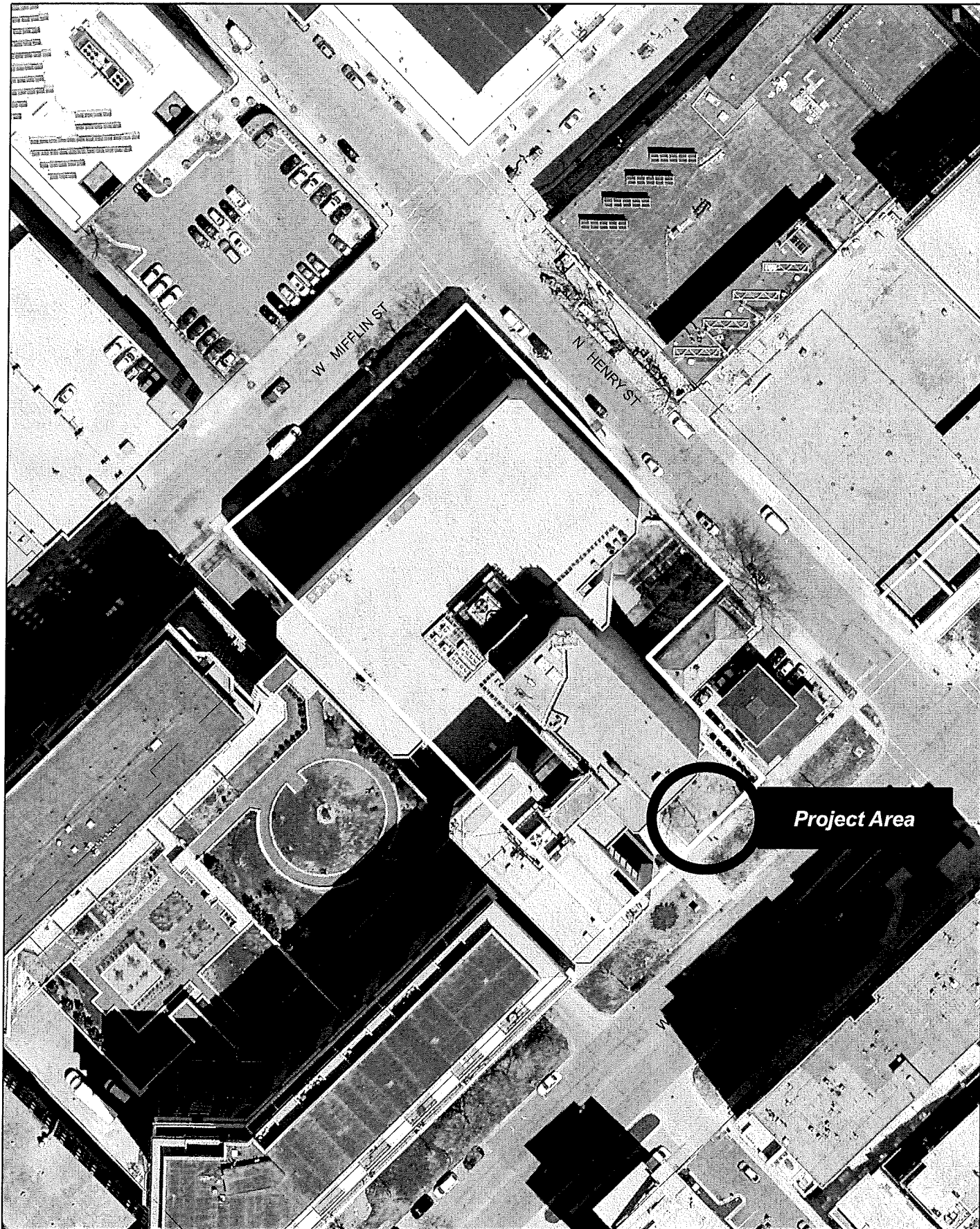


For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 11 April 2016





LAND USE APPLICATION

CITY OF MADISON

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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid	<u>\$600</u> Receipt No. <u>013956-0004</u>
Date Received	<u>3/2/16</u>
Received By	<u>[Signature]</u>
Parcel No.	<u>0709-231-1226-6</u>
Aldermanic District	<u>4-Venue</u>
Zoning District	<u>UMX</u>
Special Requirements	<u>—</u>
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 316 W. WASHINGTON AVE, SUITE 100 MADISON, WI 53703
 Project Title (if any): RESTAURANT IN

