



# City of Madison

## Proposed Conditional Use

Location  
4426 East Buckeye Road

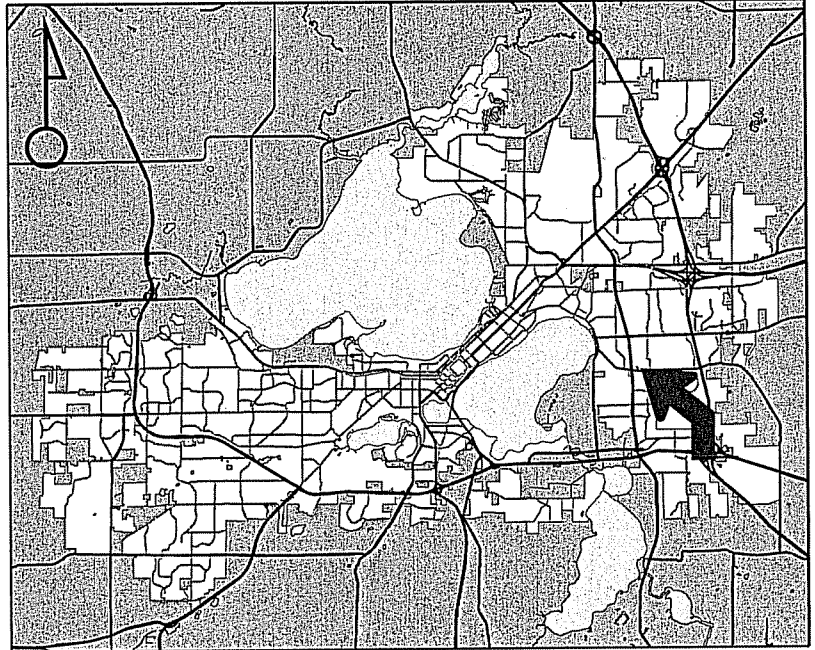
Project Name  
Cuco's Outdoor Patio

Applicant  
PDQ Stores/  
Amy Volkmann

Existing Use  
Restaurant

Proposed Use  
Construct outdoor eating area  
for restaurant

Public Hearing Date  
Plan Commission  
08 June 2015

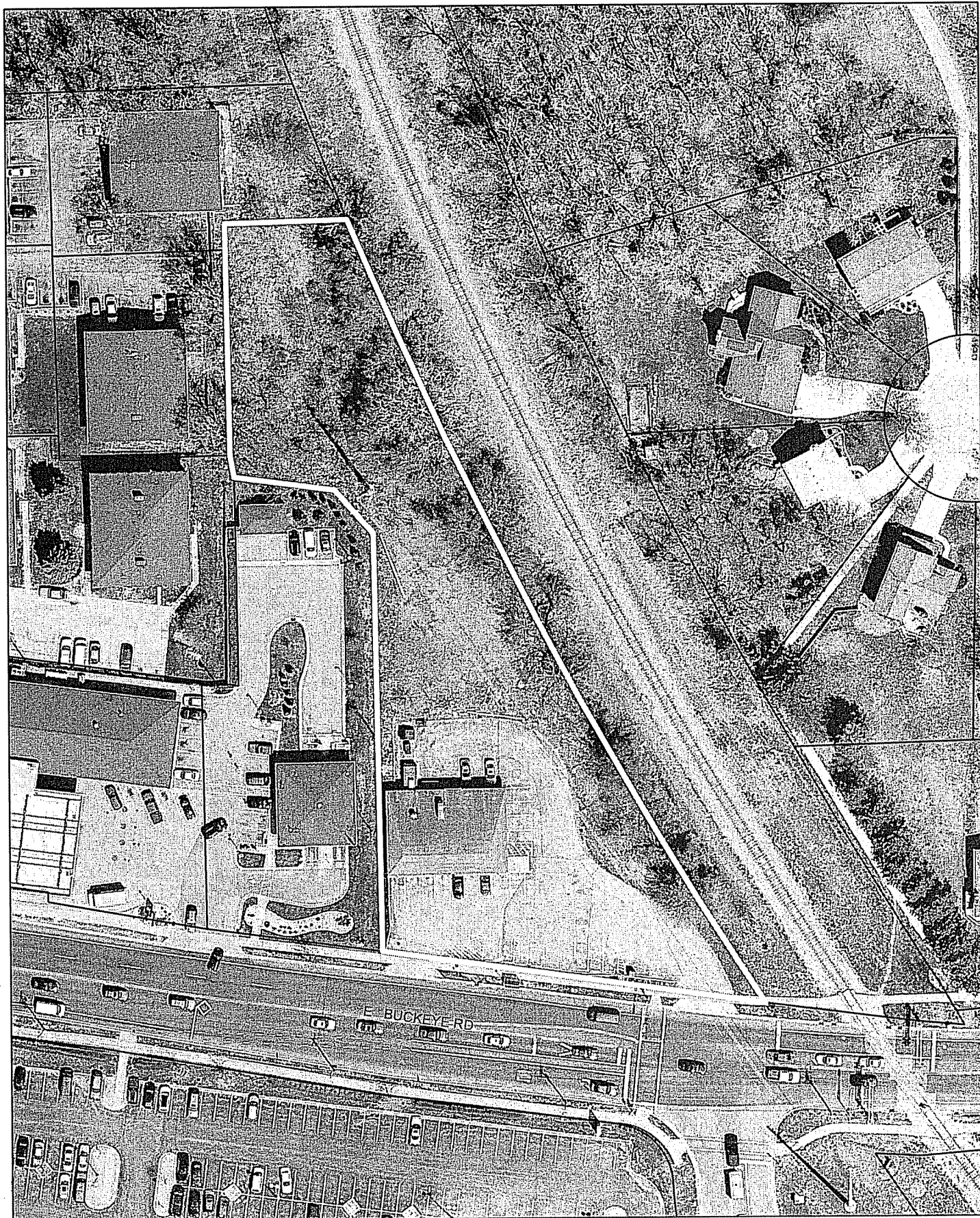


For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 June 2015





# 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](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:

Amt. Paid \$600 Receipt No. 003238-cody  
 Date Received 4/22/15  
 Received By JEM  
 Parcel No. 0710-161-0111-6  
 Aldermanic District 16 - DEMARB  
 Zoning District SE  
 Special Requirements OK  
 Review Required By:  
 Urban Design Commission  Plan Commission  
 Common Council  Other: \_\_\_\_\_

Form Effective: February 21, 2013

1. Project Address: 4426 E Buckeye Road  
 Project Title (if any): Outdoor patio / private property

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: Diego Enterprises Company: Carlos Quiroga  
 Street Address: 4426 E Buckeye Rd City/State: Madison Zip: 53718  
 Telephone: (608) 886-6332 Fax: ( ) Email: \_\_\_\_\_

Project Contact Person: Amy Volkmann Company: \_\_\_\_\_  
 Street Address: 6327 Merritt Ridge City/State: Madison Zip: 53718  
 Telephone: (608) 219-4920 Fax: ( ) Email: amyvolkmann@gmail.com

Property Owner (if not applicant): PDA Stores  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Serve food + alcohol on sidewalk patio outside building on private property

Development Schedule: Commencement \_\_\_\_\_ Completion \_\_\_\_\_

**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) copies of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- 32  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 1/2 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:

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

\$600  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:

→ 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: Heather Studer Date: 4/8/15 Zoning Staff: Matt Tucker Date: 4/8/15

