

## City of Madison

## **Conditional Use**

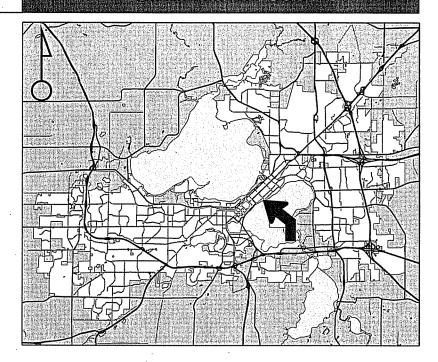
Location 809 Williamson Street

Applicant John Martens – Martens Design

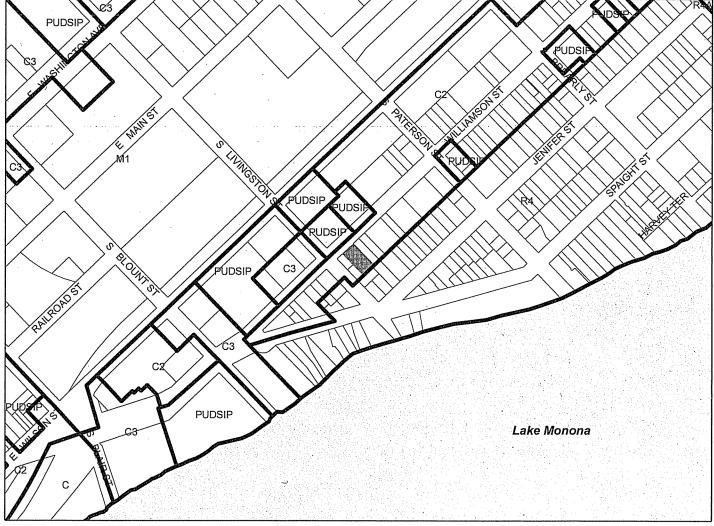
Existing Use Unoccupied apartment/office building

Proposed Use Construct outdoor eating area and approve parking reduction for restaurant

Public Hearing Date Plan Commission 15 October 2012



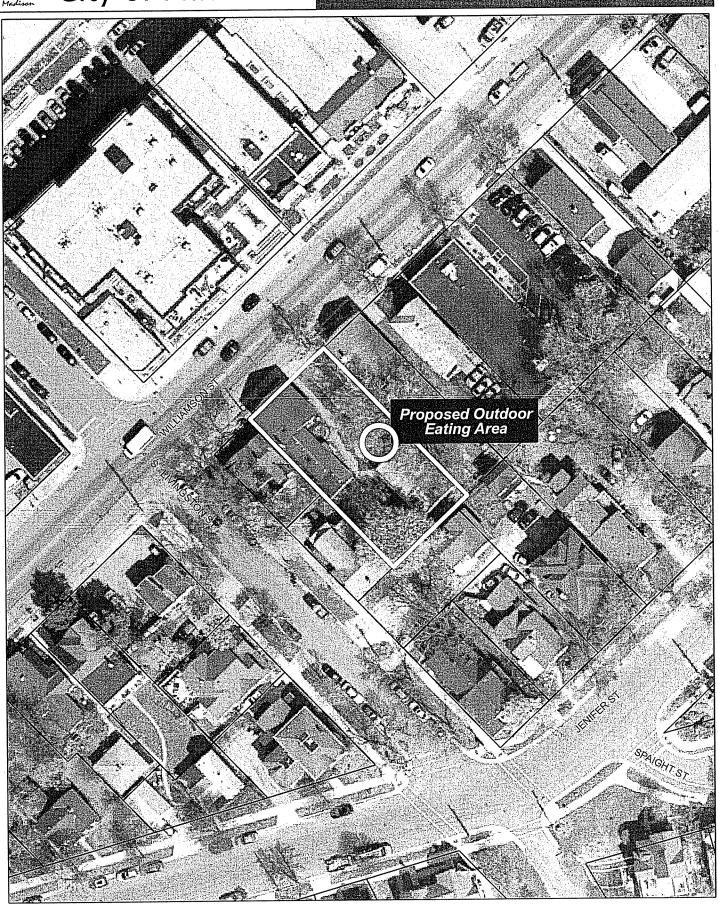
For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale: 1" = 400'