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: MATTHEW TILLS Company: TILLS ARCHITECTURE, LLC
 Street Address: 312 W. LAKESIDE ST City/State: MADISON, WI Zip: 53715
 Telephone: 608 235-6240 Fax: () Email: matt@tillsarchitecture.com

Project Contact Person: SAME AS APPLICANT Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____

Property Owner (if not applicant): TANYA ZHYKHAREVICH
 Street Address: 316 W. WASHINGTON AVE. City/State: MADISON, WI Zip: 53703
SUITE 100

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: PROPOSED USE OF EXISTING OUTDOOR SEATING AREA FOR 34 RESTAURANT SEATS.
 Development Schedule: Commencement MAY 2016 Completion JULY 1, 2016

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- ~~Seven (7)~~ ³² copies of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- Twenty Five (25) copies of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- One (1) copy of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the Urban Design Commission, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. 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 as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

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), and business association(s) AND the dates you sent the notices:

SEE EMAIL EXCHANGE WITH ALDER MIKE VERVEER

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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: _____ Zoning Staff: Jenny Kirchner Date: 2/3/16

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

Name of Applicant MATTHEW TILSON Relationship to Property: ARCHITECT

Authorizing Signature of Property Owner [Signature] Date 3/9/16

March 9, 2016

To Application Reviewer:

Accompanying this letter are the application materials requesting permission from the City of Madison to allow for limited outdoor seating at a new restaurant, planned at 316 W. Washington, Suite 100. The restaurant is a ground floor tenant infill, currently under construction in the newly-remodeled 12 story building at 316 W. Washington. The building landlord, Hovde Properties, has constructed an outdoor patio area parallel to West Washington Avenue for the purpose of being used by the tenant. Because the seating area is within the property boundaries, a conditional use application is required.

The new restaurant space is anticipated to open July 1, 2016. Outdoor seating is anticipated to be used during all days of operation for lunch and dinner as weather allows.

The only exterior addition/modification to the existing patio space included in this application is the proposed addition of an under-mounted LED rope light element affixed to the underside of the inside face of the patio's existing stone-clad wall. The rope light will not be visible from the street and is intended to provide a gentle glow of light approximately 12" above the patio surface for ambience.

Total area of the existing patio is 515 sf and occupancy for the outdoor patio is proposed to be 34 seats. Outdoor seating will be tasteful and modern in keeping with the quality of the restaurant. An ADA accessible access ramp with clear width of 51" provides egress access to West Washington Avenue. Entry access for patrons to the patio will be provided through the main restaurant. No direct seating access will be permitted directly from the street. The restaurant bathrooms and kitchen are designed to accommodate the increased patron total with the proposed outdoor seating.

The Restaurant design team and owners met with the Capitol Neighborhood Association and Alder Mike Verveer on Dec. 2, 2015 to present the outdoor seating option as described in these application materials. Questions about hours of operation and sound were raised and it was agreed by the Neighborhood Association and Alder Verveer that the outdoor seating will be acceptable under the following conditions:

1. Outdoor seating will only be permitted lunch and dinner to 10 pm on all days of operation (7 days/wk). No occupancy of the outdoor seating will be permitted after 10 pm.
2. No amplified sound will be permitted.

Attached as part of this application is a copy of an email exchange with Alder Verveer referencing his understanding of the project and offer to grant a waiver for the 30 day delay in application review. If a more formal waiver grant is required, please let me know and I will request that from Alder Verveer.

