



Legistar I.D. #13842
924 Williamson Street
Conditional Use – Parking Reduction

Report Prepared By:
Kevin Firchow, AICP
Planning Division

Staff provide the following updates to the original staff report:

1. New Site Plan

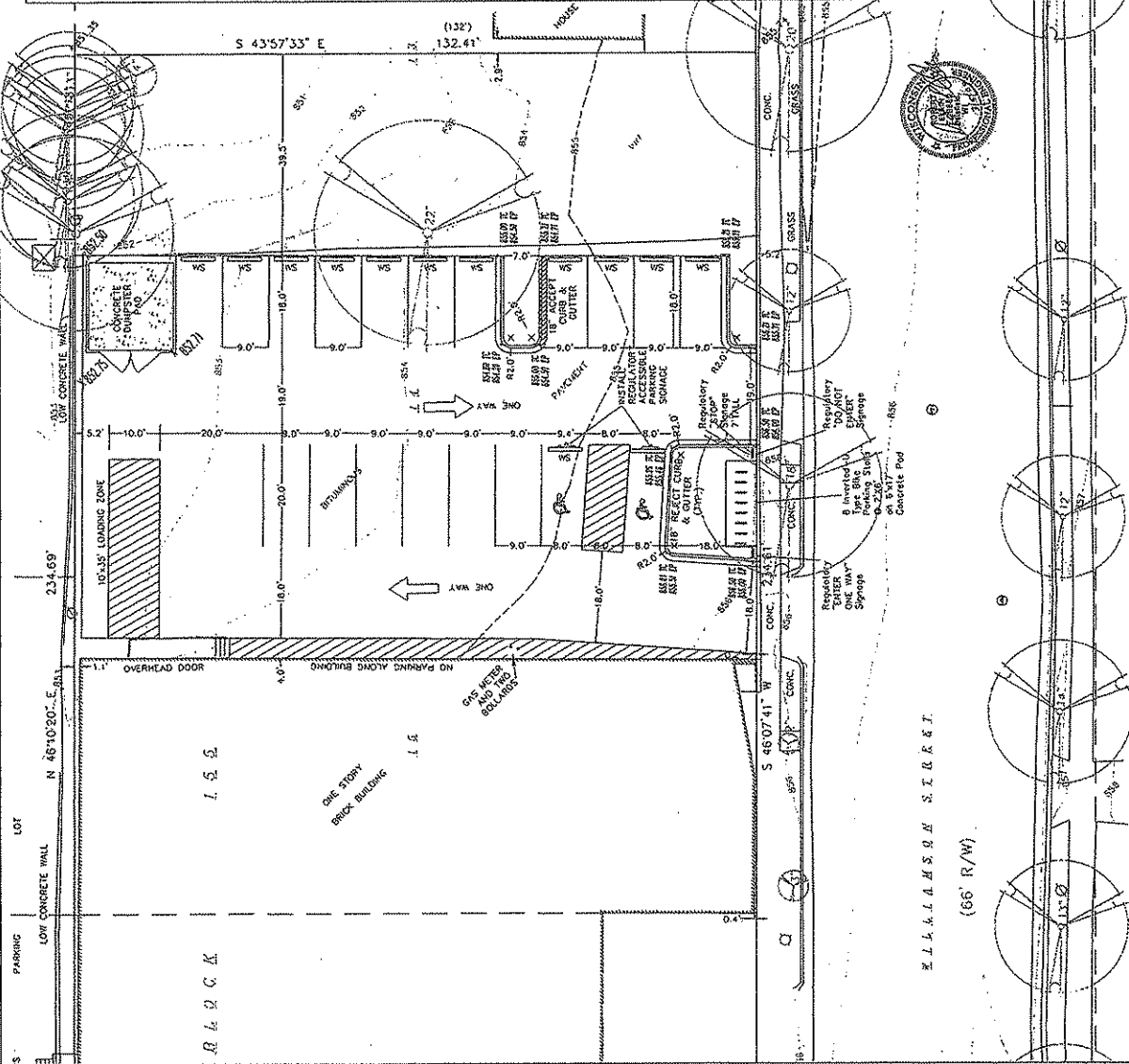
The applicant submitted a third site plan on March 5, 2009. This plan reconfigures only the existing paved area and adds no new pavement. The plan includes 19 on-site parking stalls. As the zoning code requires 75 stalls, this would be a parking reduction of 56 stalls. Plans show the applicant will remove six trees. (The applicant has indicated these are box elders). The existing maple tree on site will remain. A row of deciduous shrubs (dwarf cranberry bush viburnum) is proposed to provide screening between the parking lot and adjacent residence. This is a common application for this species.

