



# City of Madison

## Conditional Use

### Location

904 Williamson Street

### Project Name

Chvala Conditional Use

### Applicant

Chuck Chvala / Elizabeth  
Cwik - BWZ Architects

### Existing Use

Restaurant

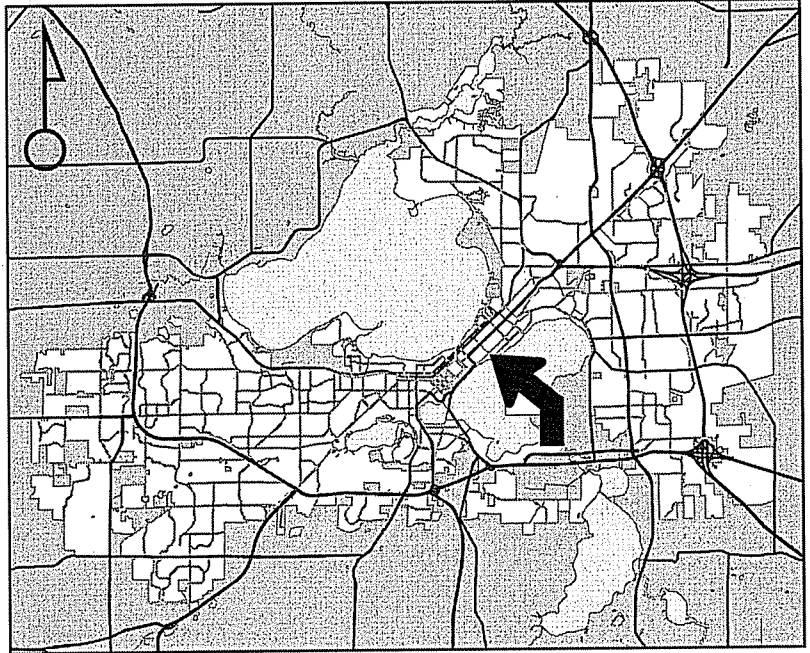
### Proposed Use

Approve outdoor eating areas and  
conditional use parking reduction  
for restaurant-tavern

