



City of Madison

Conditional Use

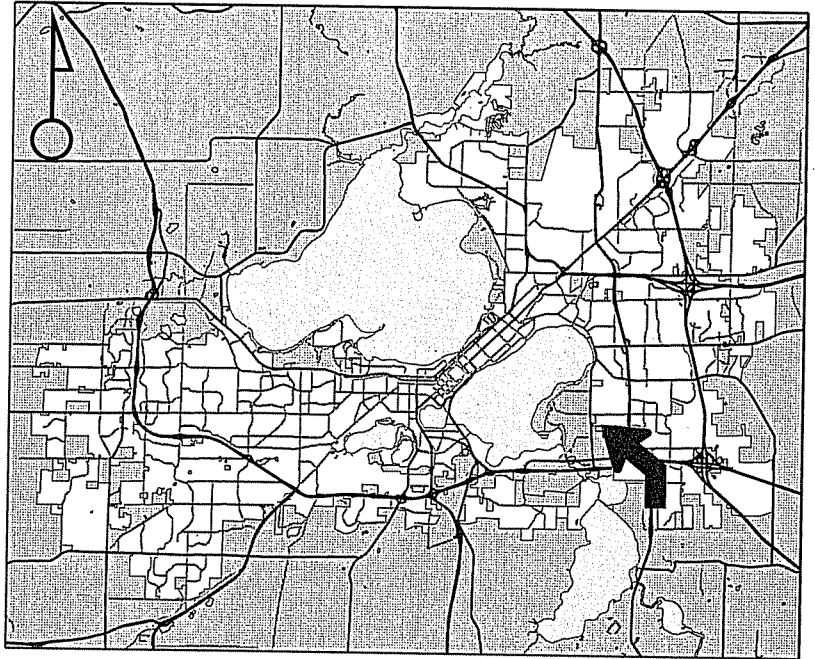
Location
5692-5696 Monona Drive

Applicant
Diego Valdiva – Islas Del Mar/
Ed Kuharski – Green Design Studio

Existing Use
Restaurant and parking lot

Proposed Use
Accessory parking lot in R4 zoning
to serve restaurant in C1 zoning on
same lot and approval of an outdoor
eating area

Public Hearing Date
Plan Commission
20 August 2012



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 : 06 August 2012





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 except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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 Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	\$650 ⁰⁰ Receipt No. 132743
Date Received	6/21/12
Received By	JJK
Parcel No.	0710-212-1501-9
Aldermanic District	16 - SoHusep
GQ	Ex: C.U.
Zoning District	C3/R4
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	N/A Legal Descript. <input type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input type="checkbox"/>
Alder Notification	Waiver <input type="checkbox"/>
Ngbrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	6/21/12

1. Project Address: 5696 Monona Drive Project Area in Acres: 2/3 acre

Project Title (if any): _____
2. This is an application for: Repermit Restaurant ~~Use~~ Previous Use

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)

<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit
<input type="checkbox"/> Other Requests (Specify): _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Diego Valdivia Company: Islas Del Mar
 Street Address: 5696 Monona City/State: Monona, WI Zip: 53716
 Telephone: (615) 904 9413 Fax: () Email: diegovaldivia09@gmail.com

Project Contact Person: Ed Kuharski Company: Green Design Studio
 Street Address: 405 Sidney St City/State: Madison WI Zip: 53703
 Telephone: (608) 469 5963 Fax: () Email: Ekuharski@aol.com

Property Owner (if not applicant): JRE Properties LLC
 Street Address: P.O. Box 44713 City/State: Madison WI Zip: 53744

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Renewal of Ancillary Parking for Restaurant abutting R-4 parcel - Restaurant was vacant for over one year

Development Schedule: Commencement _____ Completion _____

5. Required Submittals:

- 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:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee: \$1050** See the fee schedule on the application cover page. 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 (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pccapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

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 Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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:
JILL JOHNSON
 - NOTE: 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 and Planning Division staff; note staff persons and date.
 - Planning Staff: _____ Date: _____ Zoning Staff: _____ Date: _____
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name EDWARD KUCHARSKI, AIA Date 06/20/12
 Signature *E. KucharSKI* Relation to Property Owner ARCHITECT

Authorizing Signature of Property Owner *Fred J. Coughlin* Date 6/21/2012

Effective May 1, 2009

As Agent for JRE Properties, LLC

CONDITIONAL USE LETTER OF INTENT

June 18, 2012

From: Diego Valdivia & Mayra Fernandez
5696 Monona Dr
Monona, WI 53716
(815) 904-9413

Address of conditional use: 5696 Monona Dr, Monona, WI.

