



City of Madison

Conditional Use

Location
418 East Wilson Street

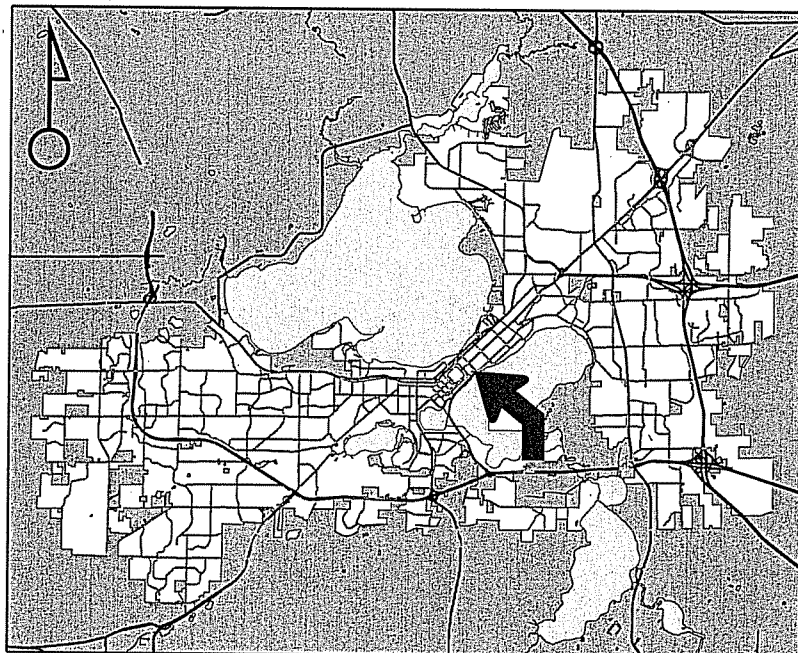
Project Name
Cortadito Express

Applicant
Cardinal and Associates/
Christopher Berge – Cortadito Express

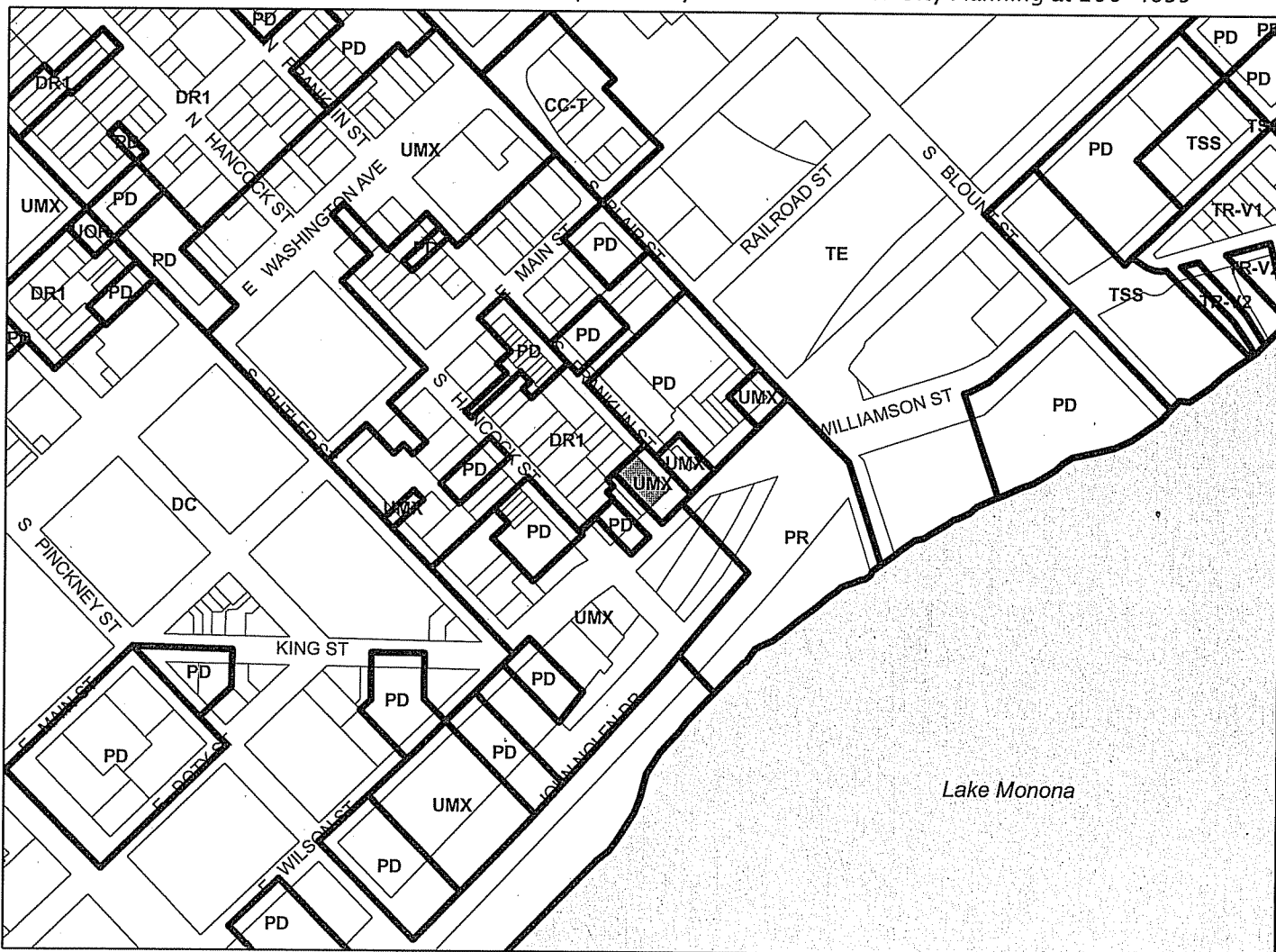
Existing Use
Bar and restaurant

Proposed Use
Construct walk-up service window
for a restaurant

Public Hearing Date
Plan Commission
20 May 2013

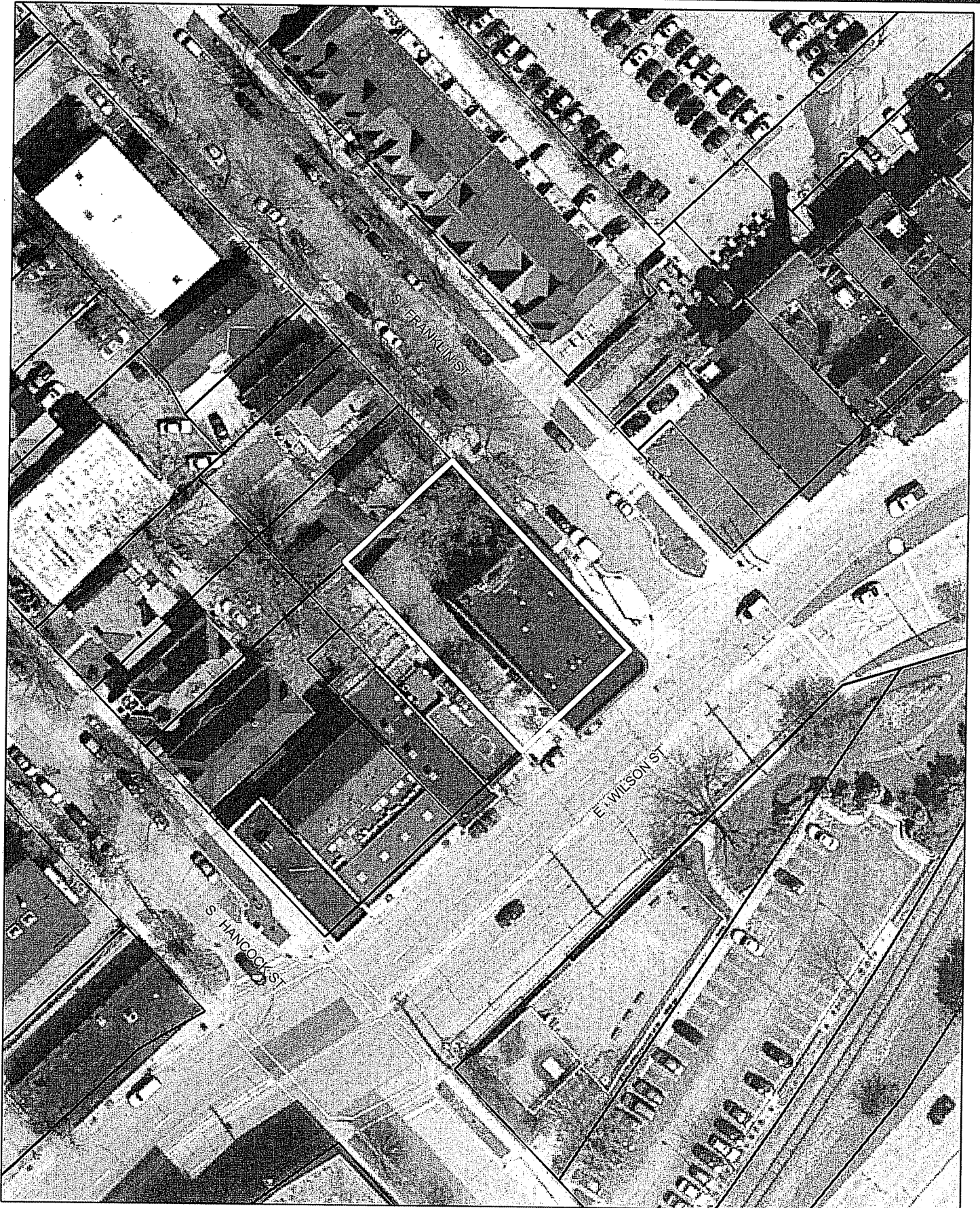


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 07 May 2013





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

FOR OFFICE USE ONLY:	
Amt. Paid	\$650 Receipt No. 141544
Date Received	4/4/13
Received By	ESK
Parcel No.	0709-133-1829-6
Aldermanic District	6
Zoning District	PD
Special Requirements	HIG-L, WP-17
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 418 E. Wilson Madison, WI 53703
 Project Title (if any): Cortadito Express

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: Christopher Berge Company: Cortadito Express
 Street Address: 811 Jennifer St. City/State: Madison, WI Zip: 53703
 Telephone: 608 772-3163 Fax: () _____ Email: crberge@yahoo.com

Project Contact Person: Christopher Berge Company: Cortadito
 Street Address: 811 Jennifer St. City/State: _____ Zip: _____
 Telephone: 608 772-3163 Fax: () None Email: crberge@yahoo.com

Property Owner (if not applicant): Cardinal and Associates
 Street Address: 418 E. Wilson City/State: Madison, WI Zip: 53703

4. Project Information:

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

Development Schedule: Commencement March 1 2013 Completion April 20 2013

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/alterd 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)
- **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 ½ 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:

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

Filing Fee: Refer to the Land Use Application Information & 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:

Marsha Rummel JANUARY 15

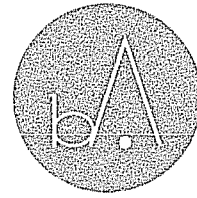
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