City of Madison, Planning Division: RPJ: Date: 02 October 2012

# 809 Williamson Street



Date of Aerial Photography : Spring 2010

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LAND USE AT LICAT	ION	FOR OFFICE USE ONLY:
Hadison Plan Commiss	sion	Amt. Paid Receipt No.
215 Martin Luther King Jr. Blvd; Room LL	100	Date Received AUGUST 1, ZUIZ
PO Box 2985; Madison, Wisconsin 53701	-2985	Received By
Phone: 608.266.4635   Facsimile: 608.26	57.8739	Parcel No. <u>0709 - 1341 - 4143</u>
<ul> <li>The following information is required for all applic Commission review except subdivisions or land d should be filed with the <u>Subdivision Application</u>.</li> </ul>	livisions, which	Aldermanic District O6 - RUMPL  GQ  Zoning District C2 - H15 - TL
Before filing your application, please review th regarding the LOBBYING ORDINANCE on the		For Complete Submittal  Application   Letter of Intent
<ul> <li>Please read all pages of the application complete required fields.</li> </ul>	ly and fill in all	IDUP Legal Descript.
• This application form may also be complet www.cityofmadison.com/planning/plan.html	ed online at	Plan Sets Zoning Text  Alder Notification Waiver
All Land Use Applications should be filed directions Zoning Administrator.	ectly with the	Ngbrhd. Assn Not. Waiver  Date Sign Issued
1. Project Address: 809 WILLIAMS	ON ST	Project Area in Acres: .20\79
Project Title (if any): OUTDOOR TATE	JG-AREA -	UNDERGROUND FOOD COLLECTIVE
2. This is an application for:		
Zoning Map Amendment (check the appropriate bo	ox(es) in only one	of the columns below)
Rezoning to a Non-PUD or PCD Zoning D	ist.: Rezoni	ing to or Amendment of a PUD or PCD District:
Existing Zoning:	to Ex	z. Zoning: to PUD/PCD-GDP
Proposed Zoning (ex: R1, R2T, C3):	Ex	z. Zoning: to PUD/PCD-SIP
• :	An	nended Gen. Dev. Plan 🔲 Amended Spec. Imp. Plan
Conditional Use	mit 🗆 O	ther Requests (Specify):
3. Applicant, Agent & Property Owner In Applicant's Name: JOHN ARTENS  Street Address: 418 #EGG AVE  Telephone: (608) 221-2828 Fax: ( )	Cor	mpany: MARTENS DESIGN MADISON, IXI zip: 53716 Email: JOHNAMANTENS OSDCOLODA I NE
Project Contact Person: NARTEN	1.5. cor	mpany: SAME
Street Address: SANE	City/State:	Zip:
Telephone: ( ) SAME · Fax: ( )		Email:
Property Owner (if not applicant): SAME  Street Address:	City/State:	Zip:
4. Project Information:		<u></u>
Provide a brief description of the project and all p	ronosed uses of	the site: CMN/BDT EVICTIVE
District A Secretary of the project and all p	ייי ייי אראי א	25 8/12/20 - 12/2
- PAIMING 10 KD2/4/NUM	& TROVI	DE CUIDOUK EAIING
Development Schedule: Commencement Schedule:	SIOS GE	Completion MAR 2013

