



City of Madison

Conditional Use

Location
1823 S Park Street

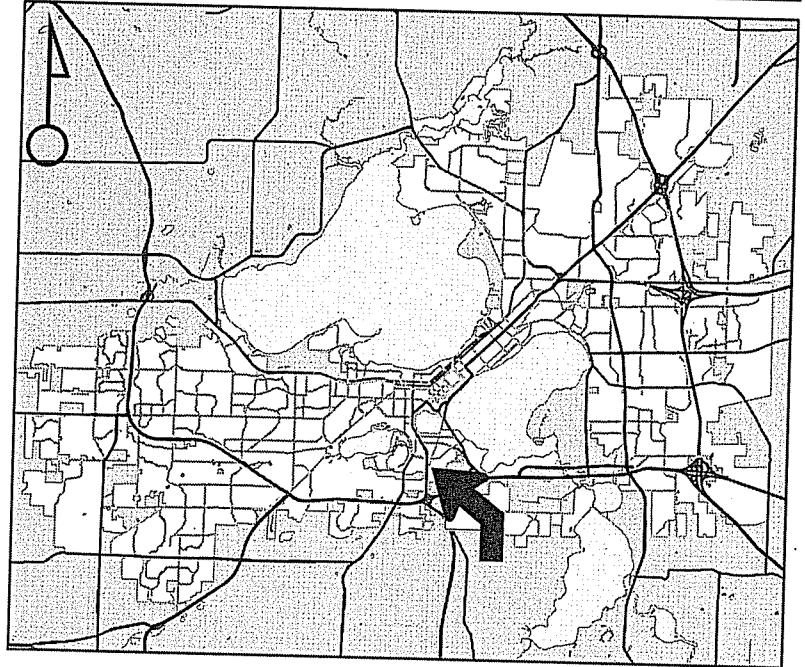
Project Name
Bakery/Tortilla Factory

Applicant
Luis M. Montoto / David Ferch

Existing Use
Mixed-Use Commercial Building

Proposed Use
Allow limited production and processing (wholesale production of food) at a retail establishment in Urban Design Dist. 7

