



Location
4001 Lien Road

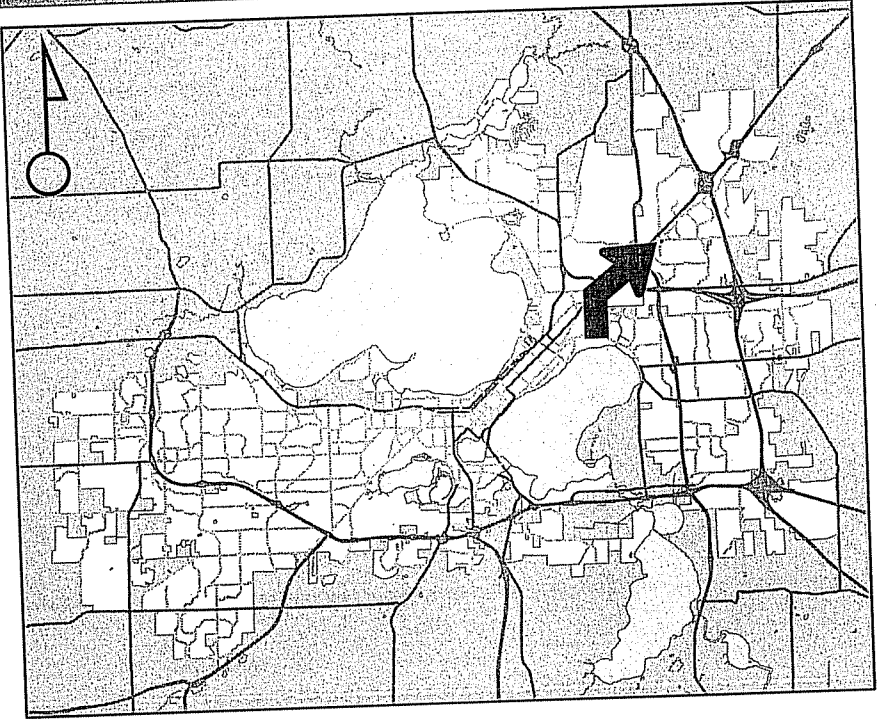
Project Name
Laredo's Outdoor Eating Area

Applicant
Rafael Escamilla - Laredo's, LLC/
Edward Bushman - Victor Construction, Inc