 $CONTINUE \rightarrow$ 

5.	Required Submittals:
Ø	<b>Site Plans</b> submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
	• Seven (7) copies of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
	• Seven (7) copies of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
/	• One (1) copy of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
Ø,	<b>Letter of Intent:</b> <i>Twelve</i> (12) <i>copies</i> describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
Ø	any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
凶	Filing Fee: \$500 See the fee schedule on the application cover page. Make checks payable to: City Treasurer.
<b>豆</b>	<b>Electronic Submittal:</b> All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to <a href="mailto:pcapplications@cityofmadison.com">pcapplications@cityofmadison.com</a> . The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.
In	Addition, The Following Items May Also Be Required With Your Application:
$\Box$	For any applications proposing demolition or removal of existing buildings, the following items are required:
	<ul> <li>Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City 30 or 60 days prior to filing their application using the online notification tool found at: <a href="https://www.cityofmadison.com/developmentCenter/demolitionNotification/">https://www.cityofmadison.com/developmentCenter/demolitionNotification/</a></li> </ul>
	<ul> <li>A photo array (6-12 photos) of the interior and exterior of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.</li> </ul>
	<ul> <li>Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.</li> </ul>
	A <b>Zoning Text</b> must accompany <u>all</u> Planned Community or Planned Unit Development (PCD/PUD) submittals.
6.	Applicant Declarations:
Q	Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:  The site is located within the limits of the: MARCOSTE-GOIDNK-ATWOOD Plan, which recommends:
	REHAB BUILDINGS; SERVE PATRONS & COMMUTERS; CONTRIBUTE TO YITALITY for this property.
Ø	<b>Pre-application Notification:</b> Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than <b>30</b> days prior to filing this request:
	→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
	MARSHA RUMMEL 6/2/12 MNA 5/15/12, 6/18/12, 7/24/12 GWABA 7/16/12  NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
И	Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
	2/23/2012  Planning Staff: KEVIN TRCHOW Date: 6/20/2012 Zoning Staff: MATT TUCKER Date: 6/20/2012
V	Check here if this project will be receiving a public subsidy. If so, indicate type in your Letter of Intent.
Т	he signer attests that this form is accurately completed and all required materials are submitted:
P	inted Name Date 7/29/12
S	ignature Relation to Property Owner OWNER
. A	uthorizing Signature of Property Owner Date

### Letter of Intent for Proposed Outdoor Eating at 809 Williamson St.

We are proposing to convert existing unoccupied buildings at 809 Williamson St. into a restaurant with outdoor eating for the Underground Food Collective.

The site currently contains the 781 ft.<sup>2</sup> Bon Appétit Café at 805 Williamson St., in the front of the property, with a one-bedroom residence above it. Attached to the rear of 805 is 807 Williamson St., a 767 ft.<sup>2</sup> apartment/office building that is intended to be leased as an office by Underground Food Collective.

The rear of the property contains a 1330 ft.² concrete block building attached to a 630 ft.² accessory building, both buildings to be converted into the restaurant with small outdoor eating decks in front of each of them. Those buildings were originally built in the 1950s as a welding shop, were used from 1975 through 1989 as a contractor shop, and from 1989 until 2011 they were used as warehouse and production facilities. Adjacent to the property at 811 Williamson St. is a recently renovated 1150 ft.² historic building, which the Underground Food Collective intends to lease as a delicatessen.

Construction will commence in September 2012, contingent upon approval of the outdoor eating area. Although individual contractors are not yet selected, construction will be supervised by John Martens, designer of the restaurant and owner of the property since 1975.

The restaurant will have 40 seats inside as well as (2) outdoor eating areas, seating 12 and 18 respectively. There will be 25-30 employees and the hours of operation will be afternoons & evenings, 7 days per week from 11am until midnight. The restaurant will offer communal seating & family style dining. The cuisine will focus on hand made sausages & fresh chops from the neighboring deli - as well as market fresh produce.

The site and building will be upgraded to full ADA accessibility standards, and will provide (2) vehicular parking spaces as well as (24) bicycle parking spaces. The site will be lavishly landscaped, including "vertical landscaping" on the front of the concrete block building. All of the landscaping will be watered by directive runoff from the various roof levels, with a backup plumbed watering system. Interiors will be furnished primarily with recycled materials, many of which have been reclaimed from adjacent Williamson St. historical properties.

The portion of the outdoor eating deck adjacent to a noncomplying residential addition at 409 Livingston St. will be set back 12 feet from the property line, enclosed on that side with a translucent roof and full height wall, and will be treated on the interior with acoustical panels specified for absorbing frequencies of human voices.

It is proposed to tie the properties at 811 and 809 together with similar signage, landscaping, fencing, and a 7 foot wide passage, as well as to share parking between them. There is intention to seek a City of Madison Façade grant.

