



City of Madison

Conditional Use

Location
305 N Fourth Street

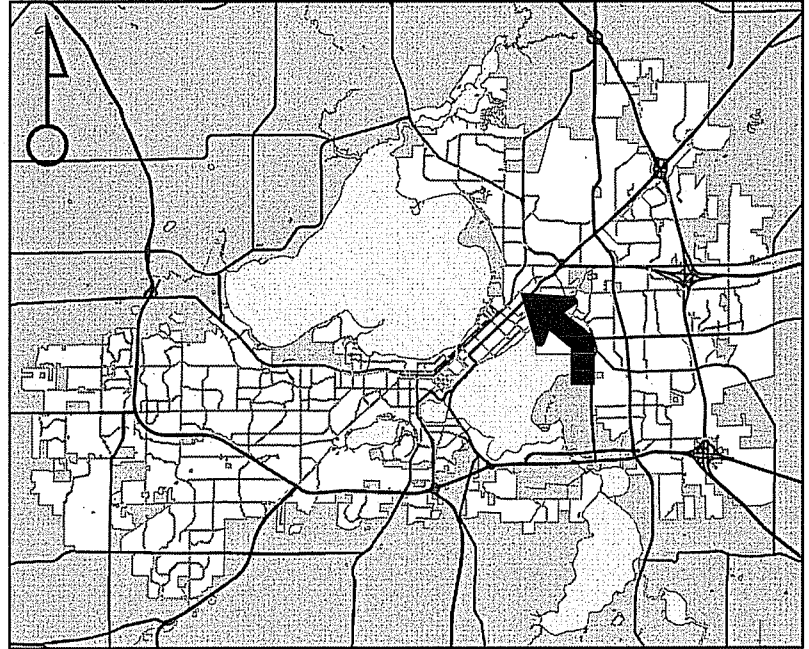
Project Name
El Sabor de Puebla

Applicant
Timm Heller / Bianca Ramirez,
Ramirez Law Office

Existing Use
Multi-tenant Commercial

Proposed Use
Establish restaurant-tavern tenant
in multi-tenant commercial building in
NMX zoning with outdoor eating area

