

August 27, 2019

City of Madison Planning Division 115 Martin Luther King, Jr. Blvd. Madison WI 53701

RE: Land Use Application – Conditional Use

Lake Edge Shopping Center – Outdoor seating patio

4102 Monona Drive

Dear Commission members and Planning Staff:

On behalf of Galway Companies, Sketchworks Architecture, LLC is submitting this letter of intent and land use application for an outdoor seating patio to within a Neighborhood Mixed Use (NMX) zoning.

The project was discussed with Planning/Zoning on several occasions as early as July 1, 2019 where we discussed the preliminary concept with Christina Thiele. After some revision, the final proposal was reviewed by Matt Tucker on August 14, 2019.

Proposal Summary: The Lake Edge Shopping center is located on the corner of Monona Drive and Buckeye Road has multiple tenants which include a variety of uses including restaurants, retail and fitness.

The patio will be used by a new tenant 'Muskellounge and Sports Bar' in the former Elise's Family Restaurant located at 4102 Monona Drive. The exterior patio would be 16' x 18' (295 sf – 20 occupants) and be bordered by a black aluminum fence on three sides. The fourth side will be open to the covered sidewalk for patron access. The Bar is advertised to be open between 4pm-1am weekdays and between noon-1am on weekends. The patio will follow those same hours of operation.

Exiting site/building lighting will remain, with no additional lighting will be added. No amplified sound will be anticipated on the patio.

Zoning District:

The property is currently zoned NMX.

Project Schedule:

The project construction schedule will be as follows:

Land Use Application SubmittalAugust 28, 2019Plan Commission ApprovalOctober 14, 2019Permit Submittal:October 15, 2019Start ConstructionOctober 20, 2019Complete Construction:October 22, 2019



Project Team:

The key individuals and firms involved in this planning and design process include:

Tenant/ Building Owner: Galway Companies, LLC. 6430 Bridge Rd, Ste. 230 Madison WI 53713 Contact Steve Doran (608) 327-4006

Architect: Sketchworks Architecture, LLC 7780 Elmwood Ave Ste 208 Middleton, WI 53562 Contact: Brad Koning (608) 836-7570

Please feel free to contact us with any questions you may have regarding this request.

Respectfully,

Brad Koning

Sketchworks Architecture, LLC