



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 Submittal	August 28, 2019
Plan Commission Approval	October 14, 2019
Permit Submittal:	October 15, 2019
Start Construction	October 20, 2019
Complete 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,

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

Brad Koning  
Sketchworks Architecture, LLC