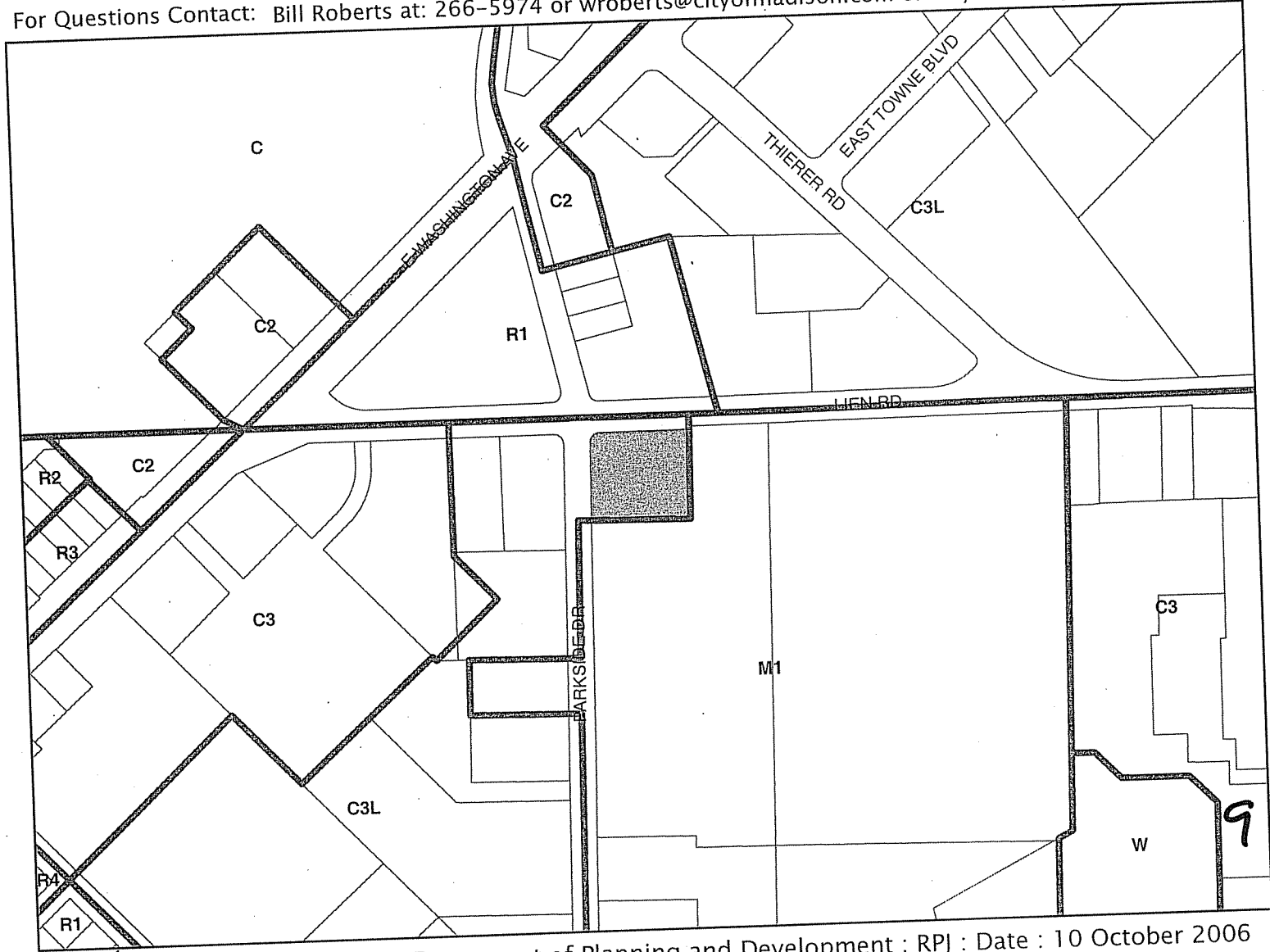
Existing Use
Laredo's Restaurant

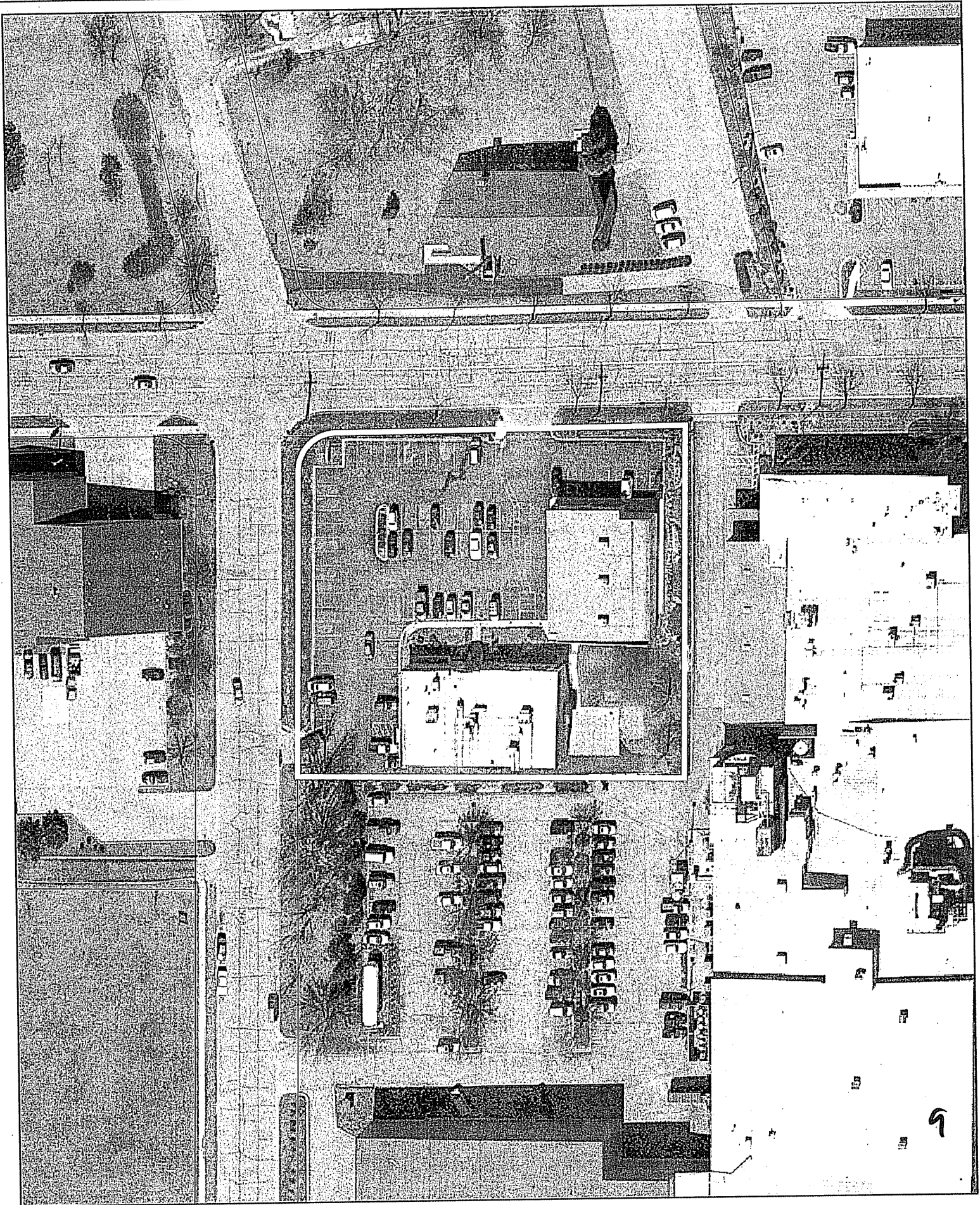
Proposed Use
Outdoor Eating Area
for Restaurant

Public Hearing Date
Plan Commission
23 October 2006



For Questions Contact: Bill Roberts at: 266-5974 or wroberts@cityofmadison.com or City Planning at 266-4635





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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.
- 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
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid \$550 Receipt No. 74260
Date Received 9-6-06
Received By KAV
Parcel No. 0810-331-0101-5
Aldermanic District 17-Santiago Rosas
GQ all, wetland, well head prot. WA15
Zoning District C3L
For Complete Submittal
Application Letter of Intent
IDUP N/A Legal Descript.
Plan Sets Zoning Text N/A
Alder Notification Waiver
Ngrbrhd. Assn Not. Waiver
Date Sign Issued 9-6-06

1. Project Address: 4001 LIEN ROAD Project Area in Acres: _____

Project Title (if any): LAREDO'S MEXICAN RESTUARANT

2. This is an application for: (check at least one) Lot 1, Colony Heights

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use Demolition Permit Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: EDWARD BUSHMAN Company: VICTOR CONSTRUCTION, INC

Street Address: 1155 QUAIL CT City/State: Pewaukee, WI Zip: 53072

Telephone: (262) 691-2074 Fax: (262) 695-8421 Email: ebushman@wi.rr.com
C. 414-881-9452

Project Contact Person: ED BUSHMAN, Company: VICTOR CONSTRUCTION, INC.

