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March 13, 2023

VIA Email: [PCApplications@cityofmadison.com](mailto:PCApplications@cityofmadison.com)

City of Madison Planning & Zoning  
Madison Municipal Building, Suite 017  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53703

**Re: Letter of Intent for Conditional Use Permit Application  
New Mexican Restaurant, Casa Fiesta  
7005 Tree Lane, Madison**

Dear Plan Commission Members:

Livesey Company (Applicant) and West Place Four LLC (Property Owner) are pleased to submit this letter in connection with the enclosed Land Use Application for a conditional use permit to allow a new restaurant, Casa Fiesta, in space located at 7005 Tree Lane. Enclosed with this letter are the Completed Land Use Application form, and two drawings. The first drawing is a property site plan that shows the entire property, including the space currently leased by Casa Fiesta (which is not open for business) the parking lot, and the general leasing plan showing the building footprint/floor plan. The second drawing is a seating plan of the Casa Fiesta restaurant space.

Livesey Company developed the property in 2002. Since 2002, six restaurants have operated in the property. Casa Fiesta has signed a ten year lease and would like to open soon. Between 2002 and the date on which the previous restaurant in the space closed, the zoning of the property was changed to SE. The previous restaurant ceased operating in the property over 12 months ago and therefore the next restaurant (Casa Fiesta) requires a Conditional Use Permit since it no longer qualifies as a lawful non-conforming use.

The Building size is 15,565 square feet and the space the restaurant will occupy is 2,648 square feet. The restaurant is anticipated to have a capacity of 91 people which includes 9 bar stools in the small bar area and 82 seats in the dining area. Tony Ornelas is a 30-year veteran of the restaurant industry and will be operating Casa Fiesta with his daughter Maria. Casa Fiesta will be serving traditional Mexican fare along with soft drinks, margaritas and beer. Casa Fiesta is applying for its liquor license separately from this Conditional Use Permit application.

The Applicant, Property owner and operator of the future restaurant respectfully request the Plan Commission review and approve the requested conditional use permit at its April 24<sup>th</sup> meeting.

Sincerely,

*Alex J. Weis*

Alex J. Weis  
Executive Vice President – Livesey Company

cc: (all via email)  
Alder Nikki Conklin  
Lisa McNabola, Planner  
Jenny Kirchgatter & Trent Schultz, Zoning