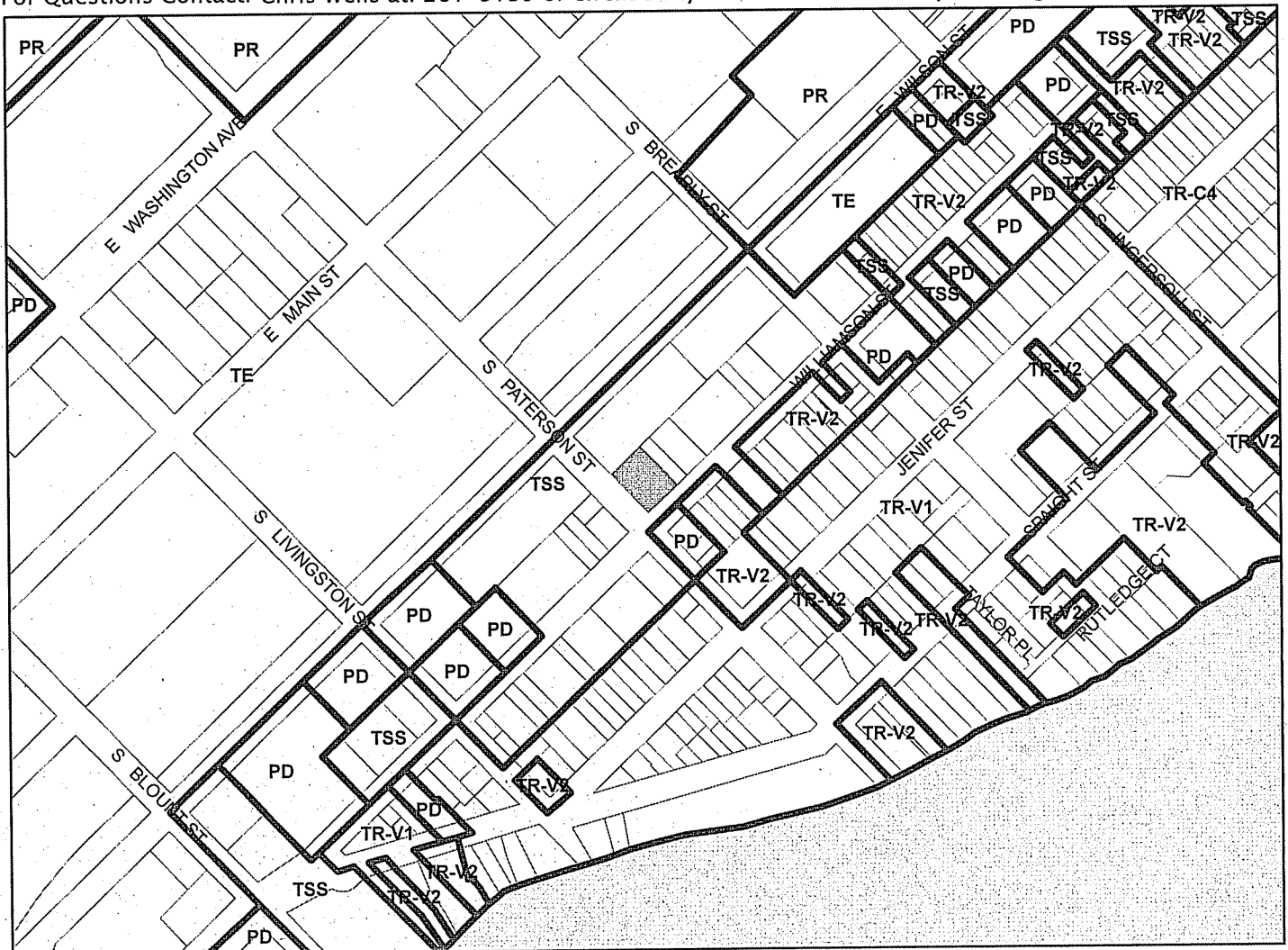
### Public Hearing Date

Plan Commission

09 January 2017

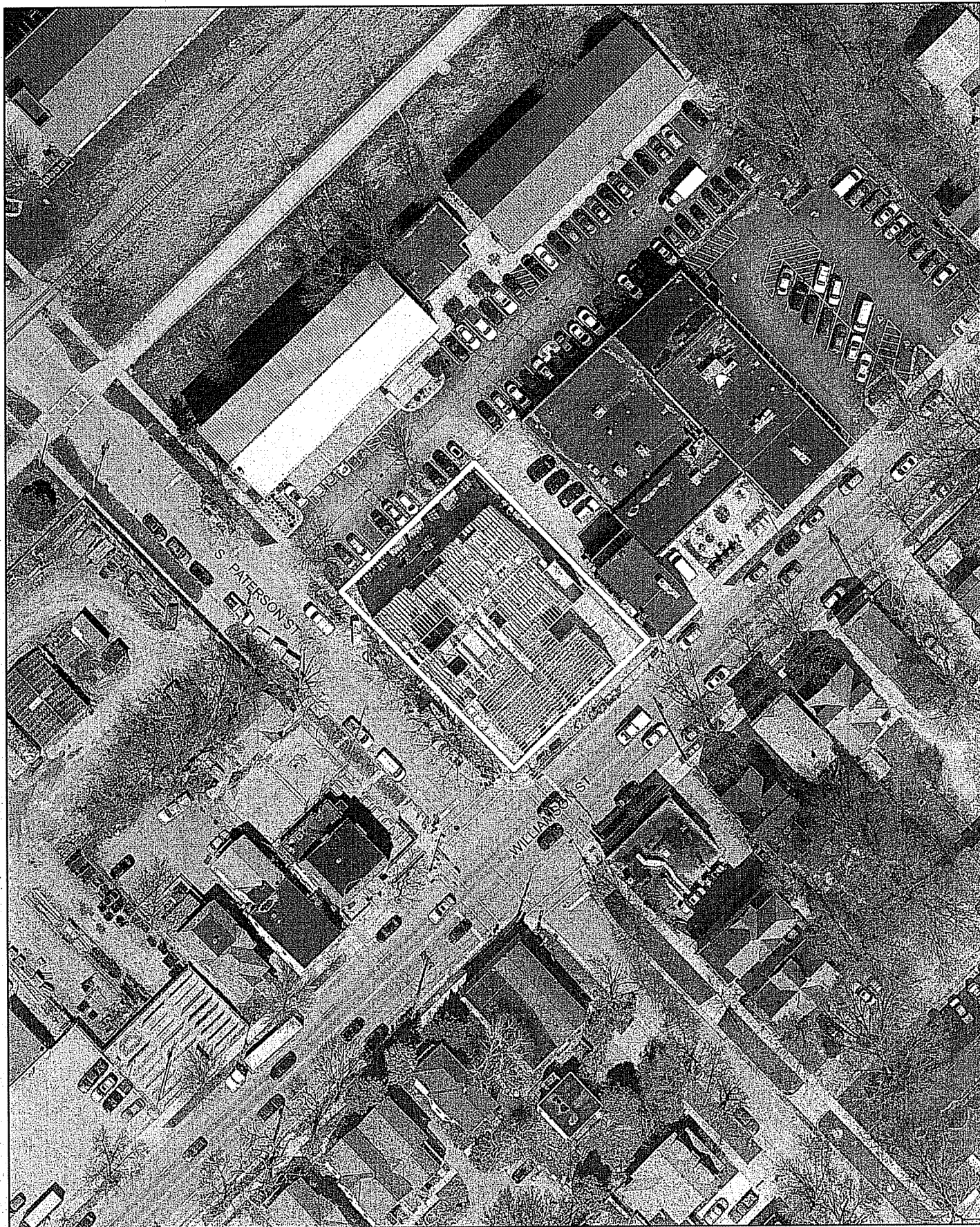


For Questions Contact: Chris Wells at: 261-9135 or [cwells@cityofmadison.com](mailto:cwells@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 04 January 2017