Street Address: 1155 QUAIL CT. City/State: PEWAUKEE, WI Zip: 53072

Telephone: (262) 691-2074 Fax: (262) 695-8421 Email: ebushman@victorconstruction.biz

Property Owner (if not applicant): LAREDO'S LLC, RAFAEL ESCAMILLA

Street Address: 4001 LIEN RD. City/State: MADISON, WI Zip: 53704

4. Project Information:

Provide a general description of the project and all proposed uses of the site: PROVIDE OUTDOOR PATIO SEATING FOR EXISTING RESTUARANT. SERVICE OF FOOD AND ALCOHOL IN ENCLOSED CONCRETE PATIO ADJACENT TO RESTUARANT.

Development Schedule: Commencement FALL 2006 Completion SPRING 2007

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:

SAME

- 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 but not limited to, including: 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.

Filing Fee: \$ 550- See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

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 _____ Plan, which recommends: _____ for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:

ALD. SANTIAGO ROSAS

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 Counter and Planning Unit staff, note staff persons and date.

Planner Tim Parks Date 8-31-06 | Zoning Staff Kathy Voehl Date 8-31-06

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name EDWARD J. BUSHMAN Date 8-24-2006

Signature [Signature] Relation to Property Owner CONTRACTOR

Authorizing Signature of Property Owner [Signature] Date 8/24/06



Madison Plan Commission
215 Martin Luther King Jr. Blvd. Room LL-100
PO Box 2985
Madison, WI 53701-2985

August 29, 2006

Re: Laredo's Mexican Restaurant
4001 Lien Road
Madison, WI 53704

Dear Plan Commission:

We are submitting for your review and approval the enclosed application, required plans and fees for a conditional use permit for a proposed outdoor seating area at the above referenced property. To remain competitive in this market the outdoor seating is a critical component to add to Laredo's operation. To support this, our client has received numerous requests from his patrons for seasonal outdoor dining.

The existing restaurant has been in operation for approximately five years. They currently seat approximately 140 patrons in the restaurant on the first floor. The lower level is primarily used for employee restrooms, some storage and equipment to service the restaurant. The restaurant is currently open seven (7) days per week from about 11:00 am through 10:00 pm most days, some Fridays and Saturdays may be open as late as midnight.

The outdoor patio is proposed to be a concrete surface area of approximately 1000 sq. ft. with a three foot tall aluminum fence. The patio will be handicapped accessible form the main entry sidewalk. Total capacity of patio is planned to be approximately 60 patrons. Existing landscape features will be preserved.

Laredo's has adequate staff and facilities to properly service the area. It is their intent to have this available to their customers during their normal operating hours as weather permits. Service of full menu items, soft drinks and alcoholic beverages are requested. Access to the area will be restricted and be attended at all times.

