

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: October 16, 2017

To: Plan Commission
From: Jenny Kirchgatter, Assistant Zoning Administrator
Subject: **600 Williamson Street**

Present Zoning District: **TE (Traditional Employment)**
Proposed Use: **Establish a restaurant-tavern in a multi-tenant commercial building.**
Conditional Use: **Section 28.082(1): A restaurant-tavern is a Conditional Use.**

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):

1. The site plan submitted for review does not accurately reflect the approved site plan for the property or the existing site conditions. Submit an accurate site plan, including the location of existing accessible parking stalls, bicycle stalls, landscape areas, ramps, and other site features.

GENERAL OR STANDARD REVIEW COMMENTS

2. The total number of required parking spaces for the multi-tenant building located at 600 Williamson St is 107 stalls. Per Section 28.141(5) Off-Site Parking Availability, parking for nonresidential uses may be reduced by one space for each space in a public parking lot or public parking structure located within 1,320 feet of the use, as measured by using the shortest pedestrian route from the nearest corner of the parking lot or structure to the main public entrance of the use served. 56 public parking stalls are located within 1,320 feet of the site located at Law Park at 410 S Blair St, which reduces the parking requirement to 51 stalls. 39 stalls are shown on the submitted site plan. Work with zoning staff to determine the final parking requirements for the site. A vehicle parking reduction may be required per Section 28.141(5). A reduction in the minimum number of parking spaces of up to 20 spaces may be approved by the Zoning Administrator.
3. Bicycle parking shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11). Provide a minimum of two (2) short-term bicycle parking stalls located in a convenient and visible area on a paved or impervious surface. Bicycle parking shall be located at least as close as the closest non-accessible automobile parking and within one

hundred (100) feet of a principal entrance. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Provide a detail of the proposed bike rack.

4. As each tenant space is leased, the entire development must reflect compliance in the required amount, type and number of auto and bicycle parking spaces, to be reviewed prior to obtaining zoning approval for each use.
5. Show the refuse disposal area on the site plan. All developments, except single family and two family developments, shall provide a refuse disposal area. If the refuse disposal area is located outside the building, it shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet. Submit a detail of the trash enclosure if provided outside the building.
6. Verify whether new rooftop mechanical equipment is proposed with this project. If rooftop mechanical equipment is proposed, submit a rooftop plan showing the location of the proposed equipment and screening. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district per Section 28.142(9)(d).
7. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.
8. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

TE ZONING CRITERIA

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	68,035 sq. ft.
Lot Width	50'	Adequate
Front Yard Setback	None	Adequate
Side Yard Setback	None unless needed for access	Adequate
Rear Yard Setback	Lesser of 20% lot depth or 20'	Existing building setback
Maximum Lot Coverage	85%	Existing lot coverage
Minimum Building Height	22' measured to building cornice	1 story existing building
Maximum Building Height	5 stories/ 68'	1 story existing building

Site Design	Required	Proposed
Number Parking Stalls	Proposed restaurant-tavern: 15% of capacity of persons (3) Existing restaurant-tavern: 15% of capacity of person (21) Health/s ports club: 10% of capacity of persons (5) General retail; office; service business: 1 per 400 sq. ft. floor area (78) (107 total)	39 (2)(4)
Accessible Stalls	Yes	Existing accessible stalls
Loading	1 (10' x 50')	Existing loading
Number Bike Parking Stalls	Proposed restaurant-tavern: 5% of capacity of persons (2 minimum)	Existing bike stalls (3)(4)
Landscaping and Screening	Not required	Existing landscaping (5)(6)
Lighting	Not required	Existing lighting
Building Forms	Not required	Existing building

Other Critical Zoning Items	
Urban Design	No
Historic District	Yes, Third Lake Ridge Historic District
Floodplain	No
Adjacent to Park	No
Barrier Free (ILHR 69)	Yes
Utility Easements	Yes
Wetlands	No
Wellhead Protection District	Yes, WP-17