The project team includes:

Architect

Matt Tills, Tills Architecture, LLC
312 W Lakeside St. Madison, WI 53715
(608) 235-6240
matt@tillsarchitecture.com

Contractor

Supreme Structures, Inc.
1201 S. Stoughton Rd, Madison, WI 53716
(608) 222-8869
forrest.heaney@supremestructures.com

Owner

Tanya Zhykharevich
316 W. Washington Ave. Madison, WI 53703
(608) 338-9327
red_sushi@live.com

Please contact Matt Tills (608) 235-6240 or matt@tillsarchitecture.com with questions.

Thank you,

A handwritten signature in black ink, appearing to read "Matt Tills". The signature is stylized and cursive.

Matt Tills, AIA



\$79.95 ea

3/8 in. - Incandescent - Warm White - Rope Light

2 Wire - 12 Volt - 150 ft. Spool - Clear Tubing with Warm White Bulbs - Signature 10MM-CL-150-12V

3 / 5 Read 1 review Write a review

Signature **ROPE LIGHT ACCESSORIES** [//category/signature-three-eighth-inch-led-12v-rope-light-accessories](#)

With Signature 10MM-CL-150-12V incandescent rope light you can go with a simple installation or express your unique style with a custom touch. This high-output 150-foot warm white rope light spool is a cost effective way to light a variety of indoor or outdoor applications that require an extremely flexible, reliable and easy to use light source. Multi-purpose, bright and colorful, this rope light uses the highest grade heat resistant PVC available with a newly developed UV inhibitor to help ensure its longevity. Still using only 5.5 watts per foot, this high light output rope light is more than twice as bright as the competition.

Note: Requires a Low Voltage Transformer (Sold Separately)

Note: Only compatible with **Signature** brand accessories

- Channel raceways (sold separately) are recommended for straight line installations
- Each reel includes 3 power cords without plugs and 3 power connectors
- The maximum run for 12-volt incandescent rope light is 24.75 feet
- Works indoors, outdoors, and even on automobiles
- Perfect for commercial and residential application

Specifications

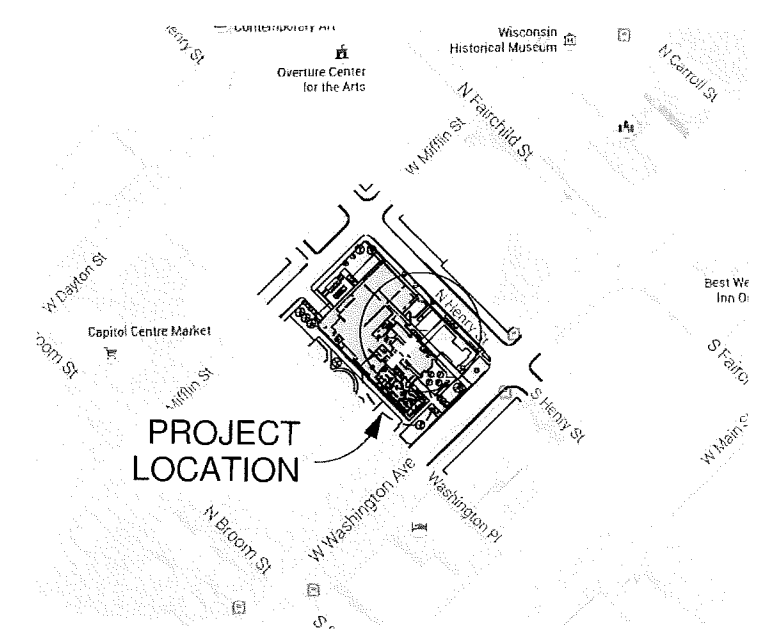
Stock Code:	FT2-N12CL38150
Part No.:	10MM-CL-150-12V
Bulb Spacing:	1.0 in.
Chasing:	No
Flashable:	Yes
Connection:	2 Wire
Length:	150 ft.
Life Hours:	25,000
Maximum Run:	24.75 ft.
UL Listed:	No
Brand:	Signature
Voltage:	12
Bulbs Per Foot:	12
Dimmable:	Yes
Color:	Warm White
Cutting Intervals:	2.0 in.
Diameter:	0.375 in.
Light Source:	Incandescent
Watts Per Foot:	5