Public Hearing Date
Plan Commission
20 November 2017

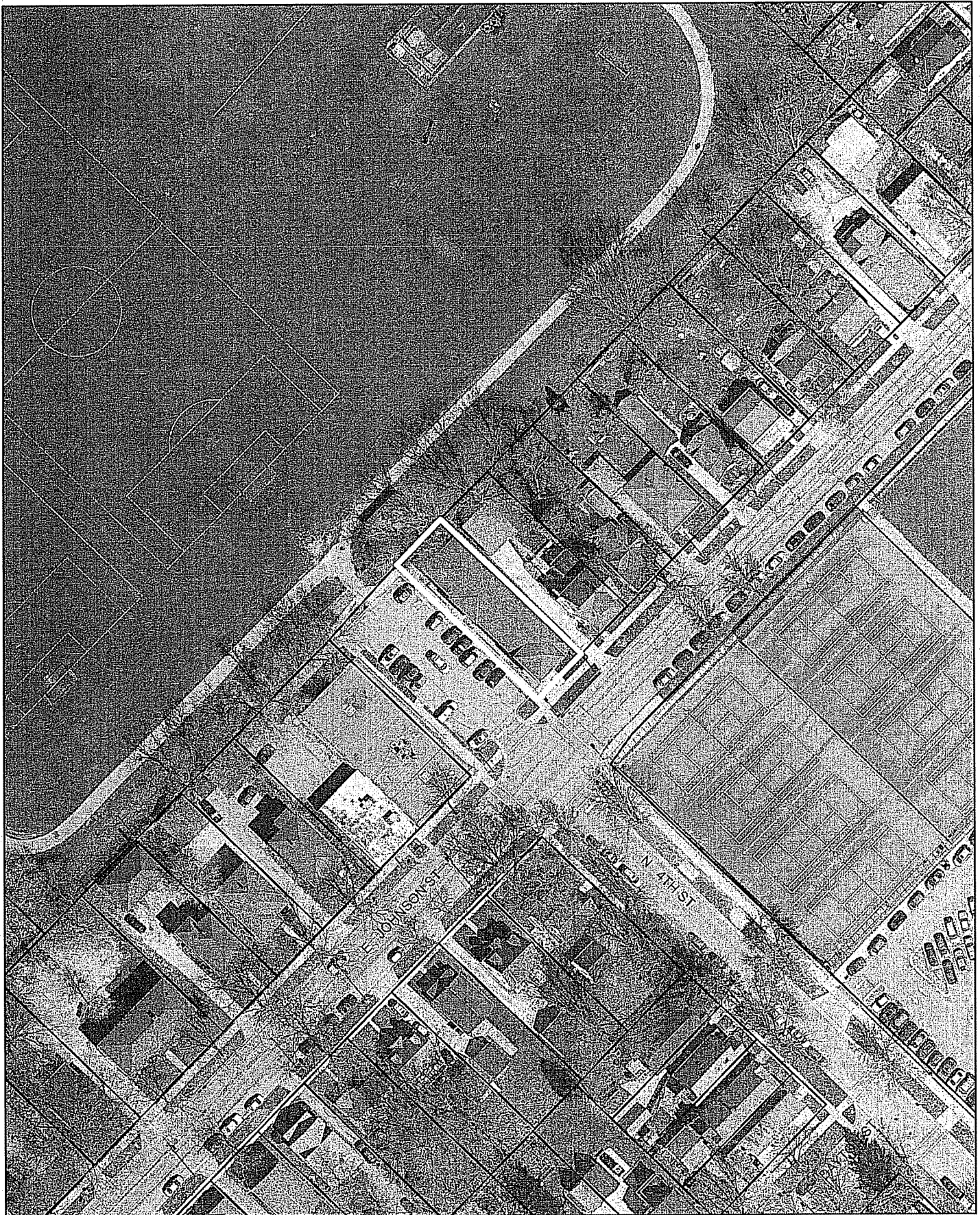


For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 13 November 2017



LAND USE APPLICATION

LND-B

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid \$ 600 Receipt # 3570-0003
Date received 10/4/17
Received by PDH
Parcel # 0710-062-1301-2
Aldermanic district 12 CARRY PALM
Zoning district NMX
Special requirements _____
Review required by _____
 UDC PC
 Common Council Other _____
Reviewed By _____

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information

Address: 305 N. 4th Street/ 2202 E. Johnson Street, Madison, WI 53704
Title: El Sabor de Puebla (restaurant)

2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from _____ to _____
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

3. Applicant, Agent and Property Owner Information

Applicant name Waldo Olguin/ Reyna Gonzalez Torres **Company** El Sabor de Puebla LLC
Street address 305 N. 4th Street **City/State/Zip** Madison, WI 53704
Telephone (608) 535-0605 **Email** arelygonzalez000@gmail.com

Project contact person Blanca Ramirez **Company** Ramirez Law Office
Street address PO Box 6616 **City/State/Zip** Madison, WI 53716-0616
Telephone (608)222-0200 **Email** licramirez@sbcllobal.net

Property owner (if not applicant) Timm Heller
Street address 2202 E. Johnson Street **City/State/Zip** Madison, WI 53704
Telephone (608) 213-8483 **Email** timmh22@yahoo.com

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

El Sabor de Puebla LLC will operate a restaurant at 305 N. 4th Street and if approved will apply for a beer and liquor license.

Scheduled start date upon approval Planned completion date

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Checkboxes for Filing fee, Land Use Application, Letter of intent, Legal description, Pre-application notification, Vicinity map, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, and Electronic Submittal*.

*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

- Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff.

Planning staff Chris Wells Date 9/28/2017
Zoning staff Jenny Kirchgatter Date 9/28/2017

- Demolition Listserv
Public subsidy is being requested (indicate in letter of intent)

- 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.

June 26, 2017 - Notice was emailed to Alderman Palm and Emerson East Neighborhood Association; was present at the EENA monthly meeting on Wednesday, July 5, 2017, at Bashford United Methodist Church, 329 North St., 6:30-8pm.

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials.

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

Name of applicant Waldo Olguin and Reyna Gonzalez Torres Relationship to property Tenants

Authorizing signature of property owner [Signature] Date 9/29/17

RAMIREZ LAW OFFICE

P.O. Box 6616, Madison, Wisconsin 53716-0616

(608) 222-0200, licramirez@sbcglobal.net

LETTER OF INTENT FILED IN COMPLIANCE WITH LAND USE APPLICATION MADISON PLAN COMMISSION, SECTION 5, REQUIRED SUBMITTALS "LETTER OF INTENT"

1. EXISTING CONDITIONS AND USES OF THE PROPERTY: Milio's Sandwich Shop currently occupies Suite A of the building located at 2202 E. Johnson Street, Madison, WI. El Sabor de Puebla LLC, will be leasing Suite B for the purpose of operating a restaurant serving Mexican Food. From 2011 to 2017 suite B was leased by the Restaurant/Bakery known as 4&20 Bakery Café.