# 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](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid <u>6000</u>	Receipt No. <u>21844-</u>
Date Received <u>10/12/16</u>	<u>0012</u>
Received By <u>JLK</u>	
Parcel No. <u>0709-134-0714-8</u>	
Aldermanic District <u>6 Marshall Runnel</u>	
Zoning District <u>TSS</u>	
Special Requirements <u>His TL</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

LNDUSE-2016-00124

1. Project Address: 904 Williamson St.  
Project Title (if any): Fuegos Steak and Tapas

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: <u>Oscar Villarreal</u>		Company: <u>Fuegos Steak and Tapas</u>	
Street Address: <u>904 Williamson St.</u>	City/State: <u>Madison, WI</u>	Zip: <u>53703</u>	
Telephone: <u>(262) 745-6637</u>	Fax: <u>( )</u>	Email: <u>chefoscarv@gmail.com</u>	
Project Contact Person: <u>Elizabeth Cwik</u>		Company: <u>BWZ Architects</u>	
Street Address: <u>100 S. Baldwin St., Ste. 306</u>	City/State: <u>Madison, WI</u>	Zip: <u>53703</u>	
Telephone: <u>(601) 316-6106</u>	Fax: <u>( )</u>	Email: <u>ecwik@bwzarchitects.com</u>	
Property Owner (if not applicant): <u>Chuck Chvala</u>			
Street Address: <u>10 E. Doty St. #507</u>	City/State: <u>Madison, WI</u>	Zip: <u>53703</u>	

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Restaurant with outdoor seating.

Development Schedule: Commencement November 2016 Completion January 2016

## 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 <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

☒ **Filing Fee:** Refer to the Land Use Application Instructions & 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:

→ 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: \_\_\_\_\_ Date: \_\_\_\_\_ Zoning Staff: Matt Tucker Date: 10/10/2016

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

Name of Applicant Oscar Villarreal Relationship to Property: tenant/restaurant owner/chef

Authorizing Signature of Property Owner Church Chala Date 10/12/16 13



October 12, 2016

Mr. Matt Tucker  
Department of Planning & Community & Economic Development  
215 Martin Luther King, Jr. Blvd., Suite LL100  
Madison, WI 53703

Re: 904 Williamson St.  
Fuegos Steak and Tapas: Letter of Intent  
Conditional Use for PARKING REDUCTION and OUTDOOR SEATING

Dear Matt:

Oscar Villarreal's application for a Conditional Use requests a reduction in the required number of parking spaces and permission for an outdoor seating area. Oscar proposes to operate a restaurant in the retail space of the new building at 904 Williamson St.

The Owner of the building at 904 Williamson St. and an adjacent property, Chuck Chvala, has entered into a shared parking agreement with Fuegos and submitted it to the City under separate cover. The site is situated along a major transportation corridor, is one block away from the Capital City Bike Trail and is accessible by public transportation. With the goal of being a neighborhood destination, Villarreal anticipates that most of his clientele live within walking distance of the restaurant.

The daily operating hours are as follows.

Monday through Thursday:	11:00am to 10:00pm
Friday:	11:00am to 11:00pm
Saturday:	9:00am to 11:00pm
Sunday:	9:00am to 10:00pm

Use of the outdoor seating area will be limited to these hours. There will be no live or amplified music outdoors.

Thank you for your consideration of this application.

Sincerely,

A handwritten signature in black ink that reads "Elizabeth A. Cwik". The signature is fluid and cursive, with the first name being the most prominent.

Elizabeth Cwik, AIA



# FUEGOS STEAK AND TAPAS

## TENANT BUILD OUT

904 Williamson St.  
Madison, Wisconsin 53703

### ARCHITECT

Elizabeth Cwik, AIA  
BWZ Architects, Inc.  
100 S. Baldwin St.  
Suite 306  
Madison, WI 53703  
608-316-6106

#### SITE DEVELOPMENT DATA:

LOT AREA: 13,177 S.F. (.30 ACRES)

#### GROSS FLOOR AREAS:

COMMERCIAL AREA	4,428 S.F.
ENCLOSED PARKING AREA (UG)	11,054 S.F.
RESIDENTIAL AREA	26,997 S.F.
TOTAL GROSS AREA	38,051 S.F.