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

Name of Applicant Phil Trofia Carlos Quiroga Relationship to Property: Lessee

Authorizing Signature of Property Owner \_\_\_\_\_ Date 4-22-2015

Phil Trofia 608-836-3335

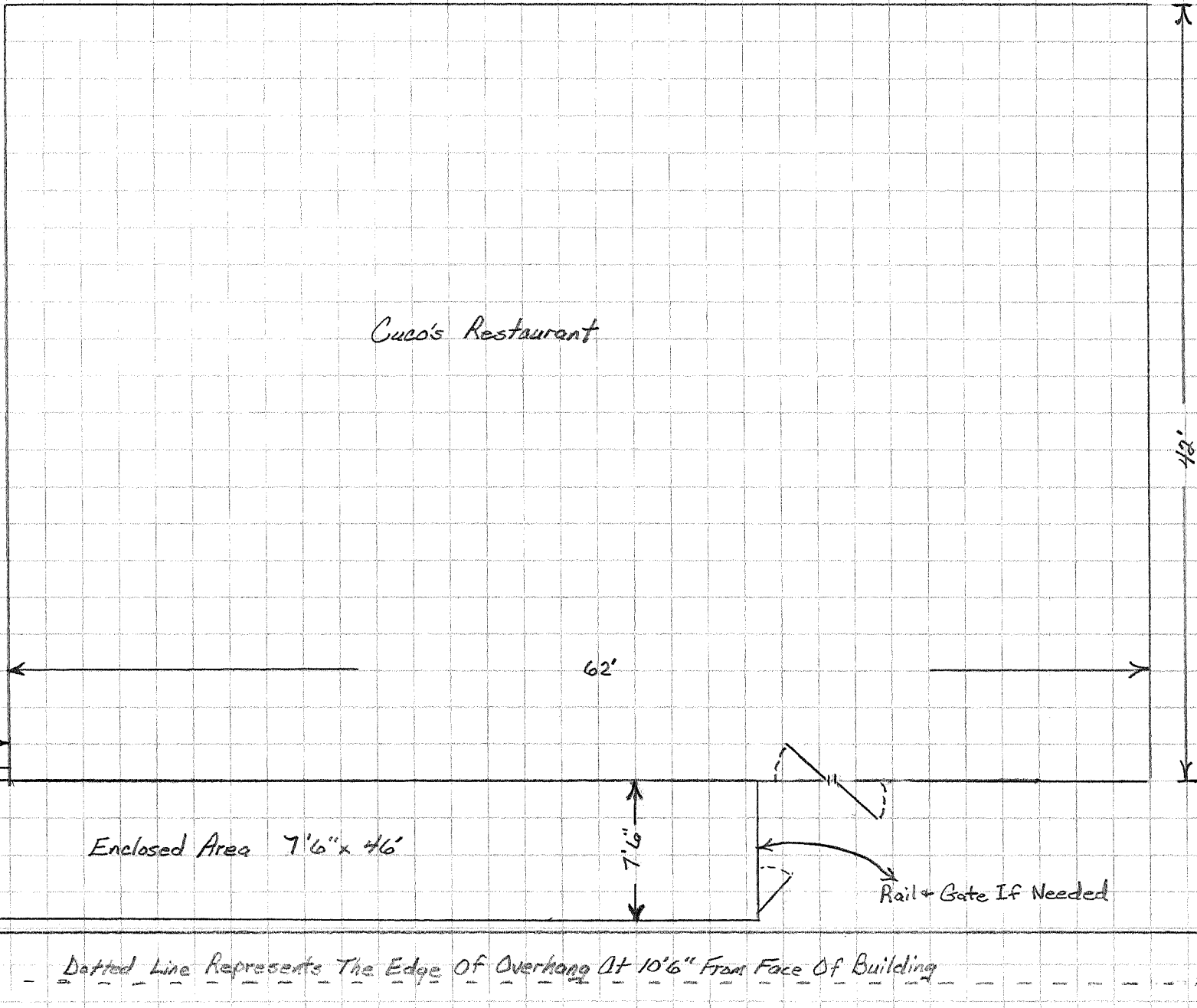
Cuco's is a Mexican restaurant serving food and alcohol 7 days per week from 11:00 am-9:00 pm weekdays and from 11:00 am-10:00 pm Friday and Saturdays. The seating capacity is 80. On Saturday nights, from 10:00 pm-2:30 am, we have Karaoke in the bar and restaurant area.

We are requesting a conditional use permit to have outdoor seating for 20 people on the side walk located in front of the building on private property. We will serve food and alcohol during the regular hours of operation. We have been approved by the ALRC for the change in premise for alcohol service. This will be seasonal as weather permits.

An example of railing has been submitted to enclose the area indicated on the site plan. We intend to have a dedicated server in charge of the patio area. That employee will be fully licensed per all City of Madison and State of Wisconsin food and beverage service requirements.

Currently, there are no dedicated bike parking stalls. We have several options, but feel the east side of the building, just off the sidewalk would work best. In the front of the building where the patio will be, we plan to place curb stops at the end of the drainage area of the curb to keep vehicles 2 feet back from the edge of the curb.

Thank you for your consideration of our application. Please contact Amy Volkmann at 608-219-4920 or amyvolkmann1@gmail.com with questions or concerns.