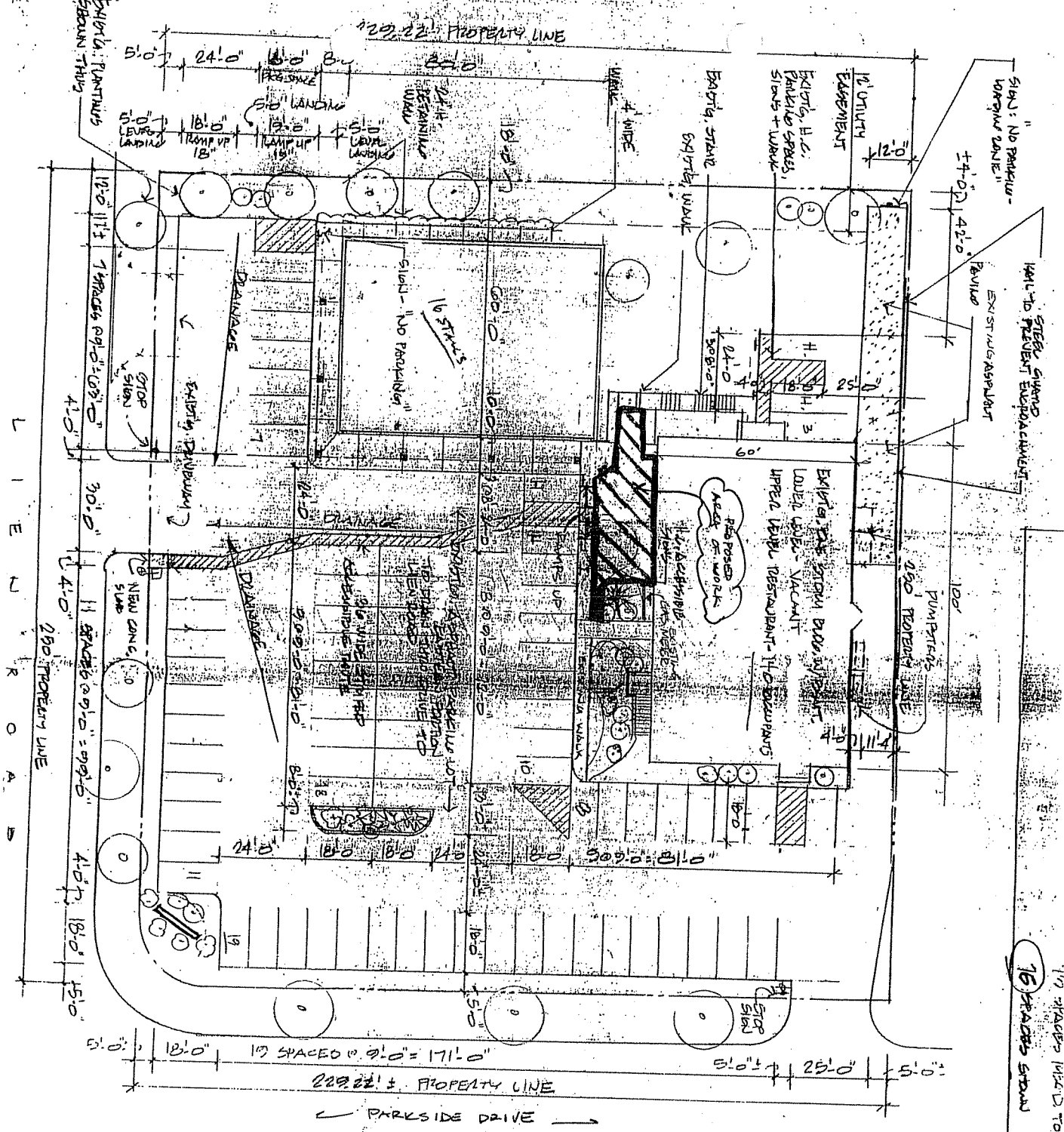
Please contact me with any questions. We would like to complete the ground work this fall for a Spring 2007 opening. Your sincere attention to this is greatly appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "Edward J. Bushman", written over a horizontal line.

Edward J. Bushman
Victor Construction, Inc.