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: MATT TUCKER Date: 1/17/2013 Zoning Staff: HEATHER SKOVEN 1/17/13

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

Name of Applicant R.A. Genzler R.C. Relationship to Property: OWNER
Authorizing Signature of Property Owner _____ Date 4-4-2013



Barnett Architecture

April 4, 2013

Mr. Matt Tucker, Zoning Administrator
Department of Planning and Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701-2984

Re: Letter of Intent

Cortadito Express
418 E. Wilson
Landmarks District: HIS-L PD WP-17
Parcel No.: 070913318296
Aldermanic District: 6

Members of the Plan Commission:

This Conditional Use Application presented for your consideration is for the use of a newly installed window for customer service at the soon to be opened Cortadito eatery at 418 E. Wilson inside the Cardinal Bar. The Alder for the district, Marsha Rummel was contacted in January about the project and a Zoning and Planning meeting was held on January 17, 2013.

The project is under construction and has already received Landmarks, Zoning and Building Inspection approvals for the interior and exterior changes. All that remains is approval of the serving window. Project details are as follows:

Project Team

Owner

Christopher Berge
Prentice Berge
154 S. Marquette Street
Madison, WI 53704

Architect

Barnett Architecture LLC
Todd Barnett
118 N. Breese Terrace Suite I
Madison, WI 53726

Existing Conditions

The existing building – exterior and interior - will not be changed. The request is to use an existing operating window to serve food from.

Project Schedule

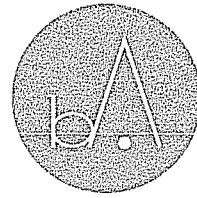
Construction of the space is underway with an anticipated completion date of April 18, 2013.

Proposed Uses and Square Footage

Proposed use of the space is a take-away Spanish Style sandwich shop. The first floor area dedicated to this use is 196 square feet.

Hours of Operation

Hours of Operation are limited/will coincide to/with the hours of the Cardinal Bar. Current hours are:



Barnett Architecture

Monday: Closed
Tuesday: 3:00 PM to 2:30 AM
Wednesday: 3:00 PM to 2:30 AM
Thursday: 3:00 PM to 2:30 AM
Friday: 3:00 PM to 2:30 AM
Saturday: 10:00 AM to 3:00 AM
Sunday: 10:00 AM to 3:00 AM

Building Square Footage

Basement	3778
First	3759
Second	3778
Third	3778
Fourth	3778
Fifth	3778

Number of Dwelling Units

There are 22 dwelling units in the building. This project will not affect the count and does not involve them.

Auto and Bicycle Parking Stalls

There are auto parking stalls and the number of bicycle stalls is not changing.

Lot Coverage and Usable Open Space Calculations

The lot measures 118' x 69' for a total of approximately 8142 square feet. The total open space/area outside the building footprint is 4355 square feet.

Value of Land

Value of the land is estimated at \$350,000.

Estimated Project Cost

The estimate cost of the project is approximately \$58,000.

Number of Construction and Full-Time Equivalent Jobs Created

Twelve.

Public Subsidy Requested

No public subsidy is being requested or provided.

Thank you for your consideration and please contact me with any questions or additional information.

Sincerely,

Todd Barnett, ALA
Architect

cc Christopher Berge; Prentice Berge; Robert Wheat

PROJECT
NEW RETAIL LOCATION FOR CORTADITO - CONDITIONAL USE SUBMITTAL
 418 EAST WILSON STREET MADISON, WI 53703

DRAWING INDEX

- 1.1 COVER SHEET/CERTIFICATE OF APPROP.
- 2.1 EXISTING SITE PLAN 1" = 10'-0"
- 2.2 EXISTING SITE PLAN 1" = 20'-0"
- 3.1 FIRST FLOOR PLAN
- 4.1 EXISTING SOUTH ELEVATION
- 4.2 PROPOSED SOUTH ELEVATION
- 5.1 EXISTING PHOTOGRAPHS

PROJECT TEAM

CLIENT
 CORTADITO EXPRESS
 154 S. MARQUETTE STREET
 MADISON, WI 53704

CONTACTS:
 CHRISTOPHER BERGE: 608.772.3163
 PRENTICE BERGE: 608.345.2748
 cortadito1@gmail.com

ARCHITECT
 BARNETT ARCHITECTURE LLC
 118 N. BREESE TERRACE, SUITE 1
 MADISON, WI 53726
 P. 608-293-4538
CONTACT: TODD BARNETT, ARCHITECT
 email: todd@barnettarchitecture.com



Department of Planning & Community & Economic Development
PLANNING DIVISION
 Madison
 Website: www.dcp/madison.com

Madison Municipal Building, 546 S. Illinois
 233 East Wilson Street, 5th Floor, 235
 Madison, Wisconsin 53701-2365
 777-7777
 FAX: 608.204.8719
 M1 608.204.4035

February 15, 2013

M. Christopher Berge
 811 Lincoln Street
 Madison, WI 53703

Re: 418 East Wilson Street, Certificate of Appropriateness
 M. Berge

At its meeting on February 11, 2013, the Madison Landmarks Commission reviewed, in accordance with the Madison General Ordinance pertaining to provisions of the Landmarks Ordinance, your plans to alter the exterior of the designated landmark, Central Hotel, located at 418 East Wilson Street. The Commission has approved your application for a Certificate of Appropriateness for the work which includes the installation of a sliding service window as submitted.