The applicant has prepared this plan as a response to comments received by different agencies on the earlier submittals. If approved, this site plan (along with any modifications requested by the Plan Commission) would be routed to reviewing agencies for final site plan approval to ensure compliance with approved conditions and ordinance standards.

2. Update on Shared Parking Agreement – “Warren Property”

Staff received a call from a representative of the Warren Property, the office property immediately to the north. The original staff report noted the applicant has been in discussions with this property owner to secure a second shared parking agreement. In discussions with staff, the applicant was optimistic that a deal could be finalized prior to the March 9 Plan Commission meeting. It was thought that approximately 45 additional stalls would be available. Such a deal has not yet been reached and staff has since been made aware by representatives from the Warren Property that they have not yet decided whether to enter into such an agreement. Planning staff believe that an important part of managing parking at this site is identifying additional off-street options, either at the aforementioned site or other locations within reasonably close proximity.

REVISED - MARCH S PLAN



924 - 926 Williamson Street
 Madison, WI 53703

DATE: 03/03/2016
 TIME: 11:00 AM
 PROJECT: 924 - 926 Williamson Street
 DRAWING NUMBER: P-1

DATE: 03/03/2016
 TIME: 11:00 AM
 PROJECT: 924 - 926 Williamson Street
 DRAWING NUMBER: P-1

24	1/8"	1/16"
25	1/16"	1/32"
26	1/32"	1/64"
27	1/64"	1/128"
28	1/128"	1/256"

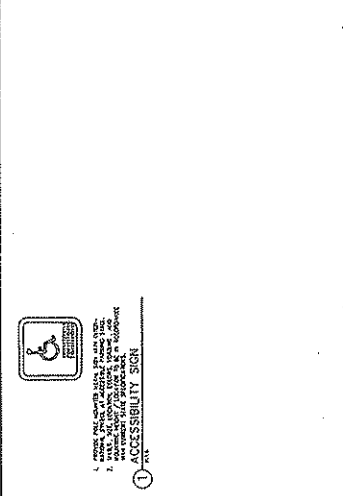
LEGEND

— 1/8" — EXISTING UNDER CONCRETE
 — 1/16" — EXISTING UNDER ASPHALT
 — 1/32" — EXISTING UNDER ASPHALT
 — 1/64" — EXISTING UNDER ASPHALT
 — 1/128" — EXISTING UNDER ASPHALT

⊙ — CONCRETE CURB & CUTTER
 ⊙ — CONCRETE CURB & CUTTER

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 10'.
- ALL CURBS SHALL BE 18" HIGH.
- ALL CURBS SHALL BE 18" WIDE.
- ALL CURBS SHALL BE 18" THICK.
- ALL CURBS SHALL BE 18" SPACED.
- ALL CURBS SHALL BE 18" FINISH.
- ALL CURBS SHALL BE 18" PLACED ON COMPACTED SUBGRADE.