#### DWELLING UNIT MIX:

EFFICIENCY	4
ONE BEDROOM	15
TWO BEDROOM	6
TOTAL DWELLING UNITS	25

#### VEHICLE PARKING:

UNDERGROUND: 25 STALLS

#### BICYCLE PARKING:

GARAGE STANDARD STALLS	24 STALLS
INTERIOR WALL MOUNTED	31 PLACES
EXTERIOR SURFACE	14 STALLS
TOTAL	64 STALLS

#### LOT COVERAGE CALCULATION:

LOT AREA (.30 ACRES):	13,177 S.F.
LOT COVERAGE:	1,166 S.F.
COVERAGE	= 84.7% OF TOTAL LOT AREA

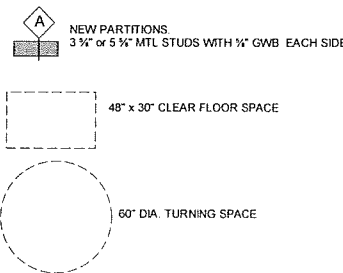
#### USABLE OPEN SPACE CALCULATION:

LOT AREA (.30 ACRES):	13,177 S.F.
USABLE OPEN SPACE REQ'D:	2,635 S.F.
20% OF LOT AREA	
USABLE OPEN SPACE PROVIDED:	2,855 S.F.
(GREEN ROOF: 496 S.F.)	
(ON-SITE: 884 S.F.)	
(BALCONIES: 1,345 S.F.)	

### CODE SUMMARY

Jurisdiction Code:	2009 IBC & Wisconsin Administrative Code
Tenant Occupancy Type:	Assembly A-2
Fire Protection:	Fully Sprinklered-NFPA
Area Tenant Space:	4, 215 Square Feet
Egress Width:	148 Occupants x 0.2 = 29.6"
Exterior Occupants:	28
Total Occupants:	176

#### KEY



LOCATION MAP

### SHEET INDEX

G100	COVER SHEET
C101	SITE PLAN
A101	FLOOR PLAN
A102	EXTERIOR ELEVATIONS

**BWZ** ARCHITECTS  
100 S. BALDWIN ST., STE. 306  
MADISON, WISCONSIN 53703  
608-316-6106  
www.bwzarchitects.com

### FUEGOS STEAK AND TAPAS

904 WILLIAMSON ST.  
MADISON, WISCONSIN 53703

SET TYPE: CONDITIONAL USE

PROJECT NUMBER: 1618

DATE: 10/12/2016

REVISIONS:

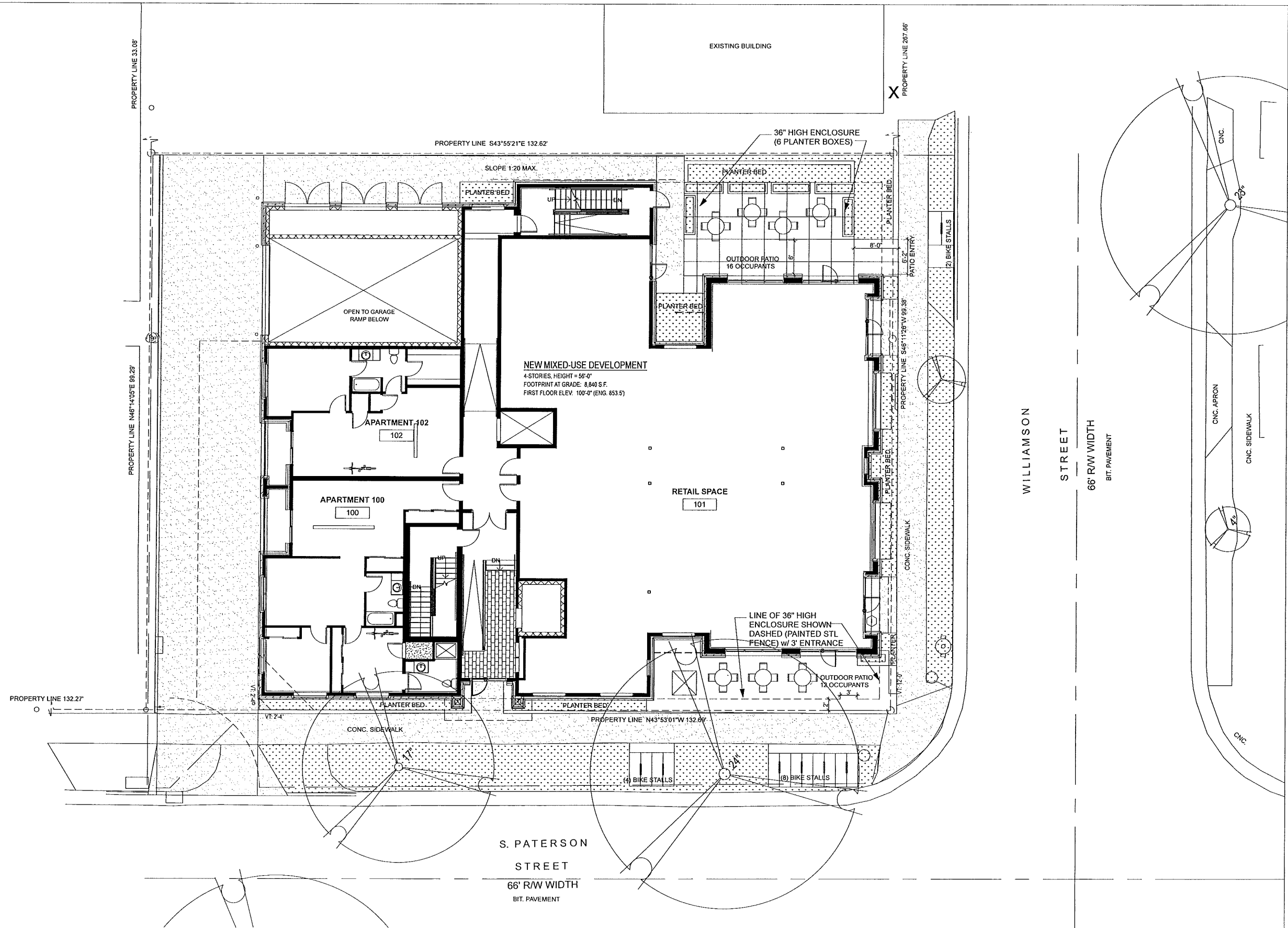
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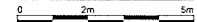
COVER SHEET