Existing use & condition: The property is not currently in use, and it has been previously used as a restaurant. The approximate size of the entire property is 29,301 sq. ft. Part of the property is residential (R4) and since we are planning to open a restaurant at this location, we would like to use this section for parking space.

Las Islas Del Mar would operate seven days a week, Sunday thru Thursday from 10:00AM to 10:00PM, and Friday and Saturday from 10:00AM to midnight. The restaurant will have no catering or drive-thru services. There will be a small outside seating area for six tables. Outside seating would only be available from 10:00AM to 6:00PM when the weather allows. There would be no music or any other kind of entertainment in this area.

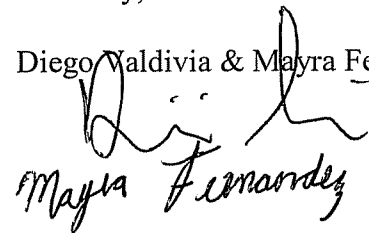
As conditions for the use, we would like to commit to keep a friendly environment without disturbing our neighbor's lifestyle and habits. We would also maintain a clean environment with trash pickup once a week and we would modify that to twice a week if needed.

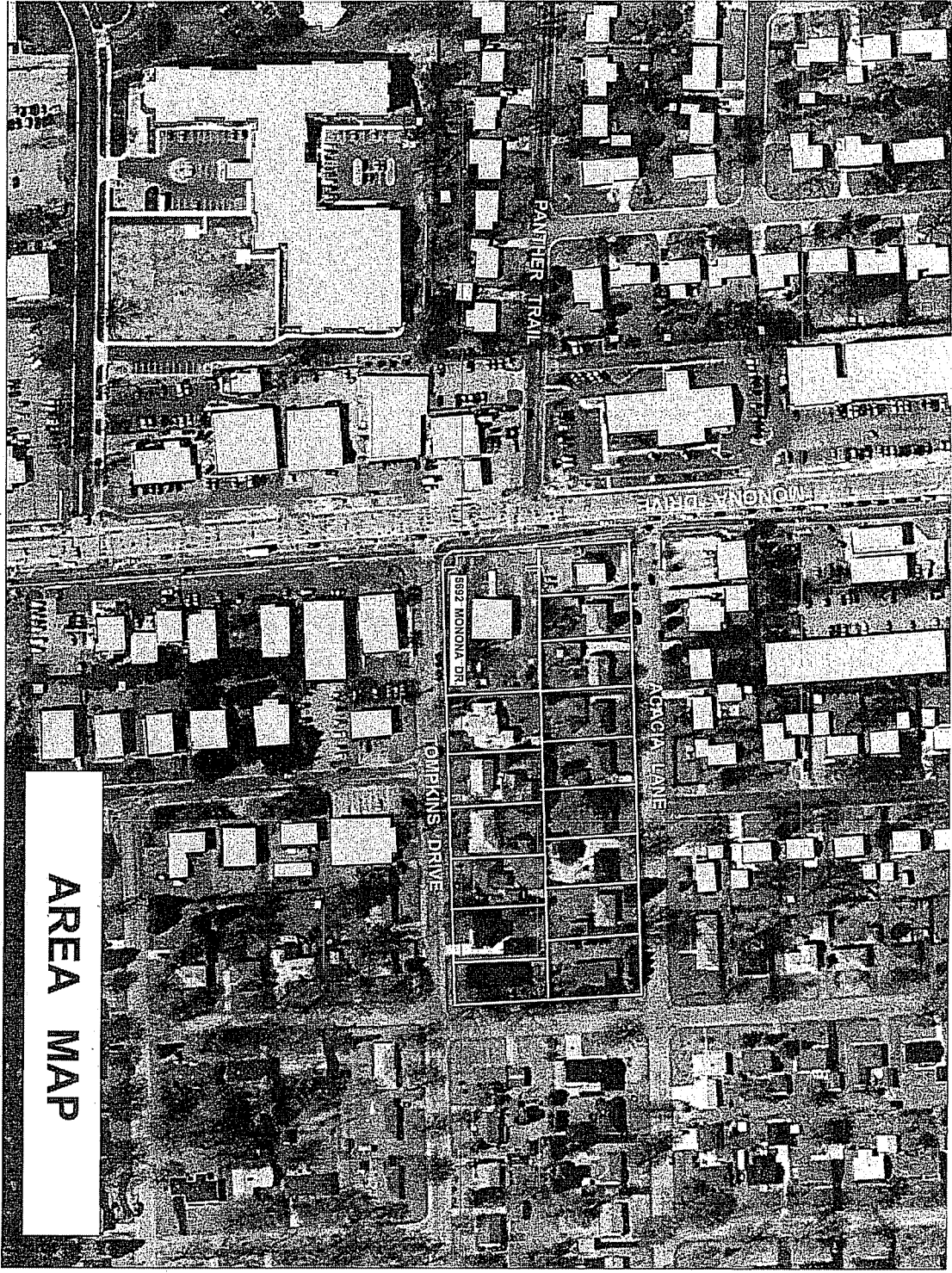
Islas del Mar is a family business; therefore it would be operated and managed by family members. Owners Mayra Fernandez and Diego Valdivia would be in charge of the restaurant's management. For the first month, employees would be relatives and close acquaintances.