204

PDC  
UNLEADED 2289  
ADMIRAL 2489

106"

7'7"

46"

cuo  
MEXICAN

SUN. - THRU  
FRI. - SAT.

PLEASE  
USE  
OTHER  
DOOR





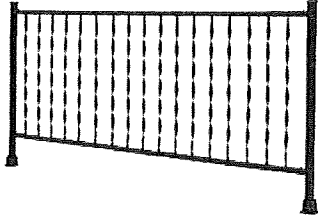


**LUNCH SPECIAL**  
1.99  
SOODS INCLUDED

**CUCOS**  
MEXICAN RESTAURANT  
608-204-2705

**BUD LIGHT**



**MENARDS**<sup>®</sup>Dedicated to Service & Quality<sup>™</sup>**Gilpin Inc. Windsor Plus 6' Railing**

Product Specifications:

**Variation:** Black**Dimensions:** 28" actual height x 6' length x 4" on center spindle spacing x 1-1/4" spindleOnline Price  
**\$44.97****Model Number:** 575**Menard SKU:** 1711208**Online Availability****Ship to Home**

Not eligible for Ship to Home

**Ship to Store - Free!****Store Availability**

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**Product Description**

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Windsor Plus railing is a premium product for use in installations where 4" spindle spacing is required or desired. This Windsor Plus 6' Railing has a 1-1/4" wide by 1" deep channel and is adjustable for steps.

- Preassembled welded steel railing
- 28" rail height
- 32" installed height
- 1-1/4" sculpted channel with welded twisted spindles
- Baked-on black finish can be touched up after installation with rust inhibiting paint
- One rail
- Posts and attachments sold separately
- Check local building codes, compliance with building codes is the installer's responsibility

**Brand Name:** Windsor Plus Railing

**Please Note:** Prices, promotions, styles and availability may vary by store and online. While we do our best to provide accurate item availability information, we cannot guarantee in-stock status and availability as inventory is sold and received continuously throughout the day. Inventory last updated 4/21/2015 at 5:00am EST. Online orders and products purchased in-store qualify for rebate redemption. Rebates are provided in the form of a merchandise credit check which can only be used in a Menards store.