Related Products (1)

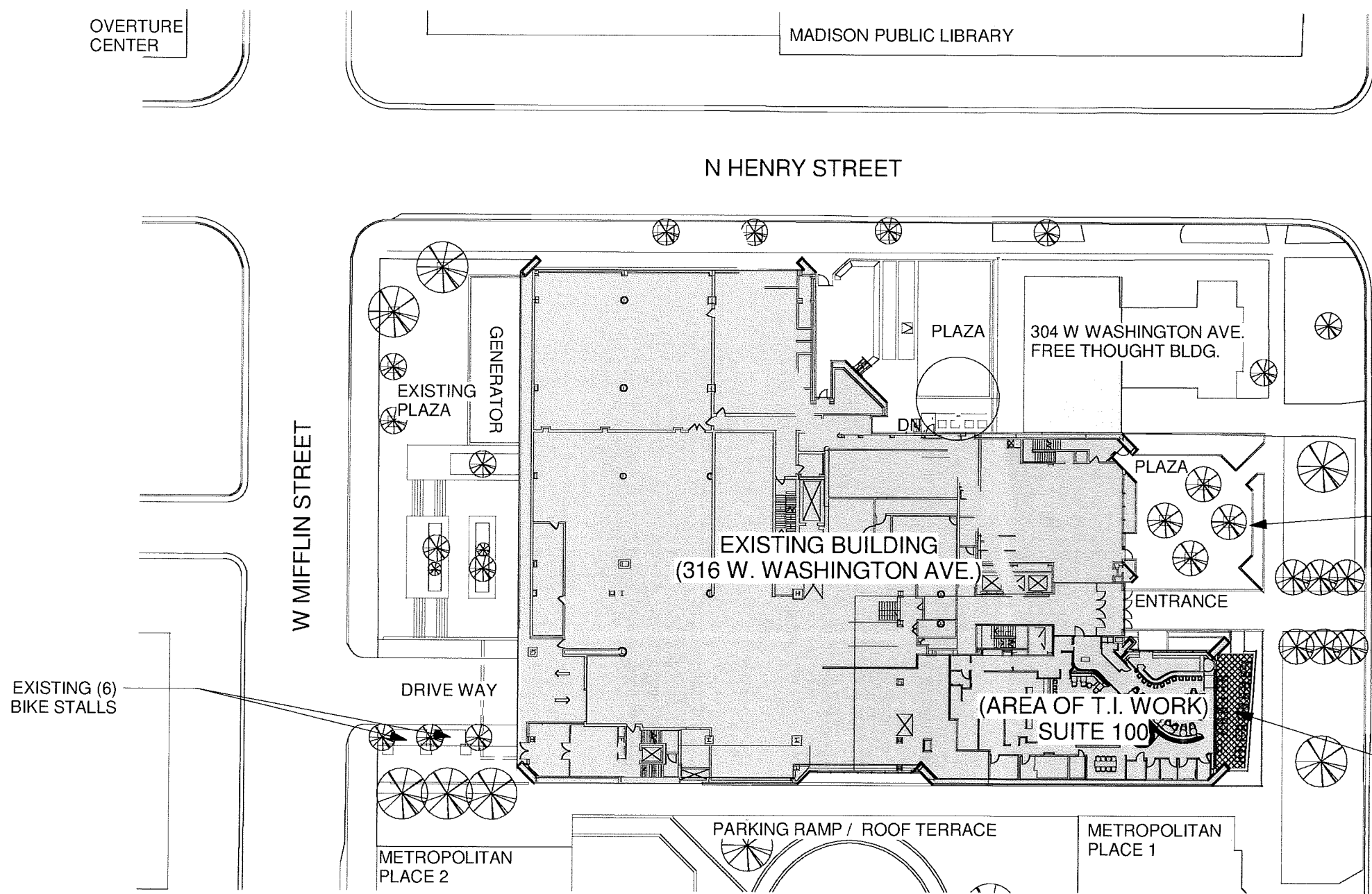
RESTAURANT IN

316 W Washington Ave, Madison, WI 53703