If there are any additional questions, please contact Diego Valdivia at 815-904-9413 or Fred Campbell at 608-444-1356.

Sincerely,

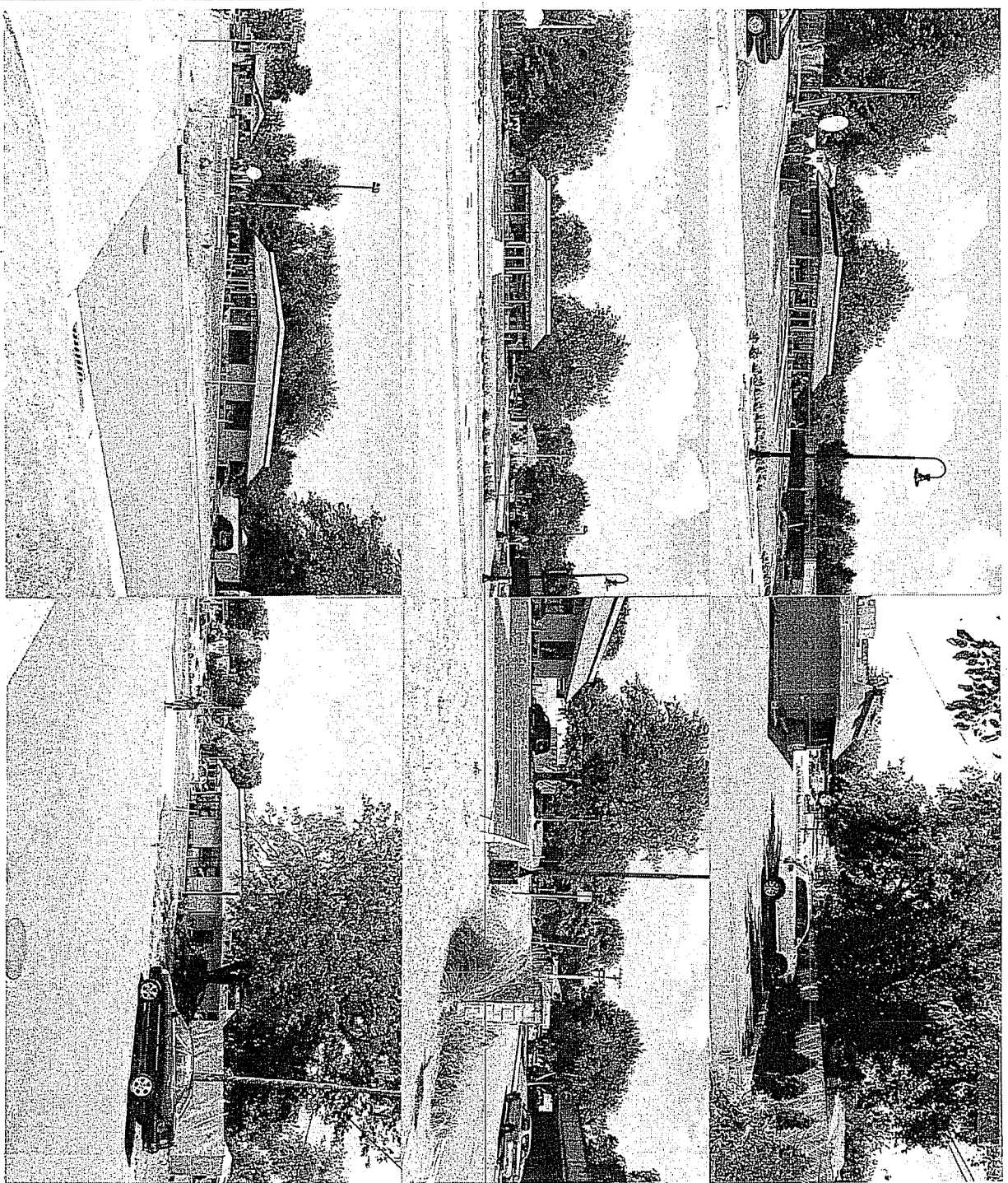
Diego Valdivia & Mayra Fernandez

Handwritten signatures of Diego Valdivia and Mayra Fernandez. The signature for Diego Valdivia is written above the signature for Mayra Fernandez.



AREA MAP