DRAWING NUMBER:

G100



1 SITE PLAN  
SCALE: 1:100



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100 S. BALDWIN ST., STE. 306  
MADISON, WISCONSIN 53703  
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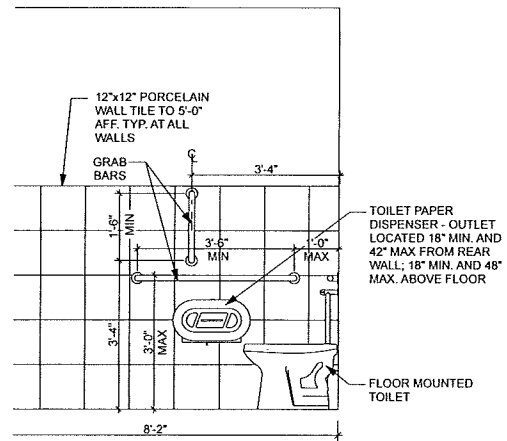
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SITE PLAN

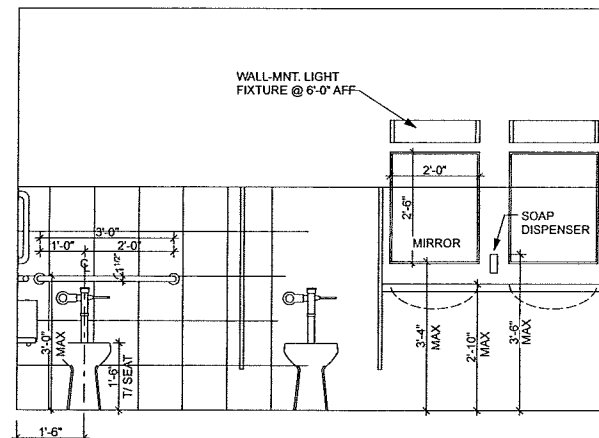
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C101

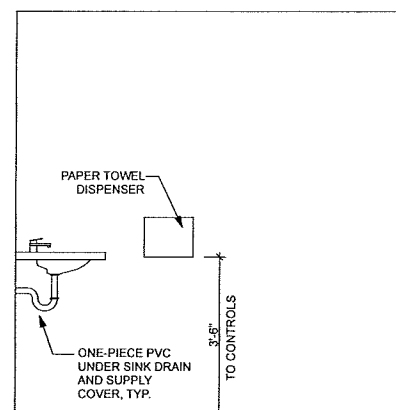
3 WEST ELEVATION  
SCALE: 1/2" = 1'-0"