Enclosures
cc: Julian Escamilla, Laredo's
Alderman Santiago Rosas



17' SPACES W/4' D TOTAL
 16 SPACES STAIR

1" = 30' SCALE

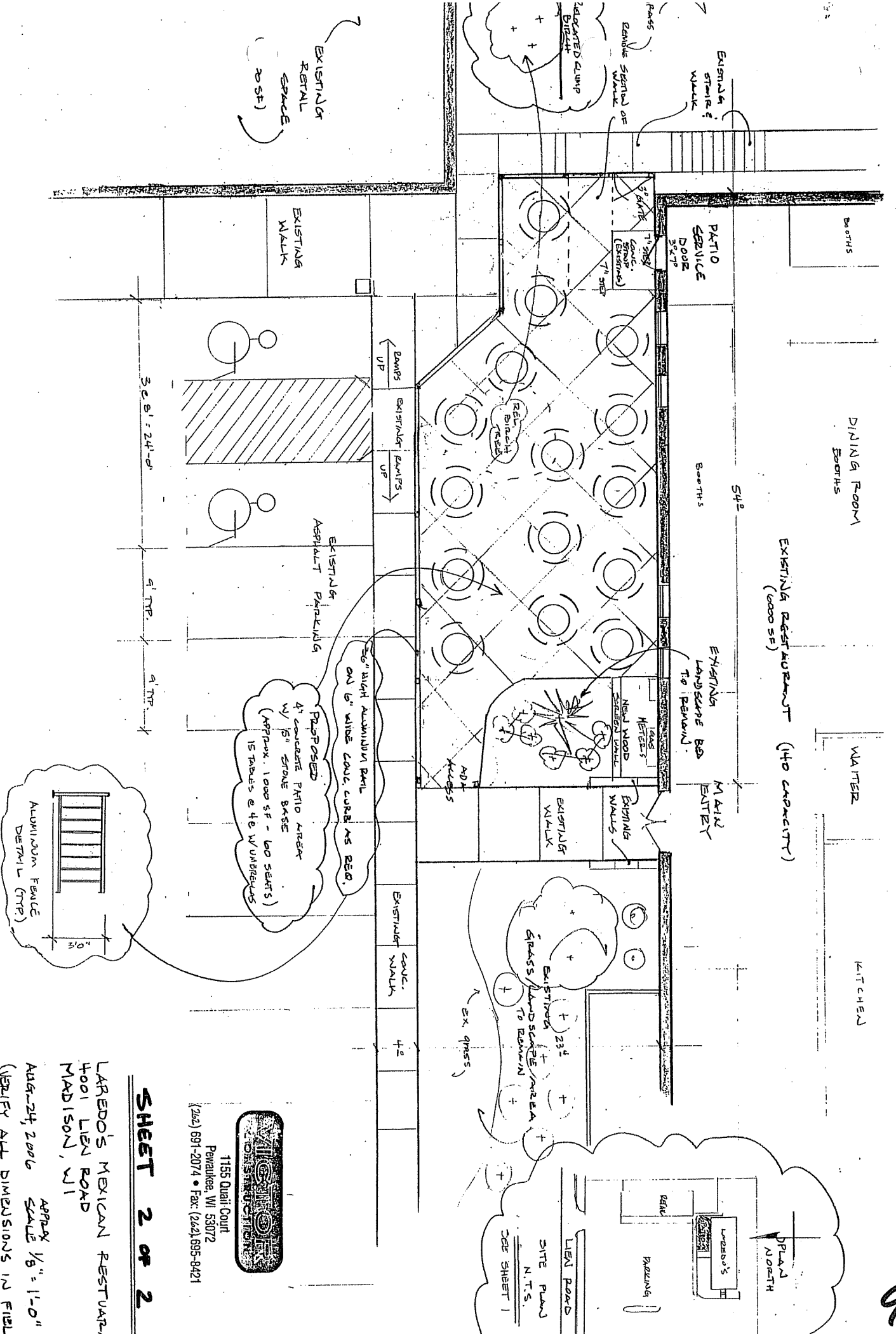
LARADO'S MEXICAN RESTAURANT
 4001 LIEM ROAD
 MADISON, WI 53704
 608-240-9701

EXISTING & SITE PLAN
 (SEE SHEET 2 FOR PROPOSED
 OUTDOOR SEATING DETAILS)



1185 Quail Court
 Pewaukee, WI 53072
 (262) 891-2074 • Fax: (262) 895-8421

SHEET 1 OF
 AUGUST 29, 2006



LAREDO'S MEXICAN RESTAURANT
 4001 LIEN ROAD
 MADISON, WI 1
 AUG-24, 2006 SCALE 1/8" = 1'-0"
 VERIFY ALL DIMENSIONS IN FIELD

SHEET 2 OF 2

1155 Quail Court
 Pewaukee, WI 53072
 (262) 691-2074 • Fax: (262) 695-8421



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