JACKSON STANDARD CONCRETE CURB & CUTTER

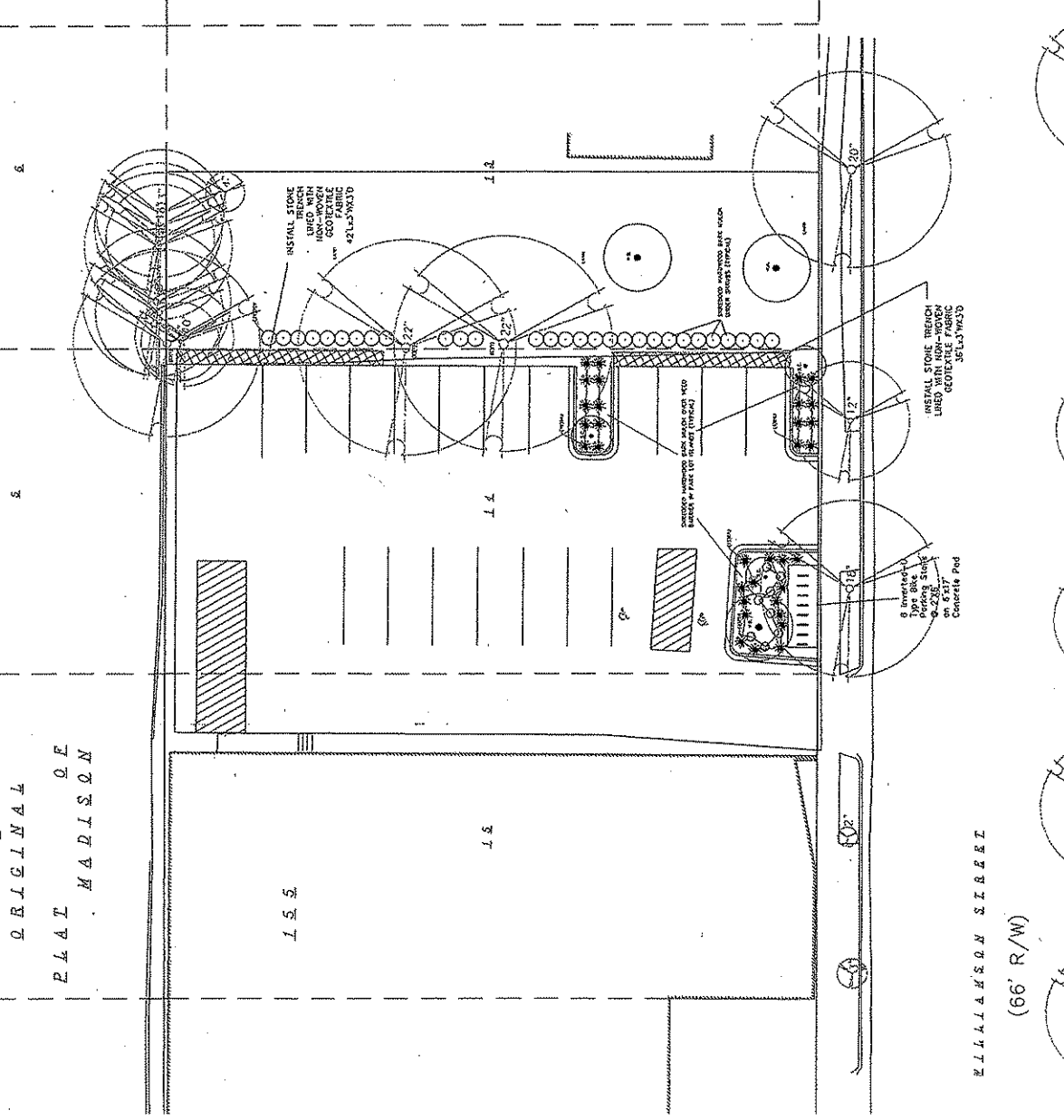
CONCRETE CURB & CUTTER

BURSE
 LANDSCAPE ARCHITECTURE
 1400 E. Madison, WI 53703
 Phone: (608) 271-2222
 Fax: (608) 271-2223
 www.burselandscape.com

PROJECT: 924 - 926 Williamson Street
 CUSTOMER: Custom Realty
 44 E. Main Street, Suite 602
 Madison, WI 53703

DATE: 11/20/10
 PROJECT NO: 110101
 DRAWING NO: LS-1

DATE: 11/20/10
 PROJECT NO: 110101
 DRAWING NO: LS-1



ORIGINAL
 PLAT
 MADISON

155

WILLIAMSON STREET
 (66' R/W)

LANDSCAPE WORKSHEET
 DRAWING NO: 110101-LS-1
 PROJECT NO: 110101
 DATE: 11/20/10

1. **GENERAL NOTES:**
 A. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES:
 1. UNIFORM CODE BOOK (UCB)
 2. NATIONAL PLANT HARDINESS ZONES
 3. IRRIGATION DESIGN HANDBOOK
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Firchow, Kevin

