



Traffic Engineering and Parking Divisions

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TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: Request for reduction of off-street parking requirement for 809 Williamson St.

MAJOR OR NON-STANDARD REVIEW COMMENTS

A request for a reduction of the off-street parking requirement has been made for this property. The unoccupied buildings at 809 Williamson Street are proposed to be converted into a restaurant with outdoor eating, along with other uses for buildings currently on the property. Two automobile parking spaces and twenty-four bicycle parking spaces are proposed. Based on the intended use, Zoning Code requires thirty automobile spaces for the uses proposed on this site.

The area surrounding this property has limited parking. Nearby businesses and area residents all compete for this limited parking. It can be expected that the additional parking pressure from this property will spill into the adjacent residential neighborhood, with the result that residents will experience greater difficulty in finding a place to park, especially in the evening when residents are returning home and customers are coming to the restaurant for dinner.

This property is within the residential permit parking (RP3) area 19. Area 19 has ninety-four permits sold with seventy-six on-street parking spaces available for permit parking. Only the 400 block of S. Blount Street, 500 block of S. Patterson Street, 700-800 blocks of Jenifer Street, and 800 block of Spaight Street, are signed for RP3 parking. It is possible that residents will petition for additional blocks to be included in the permit parking program as parking pressure increases.

The Plan Commission will need to weigh the community's concerns and business development in the area to address this parking reduction application. Traffic Engineering and Parking Utility note that there are problems at times with on-street parking and traffic in the residential areas adjacent to commercial uses. Although this request is a relatively minor one considering the overall parking situation in the area, with each new business that does not provide adequate on-site parking for its customers, the parking challenges in the area will continue to increase.

Sincerely,

David Dryer, P.E.

City Traffic Engineer and Parking Manager

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