This letter will serve as the "Certificate of Appropriateness" for the project. When you apply for a building permit, use this letter with you to the Building Inspection Section, Department of Planning and Development, Lower Level Suite LL-100, Madison Municipal Building, 215 North Luther King, Jr. Boulevard.

Please note that any major design changes from the plans submitted must receive approval by the Landmarks Commission, or staff designers, prior to the issuance of the building permit.

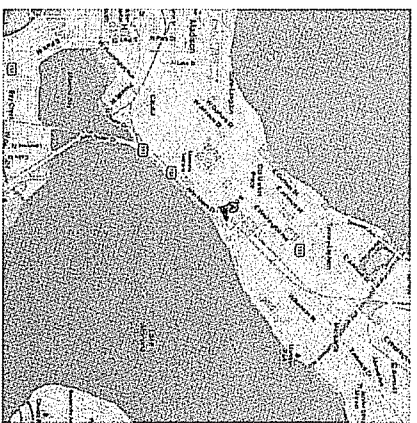
Please also note that failure to comply with the conditions of your approval is subject to a fine of up to \$250 for each day during which a violation of the Landmarks Commission ordinance continues (see Madison General Ordinance Sec. 53.19).

If you have any questions, please call me at 226-5552.

Sincerely,

Amy Karamchik Scanlon
 Amy Karamchik Scanlon, Registered Architect, LEED® AP
 Principal Planner
 City of Madison Planning Division
 cc: Building Inspection Plan Reviewers
 Ricardo Gonzalez
 Todd Barnett, AIA

1 AREA LOCATION PLAN
 SCALE: NONE



CODE REFERENCES

MUNICIPALITY CITY OF MADISON
 BUILDING CODE WISCONSIN COMMERCIAL BUILDING CODE
 ZONING CODE CITY OF MADISON GENERAL ORDINANCE CHAPTER 28

BUILDING DATA

5/6 NUMBER OF STORIES/LEVELS

AREAS - approximate/informational

LEVEL	Existing SF	ALTERNATION SF
BASEMENT	3778	0
FIRST	3759	196
SECOND	3778	0
THIRD	3778	0
FOURTH	3778	0
FIFTH	3778	0

PROPERTY INFORMATION

PLATE OF SURVEY

City of Madison, Dane County, Wisconsin.

ZONING CODE INFORMATION

PUD	ZONING CLASSIFICATION - CURRENT*
U/MX <td>ZONING CLASSIFICATION - FUTURE* </td>	ZONING CLASSIFICATION - FUTURE*
YES	PERMITTED USE
	BUILDING HEIGHT LIMIT
	FRONT YARD SETBACK
	SIDE YARD SETBACK
	REAR YARD SETBACK
1-28-2013	LANDMARKS COMMISSION SUBMITTAL DATE
2-11-2013	LANDMARKS COMMISSION HEARING DATE
2-15-2013	LANDMARKS COMMISSION CERTIFICATE OF APPROP.



Barnett Architecture
 118 NORTH BREESE TERRACE
 SUITE 1
 MADISON, WISCONSIN 53726
 608.293.4538
 barnettarchitecture.com

NEW LOCATION FOR:



CORTADITO
 418 E. WILSON ST.
 MADISON, WI 53703

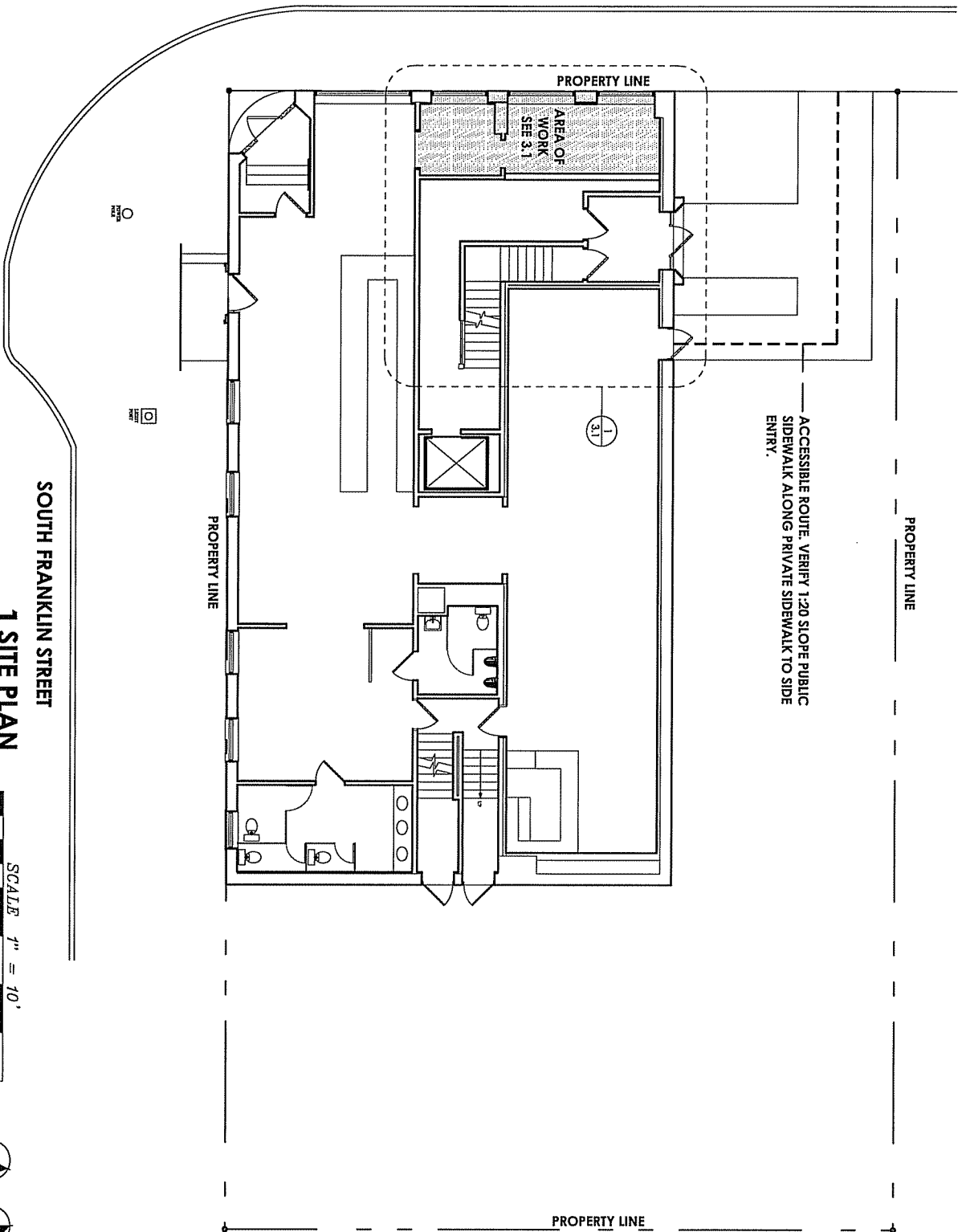
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DRAWING ISSUE DATES
 1-28-2013
 2-20-2013
 4-3-2013