Public Hearing Date
Plan Commission
28 August 2017

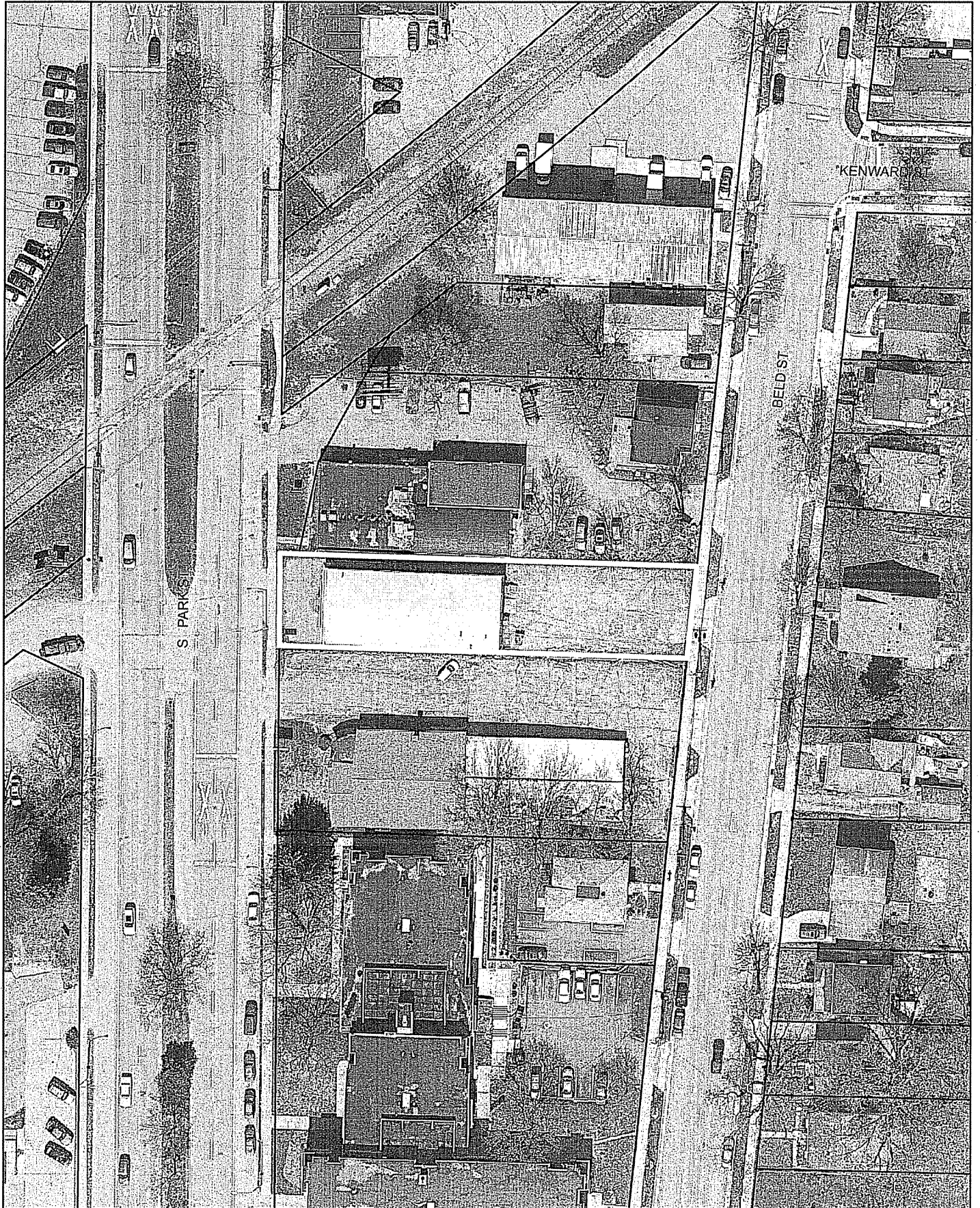


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 21 Aug 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 1600 Receipt # 32687-0007
Date received 7/19/17
Received by PDA
Parcel # 0709-264-1104-5
Aldermanic district 14 CARTER
Zoning district CC-T
Special requirements UDC, WP18
Review required by
[] UDC [x] 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: 1823 S. Park St. Madison, WI 53713
Title: W & L Communications Tortilla Factory

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)
[x] Conditional Use or Major Alteration to an Approved Conditional Use
[] Demolition Permit
[] Other requests

3. Applicant, Agent and Property Owner Information

Applicant name Luis M. Montoto Company L & L Communications
Street address 814 N. Meadowbrook Ln City/State/Zip Wausau, WI 5359-
Telephone 608 770-6600 Email lacapitalproducts@gmail.com
Project contact person David Ferch Company Ferch Architecture
Street address 2704 Gregory St. City/State/Zip Madison, WI
Telephone 608 238-6900 Email david@fercharchitecture.co
Property owner (if not applicant)
Street address
Telephone

4. Project Description

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

Tortilla Factory: Retail and small scale production of corn and flour tortillas of all sizes.

Scheduled start date August 2017 Planned completion date Sept. 2017

5. Required Submittal Materials

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

- Checklist items: 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, 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. Note staff persons and date.

Planning staff KEVIN FIRCHOW + COUN PUNT Date 6-28-2017
Zoning staff MATT TUCKER Date 6-28-2017

- 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. List the alderperson, neighborhood association(s), business association(s), AND the dates you sent the notices:

ALD. CAWEL, BEAMS ADDITION

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 [Signature] Relationship to property Owner
Authorizing signature of property owner [Signature] Date 7-19-2017

July 18, 2017

To Whom it May Concern,

Dept. of Planning and Development
City of Madison, Wisconsin
126 S. Hamilton St.
P.O. Box 2985
Madison, WI. 53701-2985

RE: Letter of Intent – Conditional Use

1823 S. Park St.
Madison, WI. 53713

The following Letter of Intent and application is submitted together with our plans for the Staff and Plan Commission's consideration for approval.