03.09.2016



1 Site Context
1" = 400'-0"



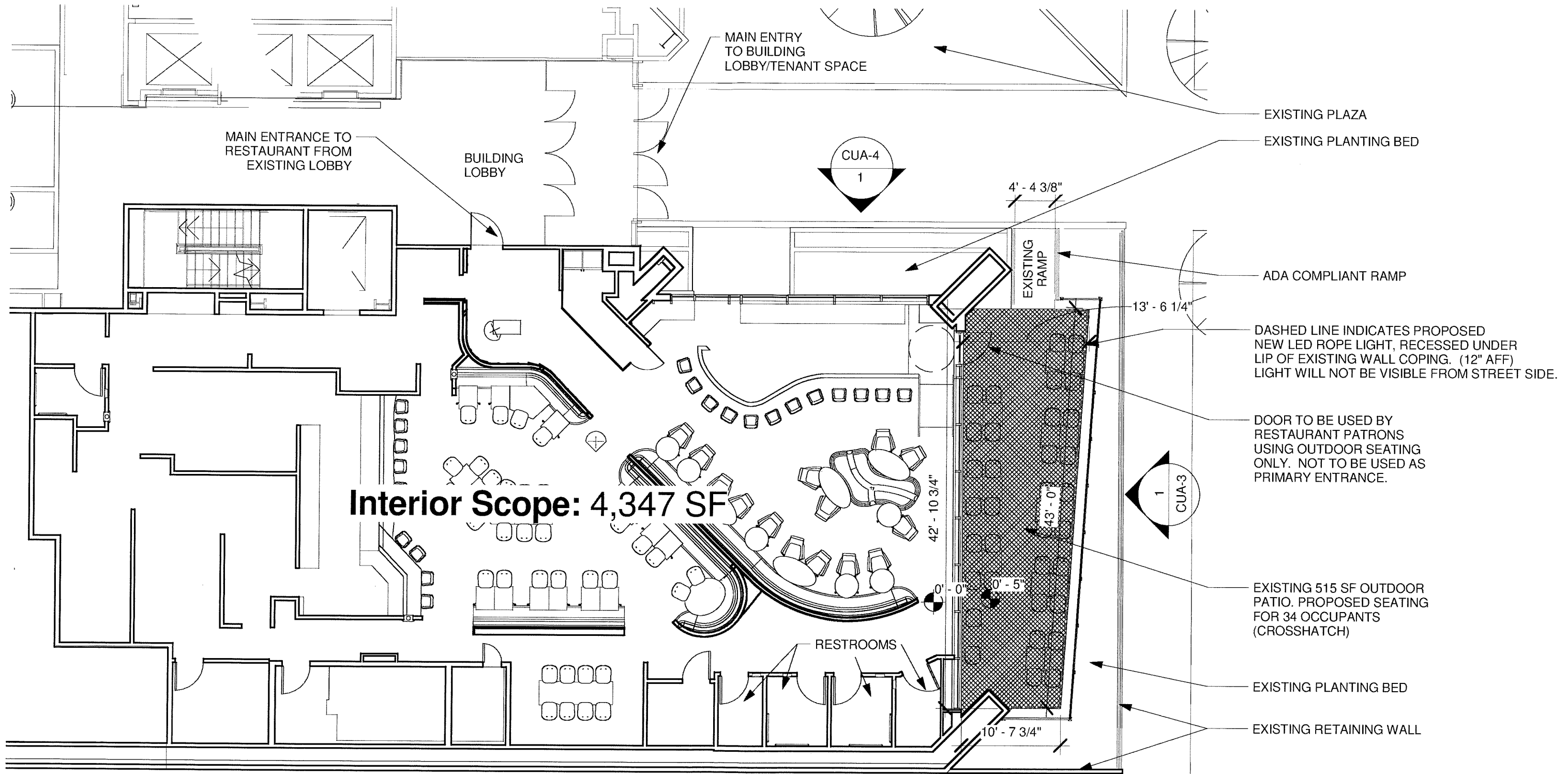
2 Site Plan
1" = 50'-0"