2 NORTH ELEVATION  
SCALE: 1/2" = 1'-0"

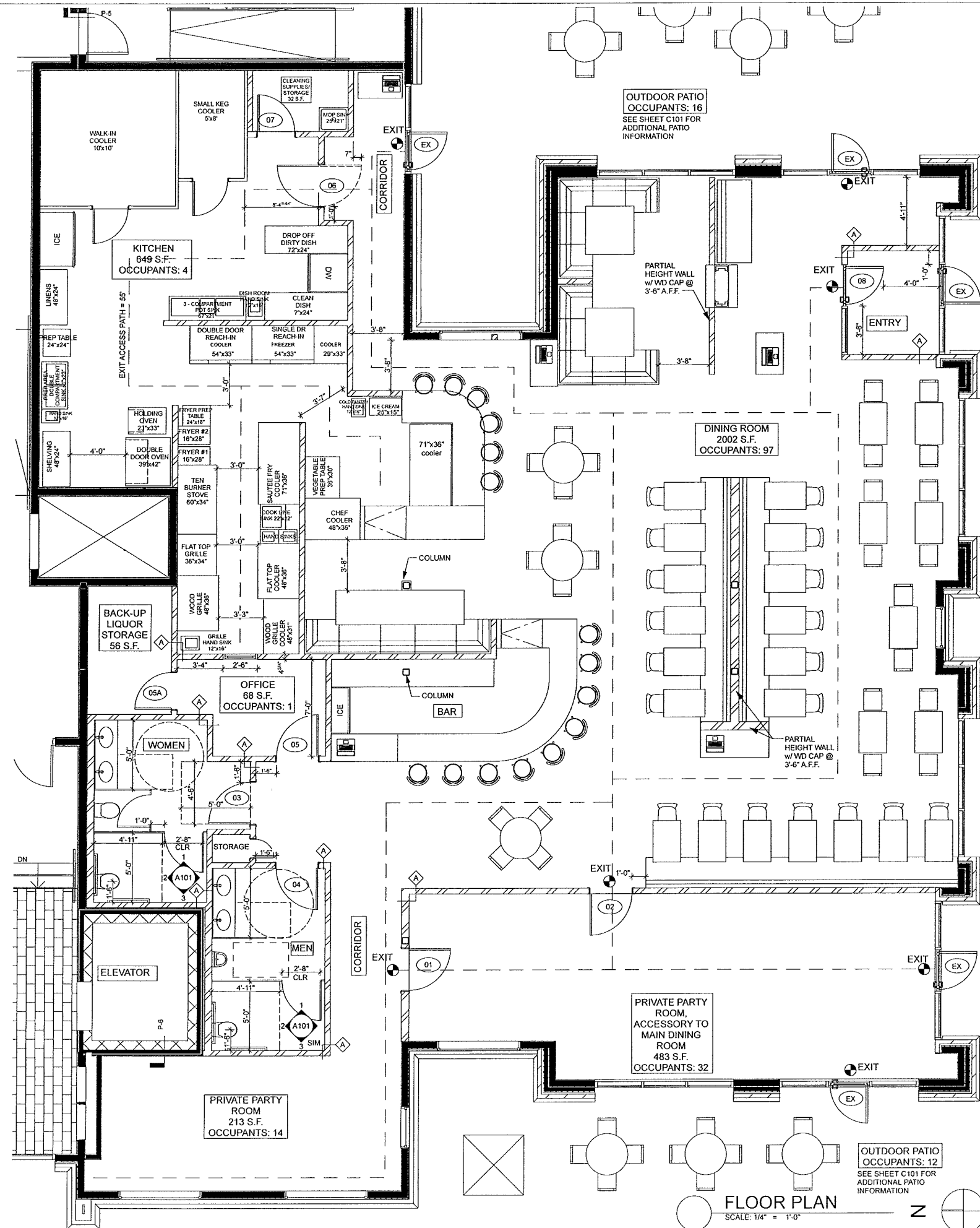
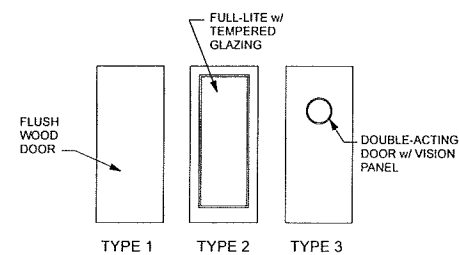


1 EAST ELEVATION  
SCALE: 1/2" = 1'-0"



ID	LOCATION	DOOR				MAT'L	REMARKS:
		TYPE	W	H	FINISH		
01	PARTY RM	2	3'-0"	7'-0"	STAIN	WOOD	PROVIDE PANIC HARDWARE AND AUTOMATIC CLOSER
02	PARTY RM	2	3'-0"	7'-0"	STAIN	WOOD	PROVIDE PANIC HARDWARE AND AUTOMATIC CLOSER
03	WOMEN	1	3'-0"	7'-0"	STAIN	WOOD	PROVIDE AUTOMATIC CLOSER
04	MEN	1	3'-0"	7'-0"	STAIN	WOOD	PROVIDE AUTOMATIC CLOSER
05	OFFICE	1	3'-0"	7'-0"	STAIN	WOOD	
05A	LIQUOR STOR	1	2'-8"	7'-0"	STAIN	WOOD	
06	KITCHEN	3	3'-0"	7'-0"	STAIN	WOOD	DOUBLE ACTING DOOR HARDWARE- NO LOCK
07	STORAGE	1	2'-8"	7'-0"	STAIN	WOOD	
08	ENTRY	2	3'-0"	7'-0"	STAIN	WOOD	PROVIDE PANIC HARDWARE AND AUTOMATIC CLOSER
EX	EXISTING		3'-0"	7'-0"		ALUM	

 = ILLUMINATED EXIT SIGN AT EACH EXIT DOOR



## FUEGOS

### STEAK AND TAPAS

904 WILLIAMSON ST.  
MADISON, WISCONSIN 53703

SET TYPE: CONDITIONAL USE

PROJECT NUMBER: 1618

DATE: 10/12/2016

REVISIONS:

SCALE: AS NOTED

DRAWING NAME:

## FLOOR PLAN

DRAWING NUMBER:

A101



## FUEGOS STEAK AND TAPAS

904 WILLIAMSON ST.  
MADISON, WISCONSIN 53703

SET TYPE: CONDITIONAL USE

PROJECT NUMBER: 1618

DATE: 10/12/2016

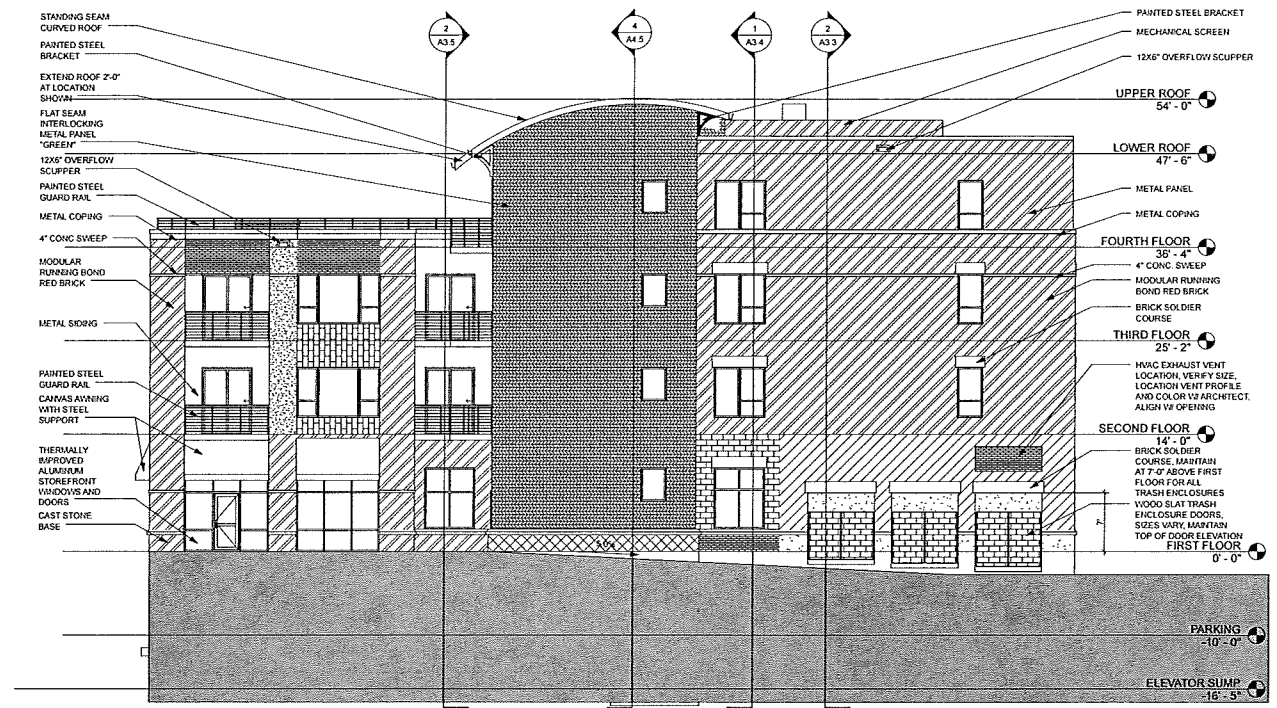
REVISIONS:

SCALE: AS NOTED

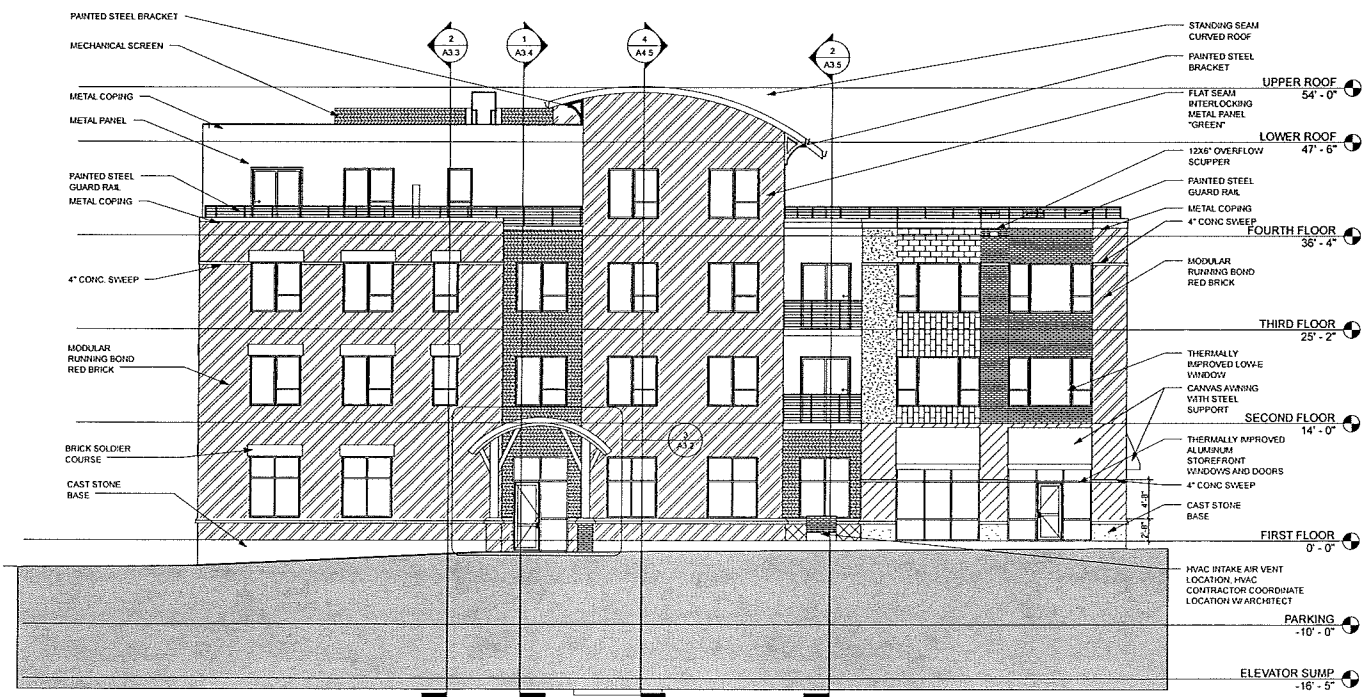
DRAWING NAME:  
ELEVATIONS

DRAWING NUMBER:

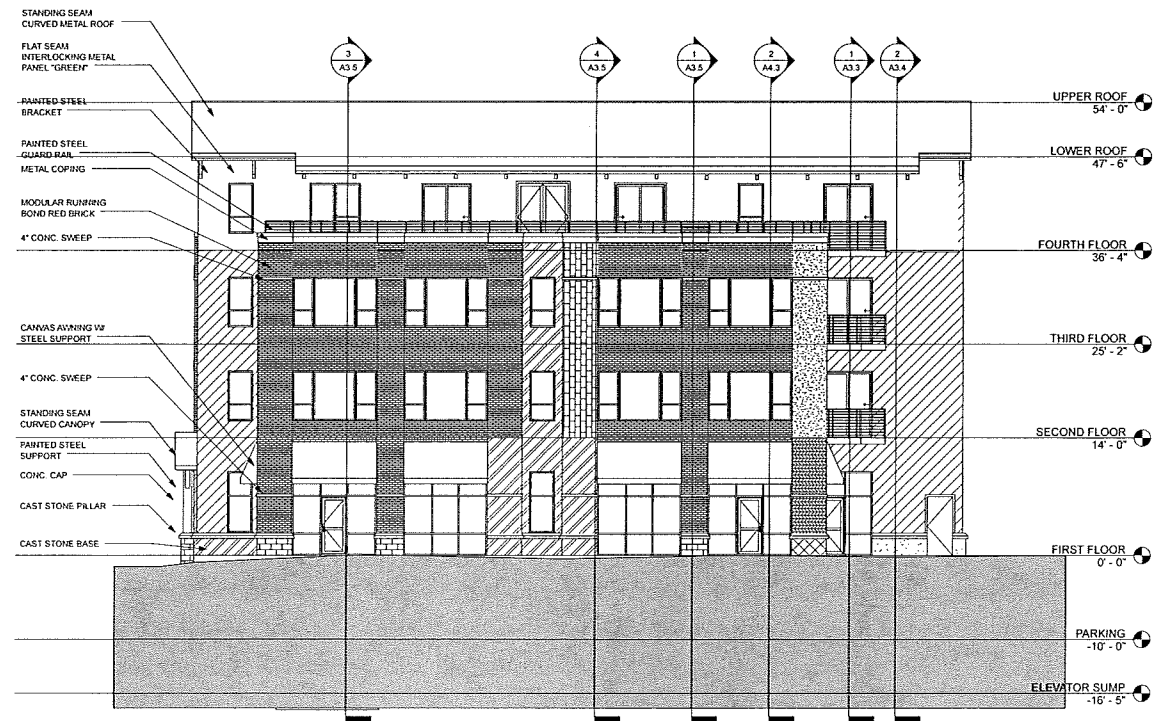
# A201



2 EAST ELEVATION  
SCALE: 3/32" = 1'-0"



3 WEST ELEVATION  
SCALE: 3/32" = 1'-0" PATERSON ST.



1 SOUTH ELEVATION  
SCALE: 3/32" = 1'-0" WILLIAMSON ST.