2. DEVELOPMENT SCHEDULE FOR THE PROJECT: Formal "development" is not applicable. This is a Land Use Application for a conditional use permit for a Liquor License.

3. NAMES OF PERSONS INVOLVED:

Owner of the Business

El Sabor de Puebla LLC
Waldo Olguin, Managing Partner
Reyna Gonzalez Torres, Owner/member
305 N. 4th Street
Madison, WI 53704
(608)535-0605

Owner of the Premises

Tasc Force 2 LLC
Timm Heller, Managing Partner
2202 E. Johnson Street
Madison, WI 53704
608-213-8483
Timmh22@yahoo.com

Attorney for the Business

Blanca Ramirez
Ramirez Law Office
PO Box 6616
Madison, WI 53716-0616
608-222-0200
licramirez@sbcglobal.net

4. TYPES OF BUSINESS: Restaurant.

5. NUMBER OF EMPLOYEES: 4 to 6

6. HOURS OF OPERATION: 10:00 a.m. to 10:00 p.m.

7. SQUARE FOOTAGE OR ACREAGE OF THE LOT SITE: approximately 5,812 square feet (.133 acres).

8. NUMBER OF DWELLING UNITS: Not applicable.

9. SALE OR RENTAL PRICE RANGE FOR DWELLING UNITS: Not applicable.

10. GROSS SQUARE FOOTAGE OF BUILDING(S): The entire building including Suites A and B which total about 2800 square feet. Milio's occupies the front suite 'A' which measures approximately 1,400 sq.; and El Sabor de Puebla occupies suite 'B' (the leased premises) which measures approximately 1,400 sq. ft.

11. NUMBER OF PARKING STALLS: Fourth Street is a public parking lot for 19/22 cars (1 handicap) and there is on street parking, and two bicycle stands.

12. OTHER RELEVANT INFORMATION:

El Sabor de Puebla LLC currently operates the restaurant known as El Sabor de Puebla at 1133 Williamson Street and currently holds a Beer and Wine liquor license issued in 2015, and renewed each year, by the City of Madison.

The restaurant will be relocating to the new address in October/November of 2017. The need for a liquor license is due to the patrons requesting beer, wine, and mixed drinks (mainly margaritas) with their meals. Inside seating capacity is approximately 30-36 persons and outside seating during the warmer months would be approximately 9 persons. We would like to serve wine, beer and mixed drinks to the patrons inside and outside.

The owner has received licensing as required by the City of Madison which involves attending authorized alcohol serving training course, and all servers have been educated in the applicable Madison General Ordinances and the appropriate methods of serving alcoholic beverages.

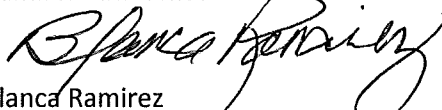
We would like to be open from 10:00 a.m. to 10:00 pm. At the neighborhood meeting it was stated that the neighborhood would benefit from restaurants closing at 10:00 p.m. instead of 9:00 p.m. It was stated that some of the loitering and noise concerns that the neighborhood had when Milio's first opened had not come to pass, and at this time the association was in support of our intent of closing at 10:00 p.m. and our request for a conditional use permit for a liquor license.

It has been brought to our attention that an adjoining property owner does have to deal with some noise due to the trash take out at the end of the day and early trash pick-up. We are proposing to work with the neighbors to reduce any outside noises after 9:00 p.m. Our restaurant will not use the garbage dumpsters after 9:00, and instead will save all garbage to be disposed until the morning prep time which is after 9:00 a.m. There is an existing solid fence along the property line.