Organizational Structure:

Owner/Developer

L & L Communications, LLC
814 N. Meadowbrook Lane
Waukegan, WI. 53597
Phone: 608-770-6600
Contact: Luis M. Montoto
lacapitalproducts@gmail.com

Architect

Ferch Architecture
2704 Gregory St.
Madison, WI. 53711
phone: 608-238-6900
contact: David Ferch
david@fercharchitecture.com

Project Description

L & L Communications, LLC is intending to start a Bakery/Tortilla factory at 1823 South Park Street for retail and or distribution. The building or address at 1823 S. Park St. is currently zoned for retail. We are applying for a Conditional Use to allow for Limited Production Processing as well. The total square footage of the building is 8,440 SF this includes the basement, first floor and mezzanine.

Tentative hours of operation are for retail and production 6am to 10pm Monday thru Saturday closed on Sunday. Deliveries will be made during normal working hours of operation as restaurants and grocery stores only receive merchandise during day time working hours of operation. Deliveries will consist of a few Trays, Pallets or boxes per day utilizing the back/rear access driveway and parking area.

The Bakery/Tortilla production will be done within the retail and assigned mixed use area. The production of tortillas does not generate any outstanding noises, smoke, bad odors or disrupt any neighboring properties. There will be the occasional scent of freshly made flour and or corn tortillas coming from the ventilation system which we do not intend to charge for.

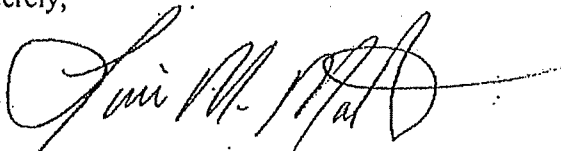
The Bakery/Tortilla factory will employ approximately 10 to 20 Full and Part time and seasonal employees as needed. Currently there are no intended structural changes to the interior or exterior of the building as is.

Project Schedule:

We intend to start installation of electrical, plumbing, sinks and exhaust vents for tortilla ovens so we can start Tortilla production ASAP.

Thank you for your time reviewing our proposal.

