



Department of Planning and Community and Economic Development  
Building Inspection Division

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**TO:** Katherine Plominski, Alcohol Policy Coordinator  
**FROM:** Matt Tucker, Zoning Administrator  
**DATE:** December 16, 2008  
**RE:** Plan B Nightclub, 924 Williamson Street

I am aware that a party has applied for an Alcohol License for a new nightclub at 924/926 Williamson Street. You have asked for a brief summary of the zoning and development related issues that must be resolved before the business may open at this location.

Given the most recent approved land use for the site was the *Star Photo* office/laboratory/warehouse facility, the change of use of the property/site to facilitate the nightclub land use will require the site to be brought into compliance with current zoning requirements. Generally, the required changes to the site would include:

- The provision of the required number of off-street parking spaces.
- An approved parking lot layout, designed in compliance with the City's construction and design requirements for parking lots (M.G.O. 10.08), and demonstrating compliance with landscaping requirements as outlined in the Zoning Ordinance (M.G.O. 28).
- The provision of required accessible parking spaces, bicycle parking, and parking lot lighting.

On Monday, December 15<sup>th</sup> I met with the applicant and his architect to discuss zoning-related issues that must be resolved before the occupancy may be approved. It appears as though site plan and parking issues could be resolved, with consideration offered to the following:

- The parking requirement for this land use has not been determined, but appears to be between 90 and 105 stalls (30% of a 300-350 person occupancy).
- The existing 21 stall parking lot will be expanded to approximately 45 stalls, but no site plan has been submitted or approved to date.
- A parking reduction will be required, but it has not been determined if this reduction could be within the threshold of administrative approval or will require Conditional Use approval by the City's Plan Commission.
- Shared parking opportunities with adjacent properties have been identified, but no agreements have been formalized to date.

When the relevant facts surrounding these issues are provided, we will have a better idea as to process and likelihood of the proposed nightclub occupancy being approved. The applicant and his agents are looking into these issues, and will be responding to me in the next few weeks.

Feel free to contact me should you have any further questions regarding this matter.