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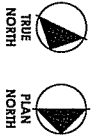
WILSON STREET



SOUTH FRANKLIN STREET

1 SITE PLAN

SCALE 1"=10'-0"



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 608.233.4538
 barnett@barnett.com

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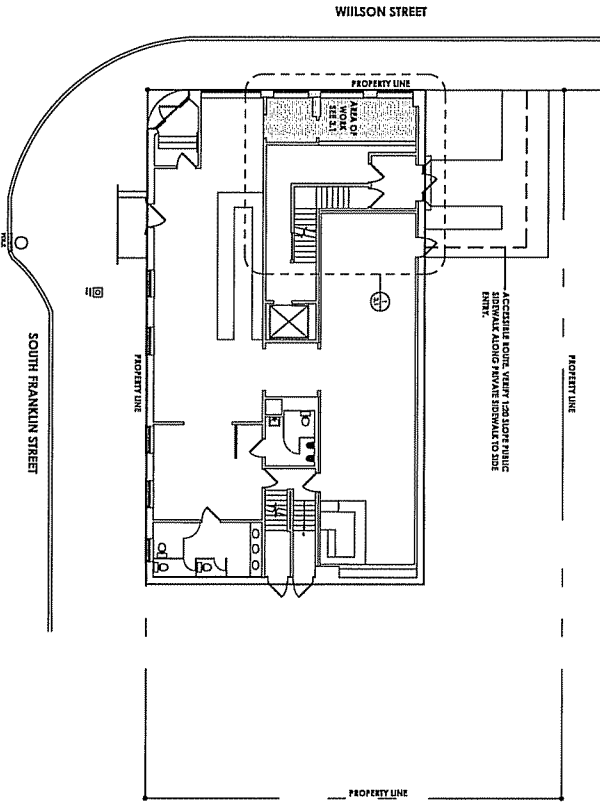
CORTADITO
 CORTADITO
 418 E. WILSON ST.
 MADISON, WI 53703

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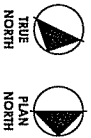
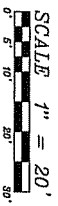
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1 SITE PLAN
SCALE: 1"=20'-0"