Sincerely,

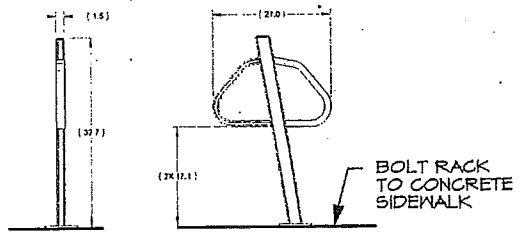


Luis M. Montoto
Co-Owner/Head Baker

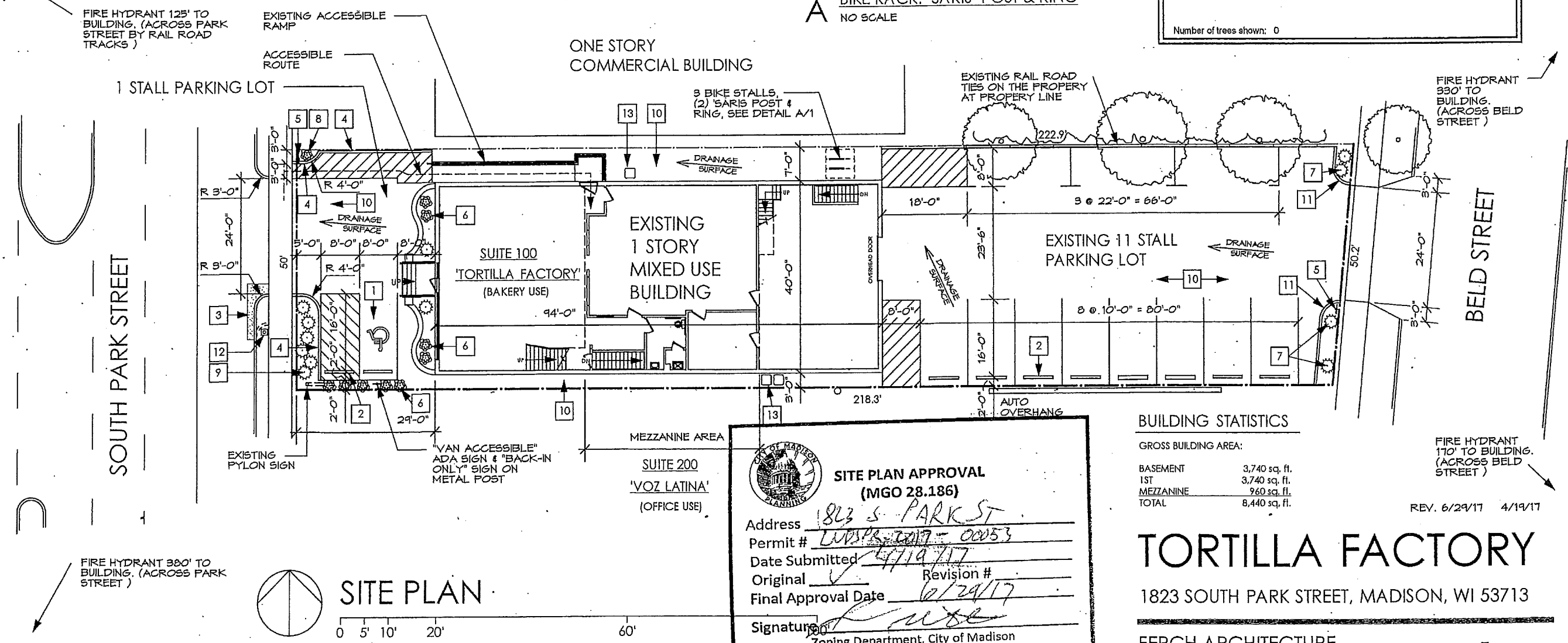
PLAN SPECIFIC NOTES SHEET 1:

- 1 REMOVE EXISTING PARKING LOT STALL STRIPPING AND RESTRIPE AS SHOWN. PROVIDE A MAXIMUM SIDE SLOPE AND CROSS SLOPE OF 1:48 ACROSS NEW ACCESSIBLE STALL.
- 2 PRECAST CONCRETE AUTO STOPS (TYPICAL).
- 3 REMOVE PART OF THE EXISTING DRIVEWAY APRON & INSTALL NEW CURB AND APRON PER CITY SPECIFICATIONS & INSTALLED WITH CITY OF MADISON CERTIFIED CONCRETE CONTRACTOR. (CURRENT DRIVEWAY WIDTH IS 30', REDUCE TO 24').
- 4 NEW 6" CONCRETE CURB.
- 5 NEW 'STOP' SIGN INSTALLED AT A HEIGHT OF 7'-0", ON METAL POST.
- 6 EXISTING LANDSCAPING.
- 7 EXISTING LANDSCAPING. MAINTAIN MAX. HT. OF 2'-0".
- 8 (1) NEW LITTLE PRINCESS SPIREA (3 GAL. CONT.) MAINTAIN A MAX. HT. OF 2'-0".
- 9 (6) NEW BLUE SARGENT JUNIPER (3 GAL. CONT.) MAINTAIN A MAX. HT. OF 2'-0".
- 10 EXISTING BITUMINOUS PAVEMENT.
- 11 EXISTING 6" HT. CONC. BLOCK EDGING.
- 12 EXISTING STREET LIGHT POLE W/ BUS STOP SIGN.
- 13 EXISTING AC CONDENSING UNIT

Sec. 28.186(4)(b) - PROPERTY OPERATOR IS REQUIRED TO BRING THE PROPERTY INTO COMPLIANCE WITH ALL ELEMENTS OF THE APPROVED SITE PLAN BY 10/1/17 AS ESTABLISHED BY THE ZONING ADMINISTRATOR.



