



Report to the Plan Commission

May 16, 2011

Legistar I.D. #22428
923 Williamson Street
Conditional Use

Report Prepared By:
Timothy M. Parks, Planner
Planning Division

Requested Action: Approval of a conditional use to allow an outdoor eating area for a restaurant located at 923 Williamson Street.

Applicable Regulations & Standards: Section 28.09(3)(d) identifies outdoor eating areas for restaurants as a conditional use in the C2 General Commercial District. Section 28.12(11) provides the guidelines and regulations for the approval of conditional uses.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the conditional use standards met and **approve** a conditional use for an outdoor eating area for a restaurant at 923 Williamson Street, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report.

Background Information

Applicant & Property Owner: Randy Ng & Michael Ding, Unami Dumpling & Ramen Bar; 923 Williamson Street; Madison.

Agent: John Martens, Martens Design; 4118 Hegg Avenue.

Proposal: The applicant is requesting approval of an outdoor eating area for an existing restaurant with seating for approximately 14 persons. The applicant wishes to begin use of the outdoor eating area as soon as all regulatory approvals have been granted.

Existing Conditions: The site is developed with Unami Restaurant and 7 surface parking stalls, zoned C2 (General Commercial District).

Parcel Location: The subject site is an 8,712 square-foot (0.2-acre) parcel located on the south side of Williamson Street approximately 250 feet east of S. Paterson Street; Third Lake Ridge Historic District; Aldermanic District 6 (Rummel); Madison Metropolitan School District.

Land Use and Zoning Surrounding Proposed Building:

North: Madison Sourdough, Plan B Madison nightclub, LaRocca's Pizzeria and a two-family residence, zoned C2 (General Commercial District);

South: One- family and two-family residences on Jenifer Street and an 18-unit apartment building at the northeasterly corner of S. Paterson and Jenifer streets, zoned R4 (General Residence District);

West: One-family and multi-family residences and a mixed-use building, zoned C2;

East: One- family and two-family residences, zoned C2.

Adopted Land Use Plan: The Comprehensive Plan identifies the subject site and other properties on the south side of the 900-block of Williamson Street for High-Density Residential uses.

The subject site is also located within the boundaries of the Marquette-Schenk-Atwood Neighborhood Plan, which generally recommends the continuation of the predominant residential uses on the south side of the 900- through 1100-blocks of Williamson Street while acknowledging the presence of scattered non-residential uses in those blocks (such as the subject site). The plan further acknowledges that the strip C2 zoning of Williamson Street would allow the conversion or demolition of existing residential structures to non-residential uses. The plan further recommends that new construction and exterior remodeling in these blocks of Williamson Street reflect the aesthetic, overall character, and scale of existing buildings.

Environmental Corridor Status: The site is not located within a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services.

Zoning Summary: Existing C2 (General Commercial District) zoning:

Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	8,712 sq. ft. existing
Lot Width	50'	66' existing
Front Yard	0'	Existing
Side Yards	0'	Existing
Rear Yard	10'	Existing
Floor Area Ratio	3.0 maximum	Less than 1.0
Building Height	N/A	1 story
No. of Parking Stalls	15 (30% of capacity)	7
Accessible Stalls	1	1
Loading	N/A	---
No. Bike Parking Stalls	2	6
Other Critical Zoning Items		
Yes:	Local Historic District, Barrier Free	
No:	Floodplain, Urban Design, Wellhead Protection, Adjacent to Park, Utility Easements	
<i>Prepared by: Pat Anderson, Asst. Zoning Administrator</i>		

Project Review, Analysis & Conclusion

Unami Dumpling & Ramen Bar is requesting approval of a conditional use to allow operation of an outdoor eating area on a raised terrace located in the front yard of the restaurant, which is located at 923 Williamson Street between S. Paterson and S. Breatly streets in C2 General Commercial District zoning. The approximately 1,600 square-foot restaurant recently opened in a remodeled one-story converted residential structure that previously housed a small office space. Parking for 7 vehicles and 6 bikes and a trash enclosure are provided in the rear yard of the property, which abuts low-density residential uses located on Jenifer Street. Additional low-density residential uses adjoin the property on the east and west, while the properties located across Williamson Street from the site are predominantly commercial in character and include two other restaurants and the Plan B nightclub.