2.2

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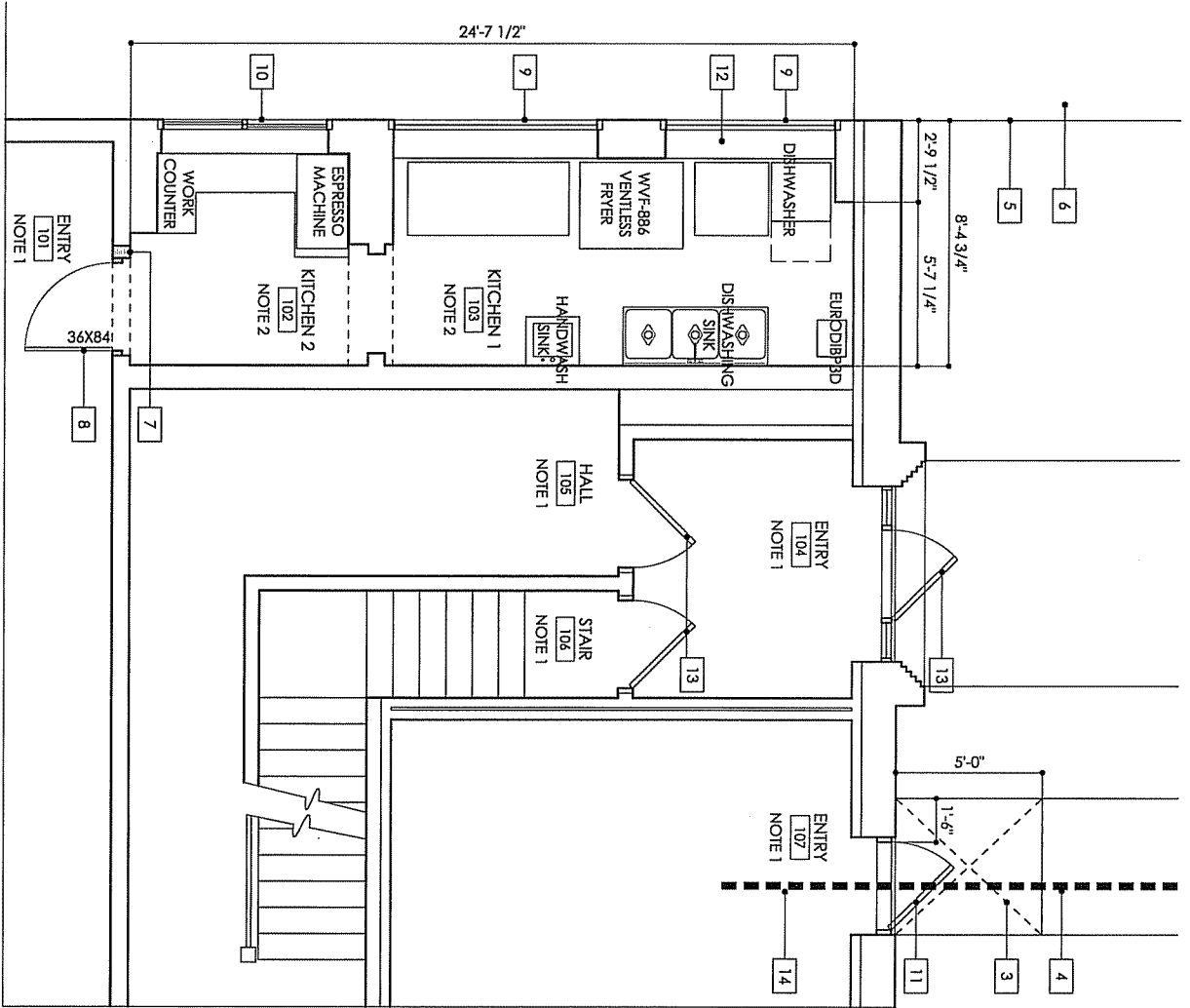
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418 E. WILSON ST.
MADISON, WI 53703

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Barnett Architecture
118 NORTH BREEZE TERRACE
SITE 1
MADISON, WISCONSIN 53726
608.233.4538
barnettarchitecture.com





1 PROPOSED PLAN - AREA OF WORK
SCALE: 1/4" = 1'-0"

- BUILDING PLANS - ELEVATIONS - SECTIONS GENERAL NOTES**
- G1. SEE OTHER DRAWINGS FOR ADDITIONAL INFORMATION.
 - G2. INTERIOR DIMENSIONS ARE TO FACE OF FINISH MATERIAL UNLESS INDICATED OTHERWISE.
 - G3. EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING/FOUNDATION WALLS UNLESS INDICATED OTHERWISE.
 - G4. CABINET DIMENSIONS ARE TO FACE OF UNIT EXCLUSIVE OF DOOR.
 - G5. SEE OUTLINE SPECIFICATIONS FOR FINISH FLOORING INFORMATION.
 - G6. ALL WORK TO MEET ALL GOVERNING CODES.
 - G7. FURNITURE SHOWN IS FOR REFERENCE ONLY.
 - G8. COORDINATE MEP WORK WITH SUB-CONTRACTORS AND FULLY DESIGN BASED ON OWNER PROVIDED SPECIFICATIONS AND PLANS.
 - G9. VERIFY EXISTING CONDITIONS AND DIMENSIONS IN FIELD.
 - G10. REMOVE EXISTING WINDOW/FRAMES FOR 1ST AND 2ND FLOOR LOCATIONS AS NOTED.
 - G11. PATCH TO MATCH EXISTING WHERE CONSTRUCTION HAS BEEN REMOVED OR DAMAGED.
 - G12. KITCHEN EQUIPMENT IS FOR INFORMATIONAL PURPOSES. WORK BY OTHERS.
- BUILDING PLANS - ELEVATIONS - SECTION KEY NOTES**
- 1. NO WORK THIS SPACE.
 - 2. FINISH SELECTION BY OWNER/CLIENT.
 - 3. VERIFY ADA CLEARANCE AT EXISTING DOOR.
 - 4. EXISTING ADA ROUTE (FOR CUSTOMER SERVING).
 - 5. PROPERTY LINE.
 - 6. EXISTING CITY OF MADISON SIDEWALK.
 - 7. EXTEND WALL AS REQUIRED. FRAME IN METAL STUDS AND 5/8" TYPE X GWB.
 - 8. 36 X 84 SPLIT DOOR WITH ADA KEYED LOCKSET. DOOR SHALL NOT HAVE A CLOSER.
 - 9. EXISTING WINDOW.
 - 10. REPLACE SECTION OF EXISTING WINDOW FOR SLIDING OPERATION PER ELEVATION.
 - 11. EXISTING DOOR. CHANGE HARDWARE SET FROM ORBITAL TO LEVER FOR ADA COMPLIANCE. REMOVE CLOSER IF PRESENT.
 - 12. EXISTING DEEP WINDOW SILL.
 - 13. EXISTING DOOR TO REMAIN.
 - 14. ACCESSIBLE ROUTE WITHIN FIRST FLOOR.