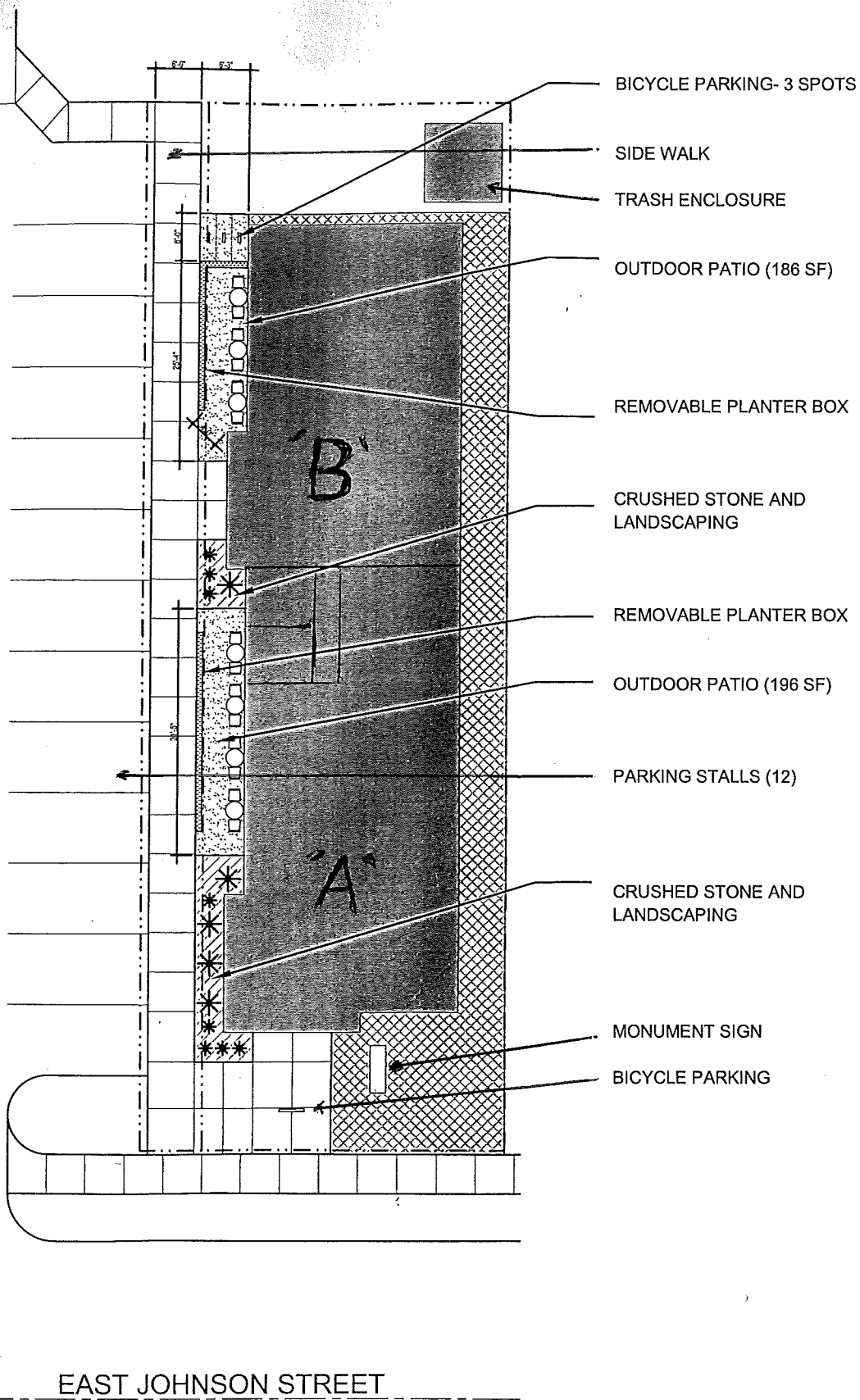
We are open seven days of the week at our current location. We are contemplating that the number of days open may change according to demand at our new site and we will be open 5 or 6 days during the week instead of 7 days.

Thank you for your time and consideration.

Respectfully submitted,
Ramirez Law Office


Blanca Ramirez

NORTH FOURTH STREET



EAST JOHNSON STREET

BICYCLE PARKING- 3 SPOTS

SIDE WALK

TRASH ENCLOSURE

OUTDOOR PATIO (186 SF)

REMOVABLE PLANTER BOX

CRUSHED STONE AND LANDSCAPING

REMOVABLE PLANTER BOX

OUTDOOR PATIO (196 SF)

PARKING STALLS (12)

CRUSHED STONE AND LANDSCAPING

MONUMENT SIGN

BICYCLE PARKING

2202 EAST JOHNSON STREET, SUITE A

305 NORTH 5TH STREET, SUITE B

REYNA GONZALEZ TORRES/WALDO OLGUIN
305 N. 4TH STREET
MADISON, WI 53704

AUGUST 16, 2017

CONTACT:

DATE:




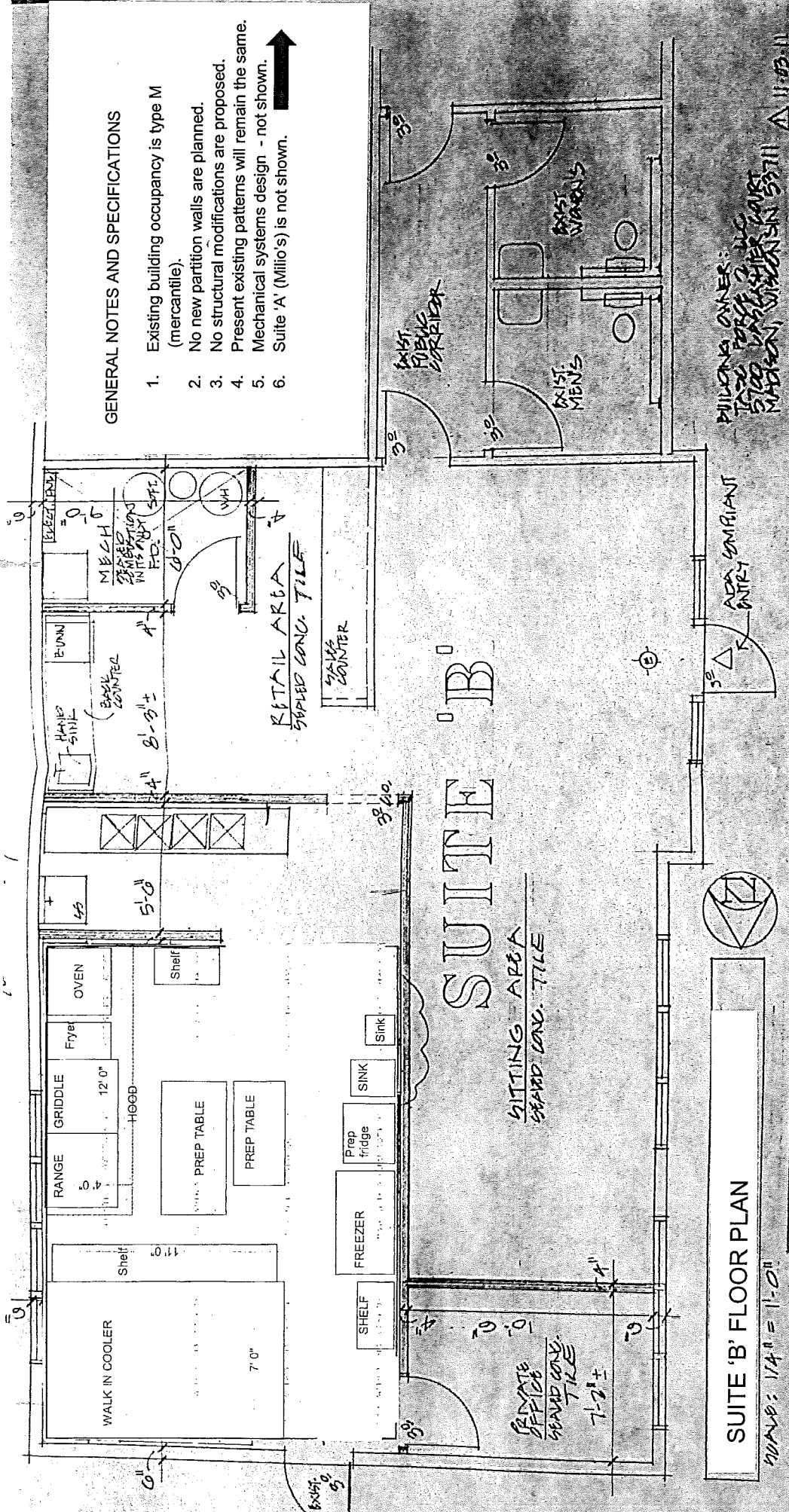
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SITE PLAN SUITE 'B'

1" = 20'-0"

GENERAL NOTES AND SPECIFICATIONS




1. Existing building occupancy is type M (mercantile).
2. No new partition walls are planned.
3. No structural modifications are proposed.
4. Present existing patterns will remain the same.
5. Mechanical systems design - not shown.
6. Suite 'A' (Millo's) is not shown. 



SUITE 'B' FLOOR PLAN

SCALE: 1/4" = 1'-0"

PLAN SYMBOL LEGEND

-  PROPOSED PARTITION
-  EXIST. PARTITION WALL
-  EXIT LIGHT FIXTURE

PROJECT:
 EL SABOR DE PUEBLA
 305 N. 4TH STREET
 MADISON, WI 53704

BUILDING OWNER:
 TACO BELL
 5700 W. WISCONSIN AVENUE
 MADISON, WISCONSIN 53711