The converted residential structure sits atop a gradual 10-foot slope that runs from the rear property line down to the street, with the entrance to the restaurant located along the westerly side wall of the

building. The raised terrace on which the outdoor eating area will be located measures 24 feet wide along the Williamson Street frontage and 14 feet deep and is elevated slightly above the sidewalk beyond a 5-foot deep landscaped area. Access to the outdoor eating area, which will provide seating for approximately 14 patrons at 5 tables, will be provided through the restaurant from stairs leading down from the front porch of the former residence. The outdoor eating area terrace, which was constructed during the renovations for the restaurant, is enclosed by a decorative wood and steel cable fence.

The letter of intent for the conditional use request indicates that the restaurant will operate between the hours of 11:30 AM and 2:30 PM and 5:00 and 10:00 PM Monday–Thursday and 11:30 AM and 2:30 PM and 5:00 PM and 12:00 AM Friday and Saturday. The restaurant is closed on Sunday. The letter does not propose different hours for the outdoor eating area.

The restaurant and proposed outdoor eating area are located on a block of Williamson Street that features predominantly low-density residential uses on the south side of the street and a variety of neighborhood and general commercial uses on the north side, including the Plan B Madison nightclub, which has been the subject of considerable concern on the part of some area neighbors due largely to noise being generated from the club and its adjacent parking lot. As noted earlier in this section, the subject site is generally bounded by a series of one-, two- and three-family residences located to the east and west along Williamson Street and to the south on Jenifer Street. The predominantly residential character of the south side of the 900- through 1100-blocks of Williamson Street was noted in the 1994 Marquette-Schenk-Atwood Neighborhood Plan, which generally recommends the continuation of those residential uses, all of which are zoned C2 commercial.

However, the conversion of the former residence on the subject site occurred many years prior to the establishment of the current restaurant, and the restaurant use is permitted in the C2 zoning district. Despite the residential uses nearby, the Planning Division believes the proposed outdoor eating area can meet the conditional use standards, given that the eating area will be located on the street side of the property closest to the non-residential uses located nearby. However, staff recommends that approval of this request include restrictions on the use of the area to ensure that it will not have an adverse impact on those residential uses, including limitations on the hours of operation of the outdoor eating area and a prohibition on outdoor amplified sound. Once the eating area is operational, the Plan Commission or Director of the Planning Division may consider extending the hours of operation in the future by alteration to this conditional use.

The subject site is located in the Third Lake Ridge Historic District. The renovation of the former residence into the existing restaurant and construction of the front yard terrace where the outdoor eating area is proposed was approved by the Landmarks Commission on October 4, 2010. An excerpt of the minutes of that meeting is attached.

Staff Recommendations, Conditions of Approval & General Ordinance Requirements

Major/Non-Standard Conditions are shaded

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use for an outdoor eating area for a restaurant located at 923 Williamson Street, subject to input at the public hearing, the following Planning Division conditions and the conditions from reviewing agencies:

1. That service in the outdoor eating area end by 10:00 PM Sunday–Thursday and by 11:00 PM on Friday and Saturday.
2. That all amplified sound is prohibited in the outdoor eating area.

City Engineering Division (Contact Janet Dailey, 261-9688)

3. Revise plan to show proposed site plan drainage details. Runoff from new addition and paved areas shall not drain onto adjacent properties.
4. The applicant shall submit, prior to plan signoff, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain only the following data, each on a separate layer name/level number: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas lot lines; lot/ plat lines, dimensions and labels; right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans). This agency submitted a response with no conditions of approval for this request.

Traffic Engineering Division (Contact John Leach, 267-8755)

This agency submitted a response with no conditions of approval for this request.

Zoning Administrator (Contact Pat Anderson, 266-5978)

5. No capacity change: Capacity is set at 36 indoors and 14 outdoors.
6. If exterior lighting is to be provided, it must comply with City of Madison outdoor lighting standards.
7. If you have a license to sell alcohol in an outdoor eating area, the Alcohol License Review Committee will establish 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 Alcohol License Review Committee 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 (266-4601) for ALRC-related issues.

Fire Department (Contact Bill Sullivan, 261-9658)

8. Per IBC 1024.6, exits shall provide a direct and unobstructed path to the public street or sidewalk. If the door to the existing porch is an exit, a path is required.

Parks Division (Contact Tom Maglio, 266-4711)

This agency did not submit comments for this request.

Water Utility (Contact Dennis Cawley, 261-9243)

This agency submitted a response with no conditions of approval for this request.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit comments for this request.

Police Department (Contact Frank Chandler, 266-4238)

This agency did not submit comments for this request.