

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** March 19, 2012

**To:** Plan Commission  
**From:** Matt Tucker, Zoning Administrator  
**Subject:** 916 Williamson St.

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**Present Zoning District:** C-2

**Proposed Use:** Construct outdoor eating area for a restaurant.  
Approve Commercial/Wholesale bakery with more than 8 employees.

**Conditional Use:** 28.09(3)(d) 2. Outdoor eating areas of a restaurant are a Conditional Use.  
28.09(3)(d)19. Bakeries with more than eight (8) employees or selling at other than retail are a Conditional Use, provided:  
a. That adequate off-street parking and loading exists on the site.  
b. That the hours of operation shall be established after consideration of the occupants of adjacent properties.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project).

- A. The subject property displays a ground sign that has been modified prior to obtaining the required permits. This sign has been modified to project over the City right-of-way and the sign structure and copy has been changed without first securing permits, which is not permissible. Prior to obtaining any building permit approval or Conditional Use final sign-off, the sign in violation must be modified or removed, and appropriate permits must be secured thereto.

GENERAL OR STANDARD REVIEW COMMENTS

1. The submitted plans indicate a desired capacity for 30 persons for the outdoor eating area. The outdoor capacity must be established by the Building Inspection Division. Contact Mike VanErem at 266-4559 to facilitate this process.
2. A parking stall reduction will be approved with this request, to remove the three (3) existing surface parking stalls (to be replaced with outdoor seating area) and eliminate the additional nine (9) parking stalls required for the thirty (30) person increase in capacity.  
NOTE: previous parking reduction approved for existing building and tenants.

3. If you have a license to sell alcohol in an outdoor eating area, the Alcohol License Review Committee (ALRC) may establish additional conditions for operation, which involve fencing, security guards, toilet facilities, litter, etc. All businesses that sell alcohol must comply with the requirements imposed by the ALRC at the time of issuance of your original application to expand or change your licensed premises to include the outdoor eating area. It is your responsibility to have the outdoor service area added to your licensed premise. Please contact the City Clerk's office regarding ALRC issues.
4. If exterior lighting is to be provided, it must comply with City of Madison outdoor lighting standards.
5. The submitted suite plan shows a driveway/curb opening to Williamson Street that does not match the approved plan for the site, nor does the driveway opening lead to a legal parking or loading area on site. The driveway opening must be narrowed to match the driveway leading to the existing overhand door, and this driveway may continue to be used for loading purposes for the bakery. With this change, no "seasonal" site plan will be necessary, required or approved.
6. The outdoor seating areas shall not obstruct the access or bicycle parking for the tenant space at 918 Williamson Street (currently occupied by Midwest Clay Project).
7. Provide a revised *letter of intent* which characterizes the business activity. This letter shall clearly outline the following:
  - the hours of operation for all aspects of the facility,
  - the parking demand for employees of the facility, and
  - the loading and delivery characteristics for the facility,
8. Provide final number of bicycle parking stalls for site and provide bike rack detail with final site plans.
9. The submitted plans show the adjacent tavern and parking lot, where there is neither reciprocal use agreement nor cross-access arrangement in place to join these sites as a zoning lot or planned commercial site. The plans must be revised to remove representation of the adjacent property as part of this planned commercial site. Only the 916-918 Williamson Street buildings and improvements may be shown on the final site plan.

**C-2 ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	6,000 sq. ft.	8,712 sq. ft.
Lot width	50'	66'
Front yard	0'	existing building
Side yards	0'	existing building
Rear yard	10'	existing building
Floor area ratio	3.0	less than 1.0

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	9 additional + 3 removed	0 (2)
Accessible stalls	0	0
Loading	0	0
Number bike parking stalls	4	TBD (9)
Landscaping	No	No
Lighting	TBD	TBD (3)

<b>Other Critical Zoning Items</b>	
Urban Design	No
Historic District	Third Lake Historic District
Landmark building	No
Utility easements	None shown
Barrier free (ILHR 69)	No

With the above conditions, the proposed project **does** comply with all of the above requirements.