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MADISON, WI 53703

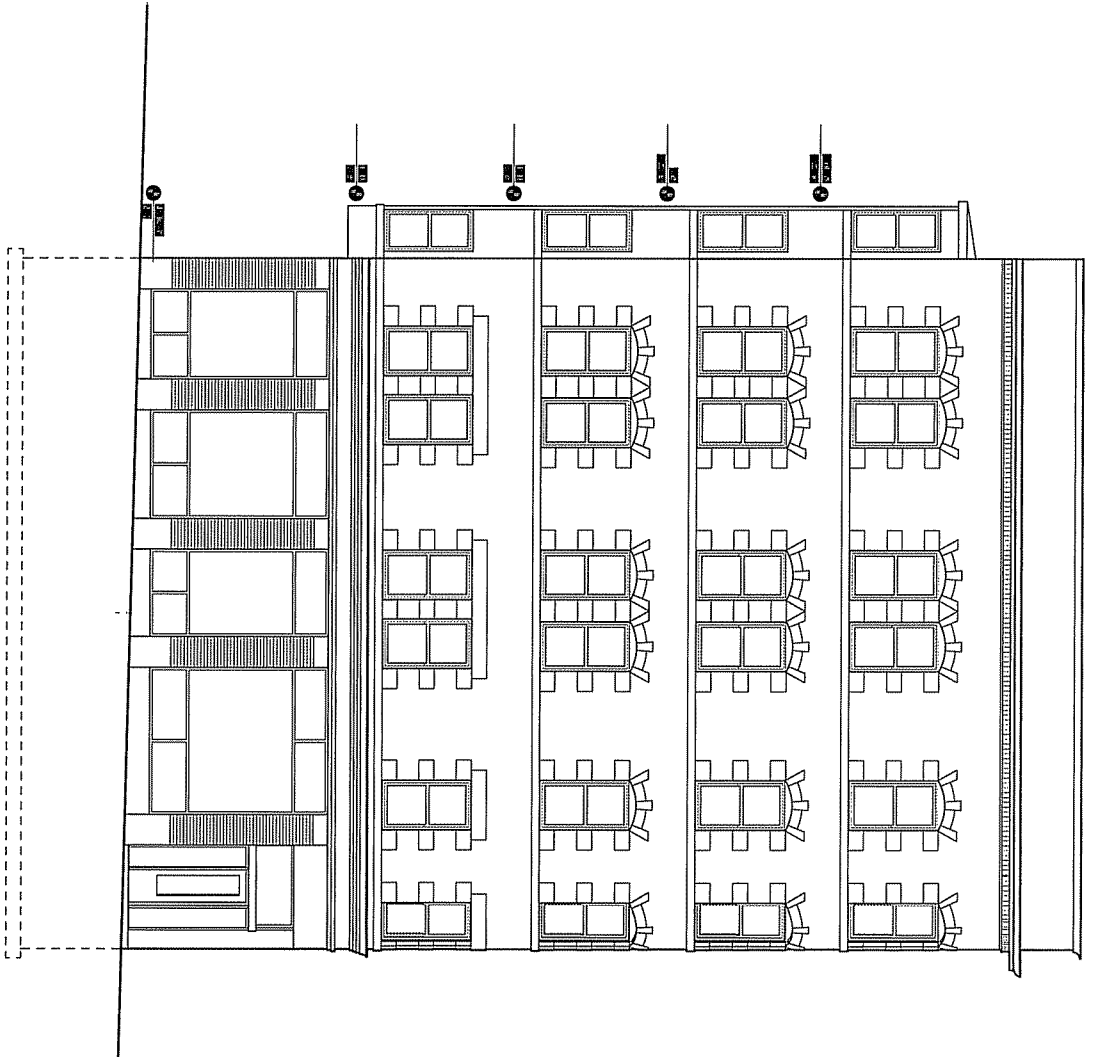


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1 EXISTING ELEVATION
SCALE: 1/8" = 1'-0"