From: David Bridgeford [dbridgeford@mac.com]
Sent: Thursday, March 05, 2009 1:28 PM
To: Firchow, Kevin
Cc: Marsha Rummel
Subject: Required Off Street Parking Reduction, 923 Willy Street, (Agenda Item 13842, Plan Commission, March 9, 2009)

Dear Mr. Firchow,

I am writing to support the application for the reduction in the number of required off street parking stalls at 923 Willy Street. I live at 808 Willy Street--about one block west of the property. The owners of Plan B have been terrific with the neighbors. They have had several well publicized open houses. Alder Rummel conducted a community meeting after sending out postcards to hundreds of neighbors. And the Marquette Neighborhood Association is in support of this new business.

With regard to the specific issue of parking, it is my understanding that the owners have made arrangements for an additional 60 spots at Gateway Mall, which is only 3 blocks away. This brings the total number of off street parking stalls to over 80. It is worth noting that this business is right along a bike path, served by Madison Metro and walkable from many close by neighborhoods. It is also my personal experience that there is plentiful street parking in the evenings as well. It is also worth noting that several Willy Street bars and restaurants have no off street parking requirements at all. I certainly can understand why the Zoning Code specifically permits this kind of reduction.

It is clear to me that the vast majority of neighbors are in support of this new business. There were a few neighbors opposed. The opposition, from what I could tell, had little to do with parking. It is important to remember that this entire area is zoned "general commercial" (including the couple of nearby residences) and that this new business is consistent with the zoning for the area. The ALRC gave serious consideration to all views when it approved the license for this new business. At the Common Council hearing in February when this license was granted there were 10 to 12 registrants in support of the business. No one appeared to oppose it.

Thanks for your consideration,

David Bridgeford
808 Williamson Street
Unit 309

Firchow, Kevin

Subject: FW: Concerns on 924 Williamson

From: John Rolfsmeyer [mailto:john_rolfsmeyer@yahoo.com]
Sent: Thursday, March 05, 2009 8:15 PM
To: Firchow, Kevin
Subject: RE: Concerns on 924 Williamson

Kevin,

I hope that they can keep the pavement area as it now is. That would be a BIG one and the addition of some shrubs would also help.

I DO hope the suggestion of modifying the allowed seating down to the area of 150 can be considered.

Respectfully, John

--- On Thu, 3/5/09, John Rolfsmeyer <john_rolfsmeyer@yahoo.com> wrote:

From: John Rolfsmeyer <john_rolfsmeyer@yahoo.com>
 Subject: Concerns on 924 Williamson
 To: k.firchow@cityofmadison.com
 Date: Thursday, March 5, 2009, 11:40 AM

Kevin & the Plan Commission,

I own the two flat right next door (936 Williamson) and the property La Rocca's are in (940 Williamson). My concerns are as follows:

1. Expanding of the parking lot without a significant buffer would adversely impact my tenants and my ability to rent this building. The 2 am noise would wake my tenants who have their windows open due to no central air conditioning.
2. Allowing a weekend seating capacity of 250 suggests that there is parking for that number of people. Last night we counted 85 open parking spots in that block and the surrounding blocks up into the residential area. With 25 off street parking that leaves a potential on street parking load of 200+. My tenants have only the street to park on as do many other houses in the area. When they come home after "supper out," there will not likely be any where to park. My tenant, La Rocca's pizza, has a seating capacity of 48. Where will they park? My suggestion is that if they can get a firm contract with Warren Properties to provide an additional 50 parking spots, that they be allowed to open with a reduced capacity of 150. 150 would still put a street parking load of potentially 70+ cars nearly filling all the parking capacity and still making it hard for La Rocca's customers and my tenants to find parking. The viability of a prosperous business to operate at 150 capacity should not be the Commissions burden but to hold the whole of the area and its residents and other businesses in its consideration.
3. I looked at the distance to Gateway parking and feel it way too far for the average person to even consider making that walk. This should not be considered as a viable parking option.

3/6/2009

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