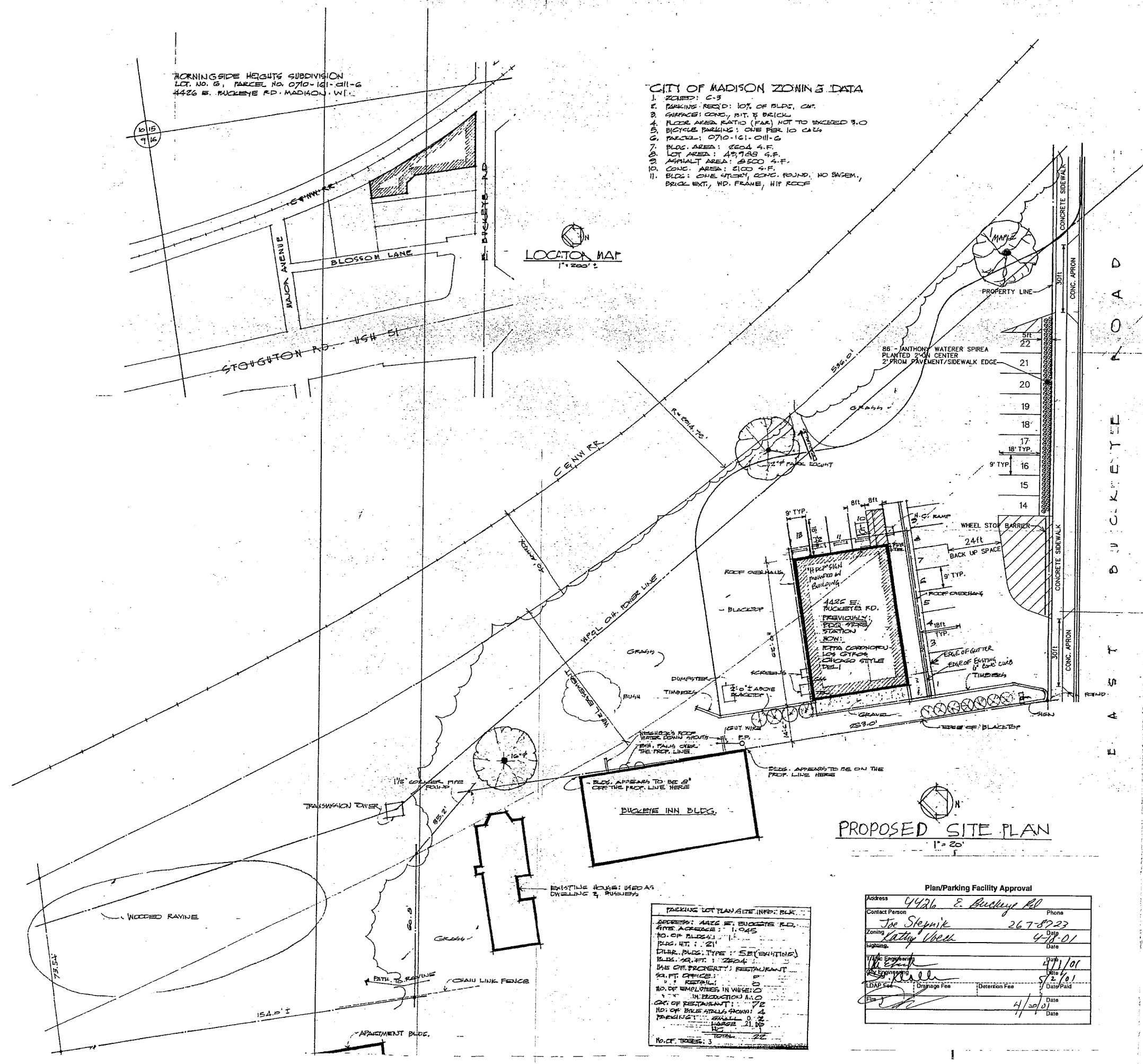
**Menards**

5106 Menard Drive  
Eau Claire, WI, 54703, USA  
customerservice@menardsoc.com

MORNINGSIDE HEIGHTS SUBDIVISION  
 LOT NO. 6, PARCEL NO. 0710-161-C11-6  
 4426 E. BUCKETE RD. MADISON, WI.

CITY OF MADISON ZONING DATA

1. ZONING: C-3
2. PARKING: REQ'D: 10% OF BLDG. CAR.
3. SURFACE: CONC., BIT. & BRICK
4. FLOOR AREA RATIO (FAR): NOT TO EXCEED 3.0
5. BICYCLE PARKING: ONE PER 10 CARS
6. PARCEL: 0710-161-C11-6
7. BLDG. AREA: 2204 S.F.
8. LOT AREA: 43,768 S.F.
9. ASPHALT AREA: 2,500 S.F.
10. CONC. AREA: 2100 S.F.
11. BLDG: ONE STORY, CONC. FOUND., NO BASEM., BRICK EXT., WD. FRAME, HIP ROOF



PROPOSED SITE PLAN  
 1" = 20'

PARKING LOT PLAN AND INFO: BLDG.

ADDRESS: 4426 E. BUCKETE RD.	DATE: 4/27/01
5.15 ACRES: 1.045	NO. OF BLDGS: 1
BLDG. HT.: 21'	BLDG. PLGS. TYPE: SE (EXISTING)
BLDG. SQ. FT.: 2204	BLDG. ON PROPERTY: RESTAURANT
SQ. FT. OFFICE: 0	NO. OF EMPLOYEES IN VEHICLE: 0
NO. OF EMPLOYEES IN VEHICLE: 0	NO. OF RESTAURANT: 1
NO. OF RESTAURANT: 1	NO. OF BLDG. SMALL (SMALL): 1
NO. OF BLDG. SMALL (SMALL): 1	NO. OF BLDG. LARGE (LARGE): 1
NO. OF BLDG. LARGE (LARGE): 1	NO. OF TREES: 3

Plan/Parking Facility Approval

Address: 4426 E. Buckete Rd.	Phone:
Contact Person: Joe Stepanik	267-8223
Zoning: Lathrop Check	4/27/01
Date:	
Signature: [Signature]	Date: 4/27/01
Signature: [Signature]	Date: 4/27/01
Signature: [Signature]	Date: 4/27/01
Signature: [Signature]	Date: 4/27/01