Parking Lot Plan Site Information Block	
Site Address: 1823 SOUTH PARK STREET Site acreage (total): 11,030 SF, 0.253 ACRES	
Number of building stories(above grade): 1 STORY WITH MEZZANINE Building height: 19'	
SPS type of construction(new structures or additions): TYPE 5B, UNSPRINKLERED	
Total square-footage of building: 8,440 SF	
Use of property: MIXED USE COMMERCIAL	
Gross square feet of office: 960 SF	
Gross square feet of retail area: 3,740 SF	
Number of employees in warehouse: N/A	
Number of employees in production area: N/A	
Capacity of restaurant/place of assembly: N/A	
Number of bicycle stalls shown: 3	
Number of parking stalls:	
Small car	0
Large car	11
Accessible	1
Total	12
Number of trees shown: 0	



SITE PLAN APPROVAL (MGO 28.186)

Address 1823 S. PARK ST.

Permit # LWS 18-2017-00053

Date Submitted 9/19/17

Original Revision # _____

Final Approval Date 10/24/17

Signature [Signature]

Zoning Department, City of Madison

BUILDING STATISTICS

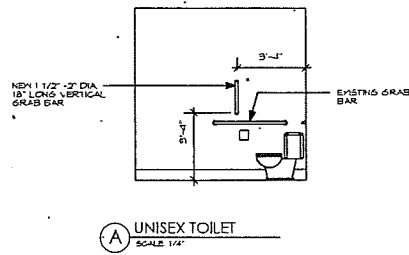
GROSS BUILDING AREA:	
BASEMENT	3,740 sq. ft.
1ST	3,740 sq. ft.
MEZZANINE	960 sq. ft.
TOTAL	8,440 sq. ft.