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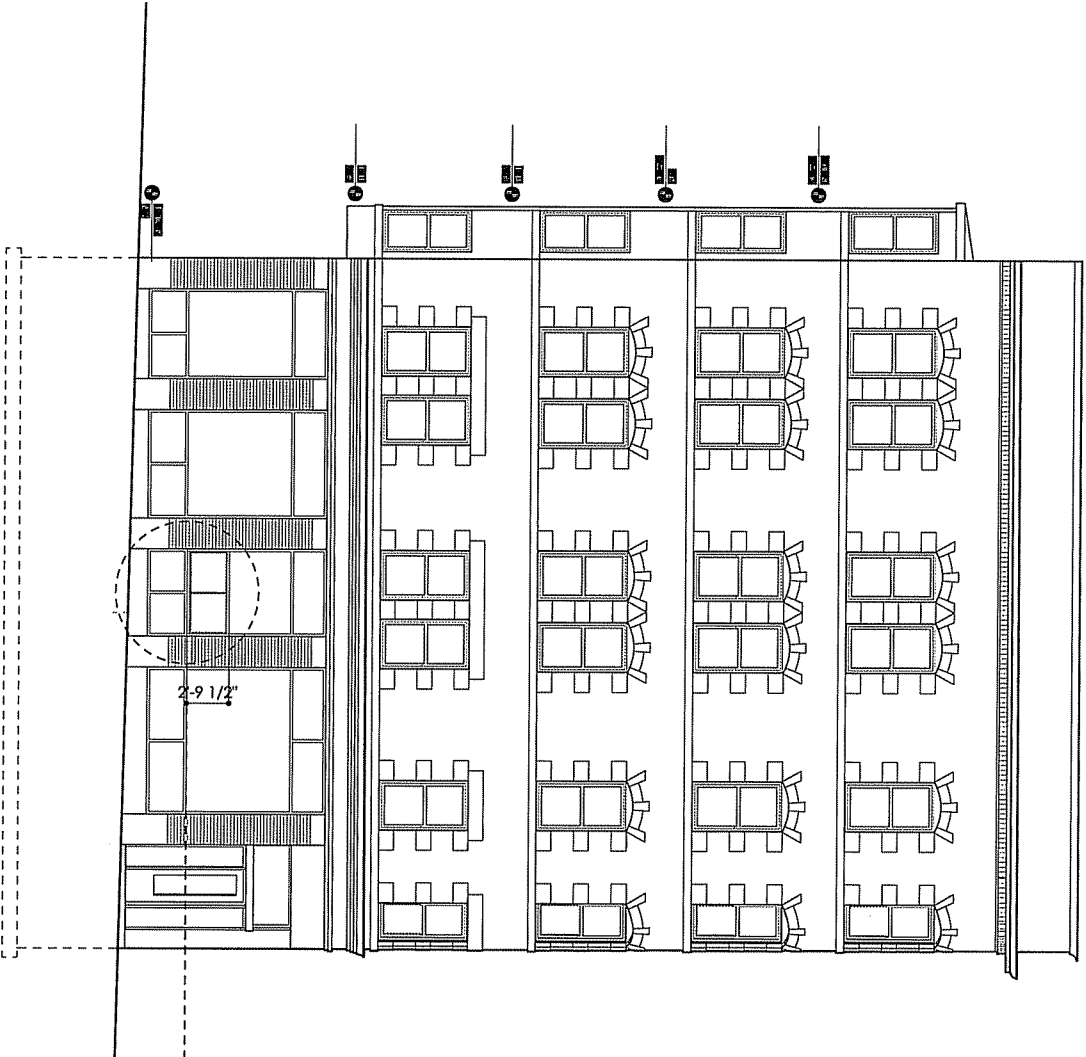
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1 PROPOSED ELEVATION
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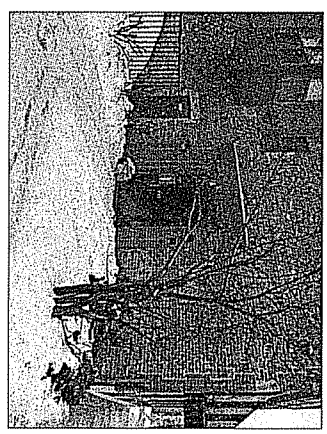
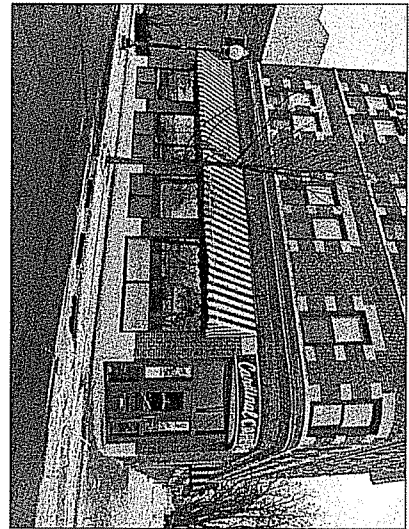
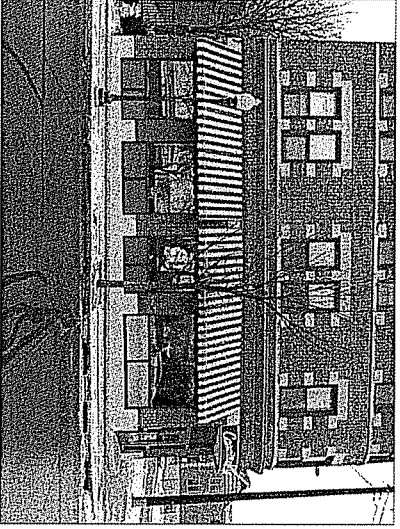
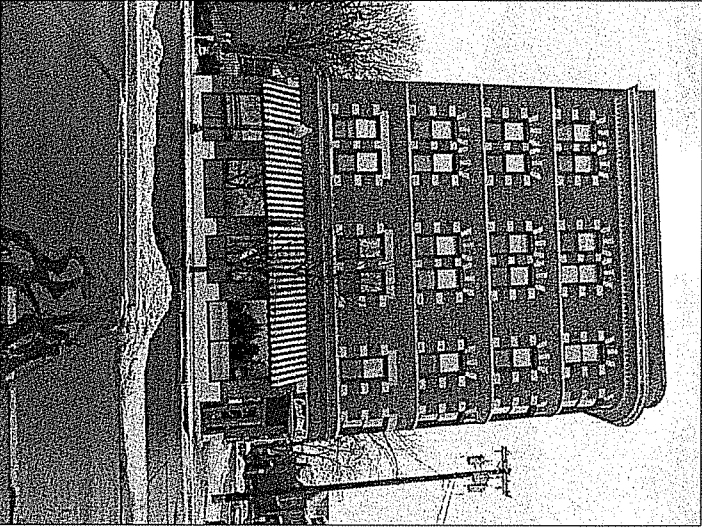
- PROPOSED EXTERIOR WORK:
1. REPLACEMENT OF EXISTING WINDOW FRAMING SYSTEM (OR PORTIONS) FOR CONFIGURATION SHOWN.
 2. WINDOW FRAMING FINISH TO MATCH EXISTING.
 3. SPANDREL/OBSCURE GLASS TO REMAIN AS IS.
 4. MAINTAIN EXISTING SPANDREL GLASS.
 5. SLIDING WINDOW SHALL HAVE LOCKING MECHANISM.
 6. ALL GLAZING SHALL BE THERMALLY GLAZED.
 7. SUBMIT SHOP DRAWINGS FOR WINDOW FABRICATION TO ARCHITECT FOR REVIEW.
 8. INSTALL ALL MATERIALS PER MANUFACTURERS RECOMMENDATIONS.


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