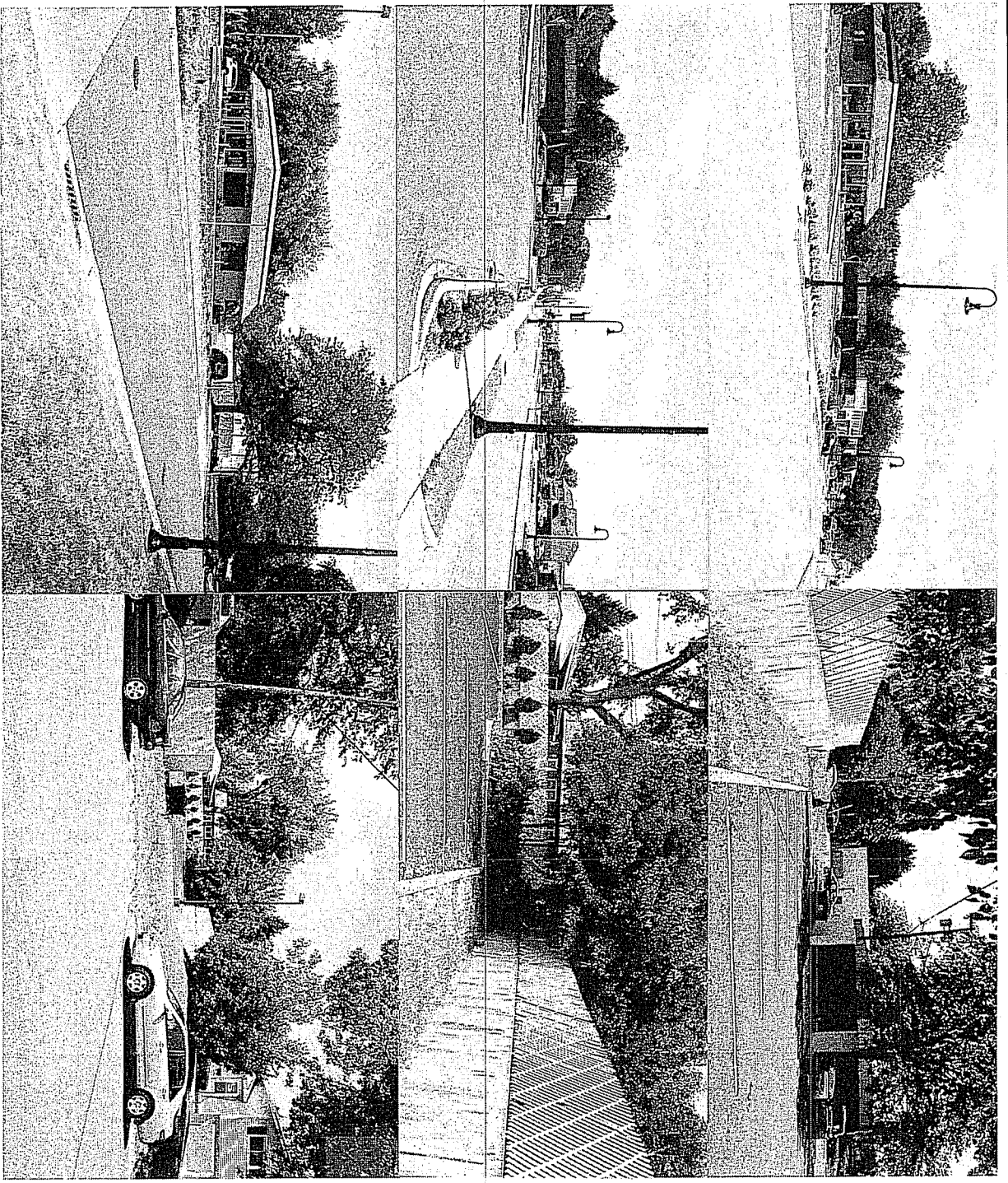
SHEET NO.	6432-15 - COMM USE APP.	<p>CONDITIONAL USE APPLICATION for: COMMERCIAL PROPERTY at 5692 MONONA DRIVE • MADISON, WI</p> <p>OWNER: JRE PROPERTIES • 1016 NORTH GAMMON RD. • MADISON, WI 53717</p>	<p>GREEN DESIGN STUDIO EDWARD KUCHARSKI, ARCHITECT 405 SIDNEY STREET MADISON, WI 53702 608.469.5963</p>
-----------	-------------------------	--	--