REV. 6/29/17 4/19/17

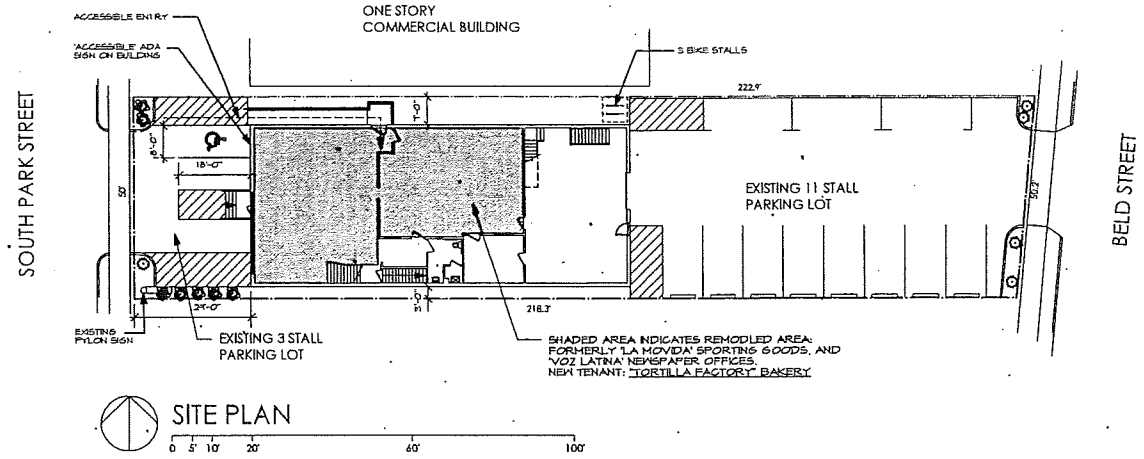
TORTILLA FACTORY

1823 SOUTH PARK STREET, MADISON, WI 53713

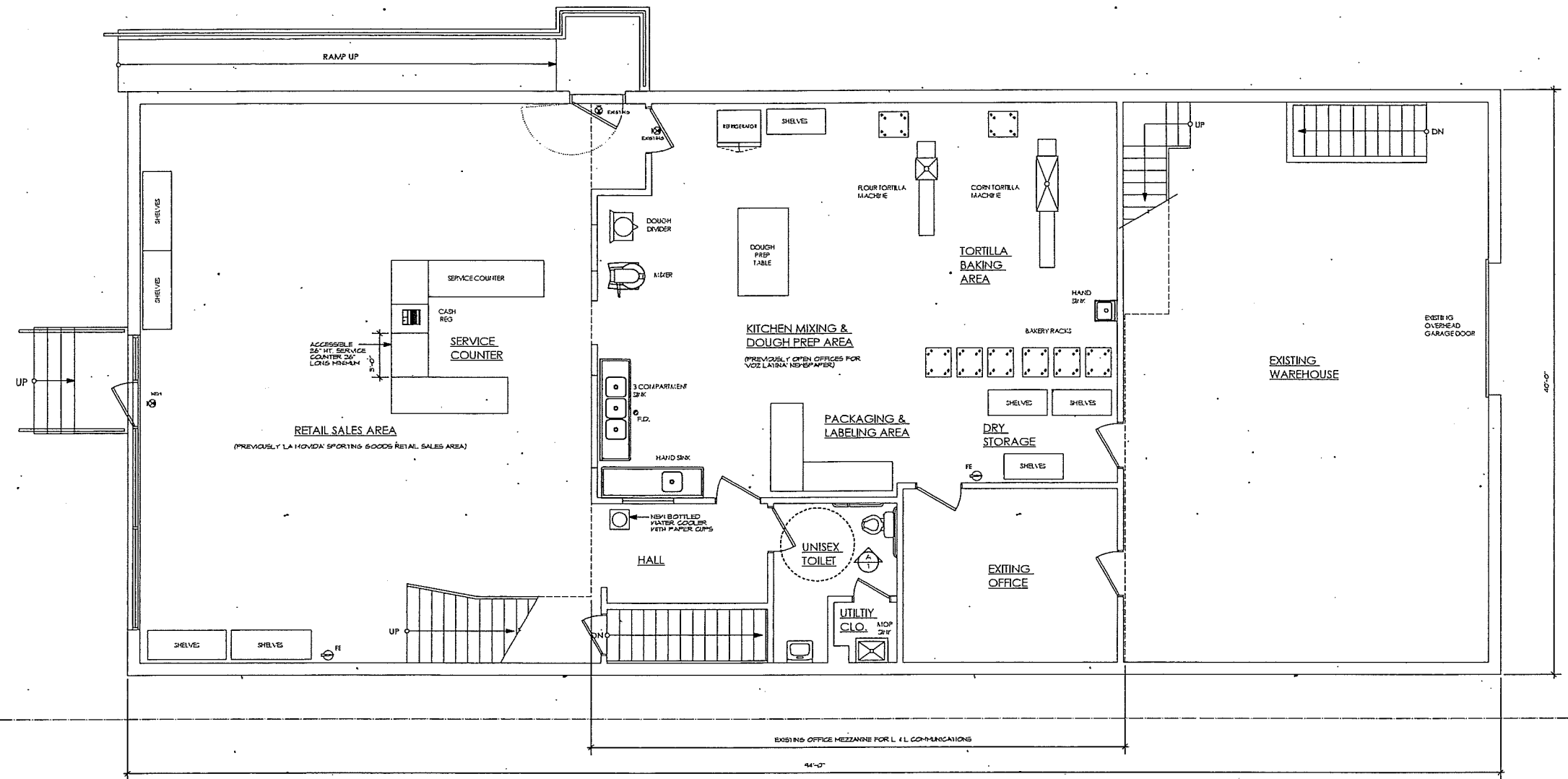
FERCH ARCHITECTURE
2704 Gregory Street, Madison, WI 53711
(608) 238-6900 david@fercharchitecture.com



(A) UNISEX TOILET
SCALE 1/4"



SITE PLAN



FIRST FLOOR PLAN

- GENERAL NOTES:**
1. ALL DIMENSIONS ARE FROM FACE OF FINISH UNLESS OTHERWISE INDICATED.
 2. THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL PLUMBING, HVAC, AND ELECTRICAL PER LOCAL AND STATE CODES.
 3. THE GENERAL CONTRACTOR SHALL COORDINATE AND PROVIDE AT THE SITE ENERGY LIGHTING CALCULATIONS AND EMERGENCY EGRESS LIGHTING CUT-SHEETS AND CALCULATIONS.
- ⊕ FE INDICATES WALL MOUNTED FIRE EXTINGUISHER
 - ⊙ INDICATES EXIT LIGHT
 - F.P. INDICATES FINISH POINT

TORTILLA FACTORY
1823 SOUTH PARK STREET, MADISON, WI 53713