



March 17, 2021

To Application Reviewer:

Applicant is seeking a Conditional Use approval for a new restaurant tenant infill and associated outdoor seating. The proposed tenant space is located on the ground floor in the existing "Arden" mixed-use building at 1046 East Washington Ave. Zoning for the property is Traditional Employment (TE) which requires a conditional use for restaurant use as well as outdoor seating. The proposed restaurant will occupy 4,332 sf in the SE corner of the building along East Washington Ave. The restaurant will be a fast-casual sushi restaurant with counter-service and take-out focus. Beer and wine will be offered. Interior seating will be approximately 50 seats with a proposed outdoor seating count of 42. Total occupancy, including patrons and restaurant employees is anticipated to be approximately 110. Hours of operation for the restaurant will be 11:00 am -10:00 pm Sunday-Thursday and 11:00 am – 11:00 pm Friday and Saturday.

**Outdoor seating will consist of two areas:**

1. **Side Patio-** A new 32-seat area located on the existing concrete patio directly accessible from the restaurant's south wall adjacent to the private alley. This area will be enclosed by custom steel fencing panels and planters. The steel panels will be semi- permanent, anchored into the concrete pad. The planters are planned to be removed seasonally. Commercial string lighting is planned for the side patio. Entry and exit from the side patio will be through the restaurant via a new storefront glass door to be installed in the existing storefront façade. Alcohol consumption will be permitted, pending ALRC approval. There will be no outdoor amplified sound. Hours of operation will be the same as the indoor space as listed above.
2. **Front Seating-** 10 seats are planned for placement near the restaurant entry along the East Washington building face. These seats will be placed at lunch service only (11:00 am – 3:00 pm) and then put away for evening hours. No alcohol consumption will be permitted in the front seating area. No amplified sound.

Other proposed modifications to South façade (alley-facing) of the building exterior include: Replacement of one existing window with a new service door, increasing the size of the existing HVAC louvers for supply and exhaust air, add a new curb ramp at the existing concrete patio, and installation of a screening element adjacent to the rear service door to provide visual screening of restaurant materials and furniture storage during off-hours.

Restaurant parking will be provided via the attached structured parking facility within the Arden building. Patrons of the restaurant will be given free parking for the first 20 min of their stay to facilitate food take-out use. Access to the adjacent alley is planned as a supplemental pick-up and delivery option. The Applicant and Building Owner met with the Tenney Lapham Neighborhood Council on March 11, 2021 to present the proposed outdoor seating and pick-up/ delivery use of the alley. Concerns about increased traffic onto E. Mifflin St via the alley exit will be addressed with a combination of the following changes:

1. Allow only right turn onto E. Mifflin St.
2. Enhanced, flashing stop sign for vehicles exiting onto E. Mifflin St.
3. Work with City Traffic to restrict street parking directly adjacent to the alley exit. This will increase the vision triangle at the exit, providing more safety for bicycles and vehicles.

Applicant has met with Janine Glaser, UDC to discuss the propose project. Janine Glaser has agreed to review applicant's proposed changes as an administrative review. Alder Heck will provide a statement of approval for this application via email directly to the Zoning department

The project team includes:

**Tenant/Applicant**

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Please contact Matt Tills (608) 235-6240 or [matt@motisarch.com](mailto:matt@motisarch.com) with questions.

Thank you,

A handwritten signature in black ink that reads "Matt Tills". The signature is written in a cursive, flowing style.

Matthew Tills, AIA