011 1125-5

MAY 2013 09:03 - 41.62-52
 CONDITIONAL USE APPLICATION for:
 COMMERCIAL PROPERTY at
 5692 MONONA DRIVE • MADISON, WI
 OWNER: JRE PROPERTIES •
 1016 NORTH GAMMON RD. • MADISON, WI 53717

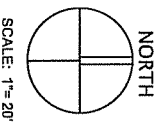
GREEN DESIGN STUDIO
 EDWARD KUHARSKI, ARCHITECT
 405. SIDNEY STREET | MADISON, WI 53703 | 608.469.5563



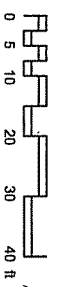
SHEET NO.

6913-12-COMM USE PLAN
 CONDITIONAL USE APPLICATION for:
 COMMERCIAL PROPERTY at
 5692 MONONA DRIVE • MADISON, WI
 OWNER: JRE PROPERTIES •
 1016 NORTH GAMMON RD. • MADISON, WI 53717

GREEN DESIGN STUDIO
 EDWARD KUHARSKI, ARCHITECT
 405 SIDNEY STREET | MADISON, WI 53703 | 608.468.5963



NORTH



SCALE: 1"=20'

TOMPKINS DRIVE

MONONA DRIVE

EDWARD JONES OFFICE

LOT 80 ZONED C-1

LOT 82 ZONED R-4

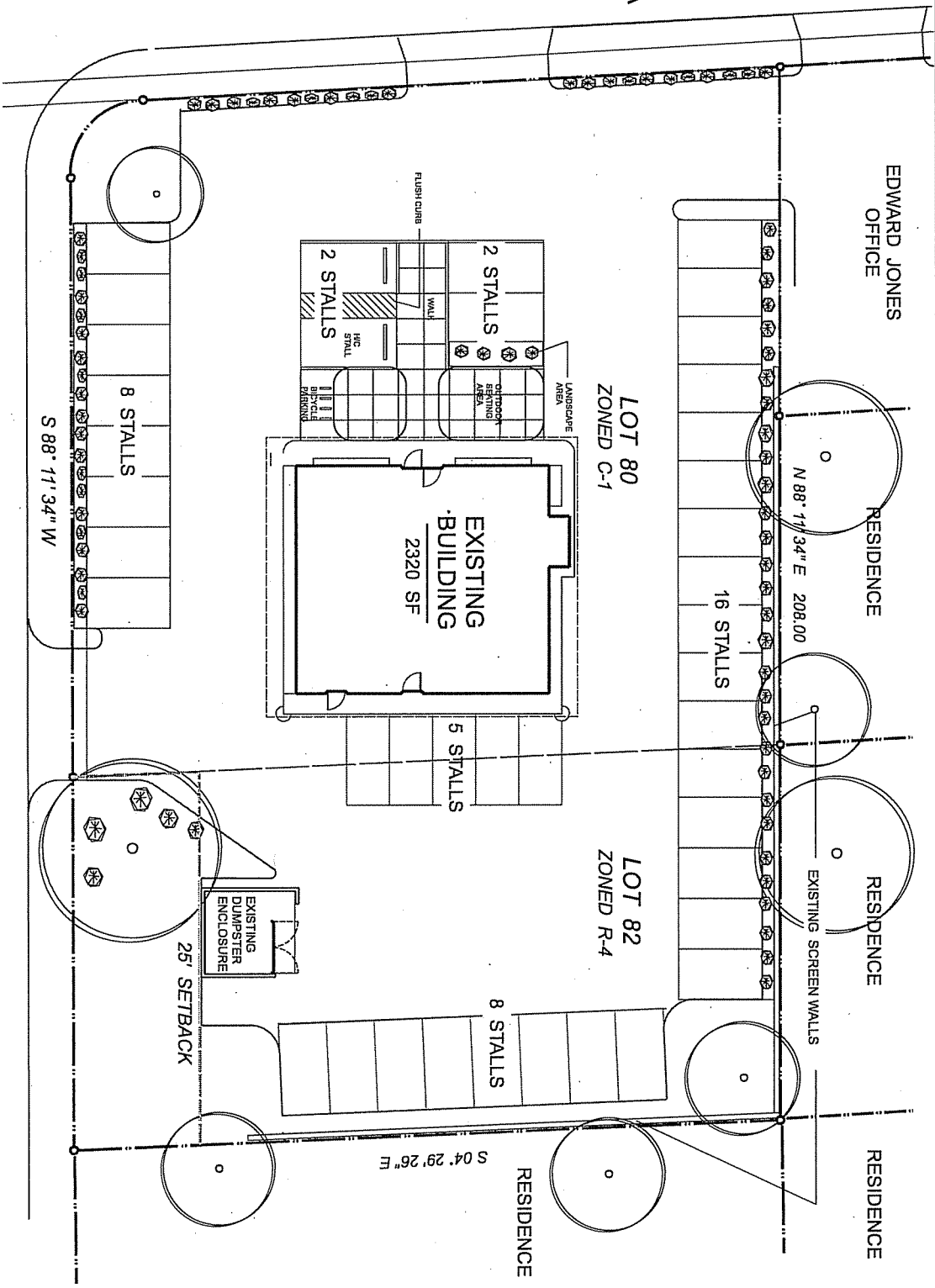
S 88° 11' 34" W

N 88° 11' 34" E 208.00

S 04° 29' 26" E

25' SETBACK

SITE PLAN



<p>SHEET NO.</p> <h1>S1</h1>	<p>CONDITIONAL USE APPLICATION for: COMMERCIAL PROPERTY at 5692 MONONA DRIVE • MADISON, WI</p>	<p>GREEN DESIGN STUDIO EDWARD KUHARSKI, ARCHITECT</p> <p>405 SIDNEY STREET MADISON, WI 53703 808.469.5963</p>
	<p>OWNER: JRE PROPERTIES • 1016 NORTH GAMMON RD. • MADISON, WI 53717</p>	