RESTAURANT IN

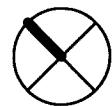
316 W Washington Ave, Madison, WI 53703

03.09.2016



Interior Scope: 4,347 SF

① Overall Floor Plan
3/32" = 1'-0"



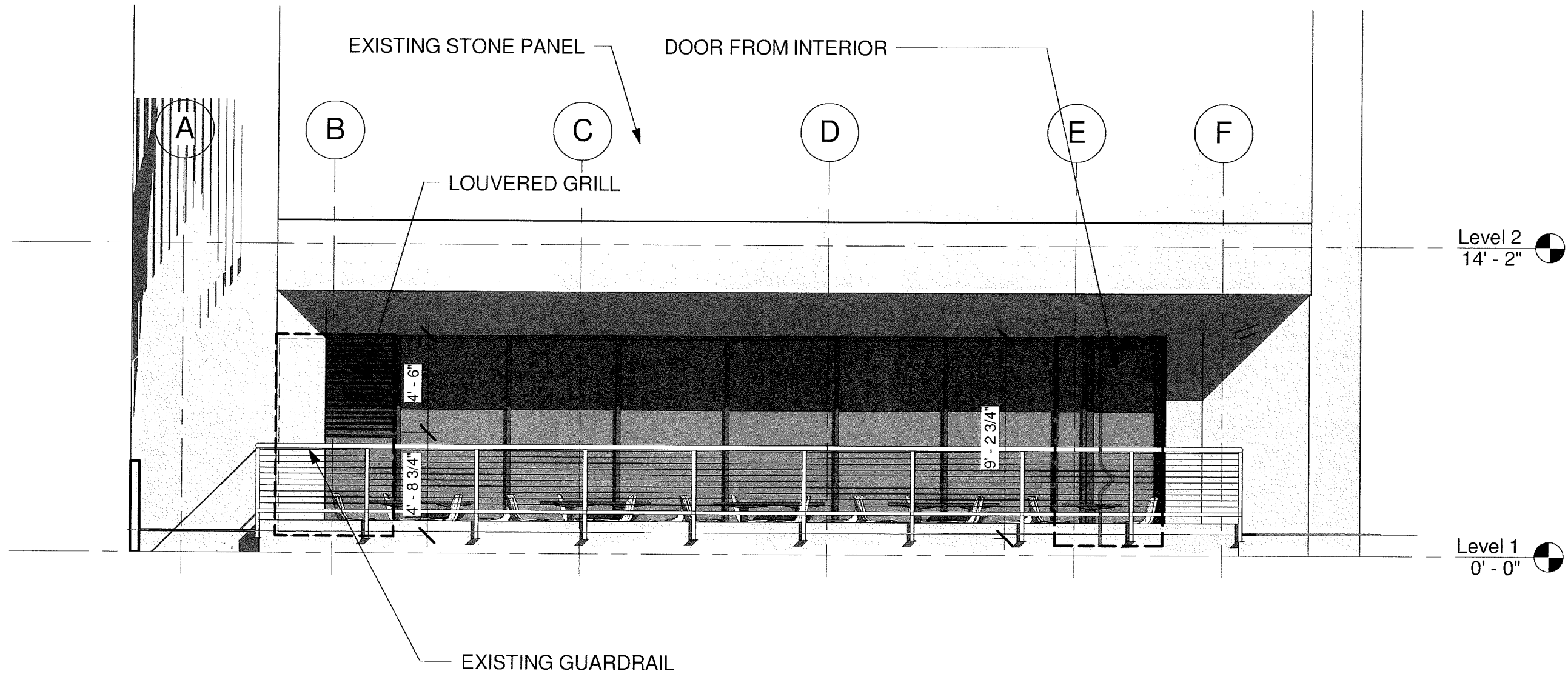
GENERAL NOTE:

- RESTAURANT KITCHEN AND RESTROOM/LAVATORY FACILITIES HAVE BEEN SIZED TO ACCOMMODATE THE PROPOSED ADDITIONAL OUTDOOR SEATING.
- NO AMPLIFIED SOUND IS PLANNED FOR THE PATIO AREA
- PATIO WILL BE CLOSED AT 10PM, 7 DAYS A WEEK.

RESTAURANT IN

316 W Washington Ave, Madison, WI 53703

03.09.2016

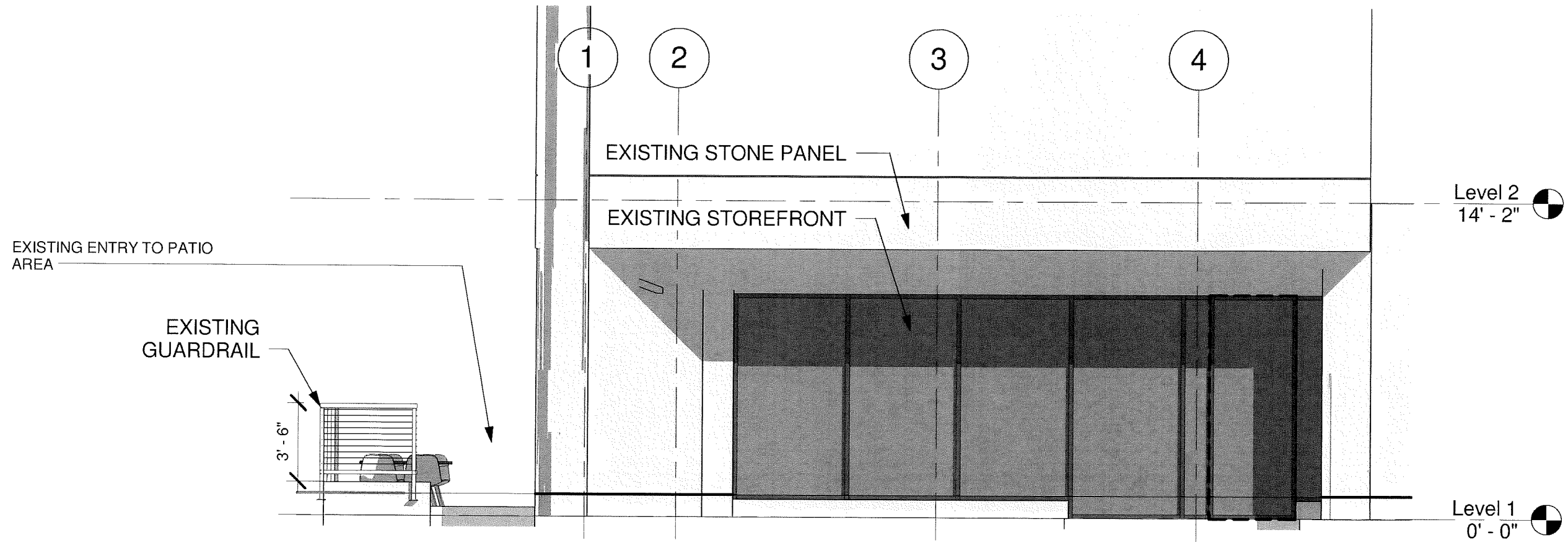


① PATIO VIEW FROM WEST WASHINGTON
3/16" = 1'-0"

RESTAURANT IN

316 W Washington Ave, Madison, WI 53703

03.09.2016



① NE ELEVATION
3/16" = 1'-0"

RESTAURANT IN

316 W Washington Ave, Madison, WI 53703

03.09.2016

PATIO AREA

PATIO AREA