### Firchow, Kevin

From:

John Martens [johndmartens@sbcglobal.net]

Sent:

Thursday, October 11, 2012 8:45 AM

To: Subject: Firchow, Kevin Parking Statement

Kevin,

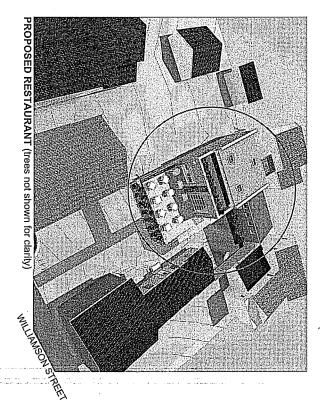
Please find the following statement regarding the proposed parking context at 809 Williamson Street.

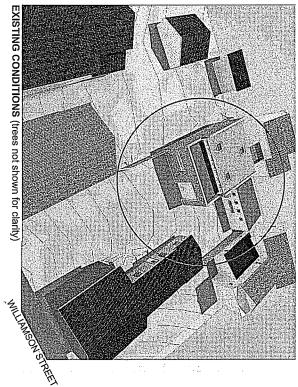
Thank-you,

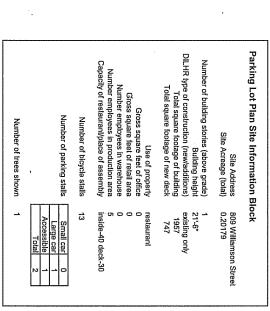
John Martens

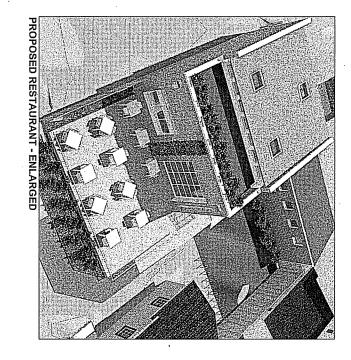
We are requesting a parking requirement reduction of 29 spaces at 809 Williamson St. because we feel there are numerous mitigating circumstances that will alleviate the vehicular parking pressure for this particular site.

- We know from experience at our current Johnson Street and former Mifflin Street locations that a significant proportion of our customer base lives in the immediate neighborhood and is committed to alternate modes of transportation. To that end we are providing 13 bicycle parking stalls, well beyond the legal requirement, and will be offering bicycle rider discounts. We feel this is consistent with our focus on local and sustainable practices in general.
- 30 of the 70 restaurant seats are in the outdoor seating area that will be in use at most five months of the year, during which the bicycle stalls will serve a large proportion of the excess.
- The site is less than one block from a bus stop and one block from the bike path.
- Our customers will have access to a 50-stall lot owned by our landlord, John Martens, at the Madison Candy Company, 744 Williamson St.
- We are currently negotiating use of evening parking at lots at 826 and at 754 Williamson Street.
- Marty Rifkin of Contact Realty is in the final planning of a 350- to 450-stall parking ramp behind the Madison Candy Company and parking in it will be available to the public.
- Although there is significant use of street parking near other Williamson Street restaurants with minimal or no stalls, the 800 block has a lower street stall usage, especially at night.
- There are three additional de facto parking stalls on the lot at 809 Williamson St. in the space shown as a blank
  on the site plan. These cannot be legally designated because they do not meet Madison parking dimension
  standards, but like many other parking spaces on Williamson St. lots of limited size, they are frequently utilized.
- The restaurant will utilize a 5,000 square foot pre-preparation facility located two blocks away, significantly reducing the number of on-site employees.
- The site is located just two blocks from the Downtown zone that requires no parking, and will not be subjected to the parking requirement formula when the new zoning code is imminently adopted.







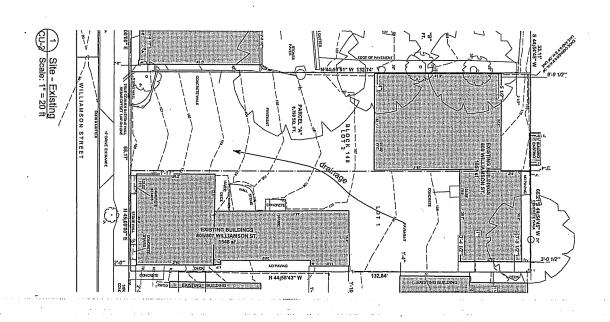


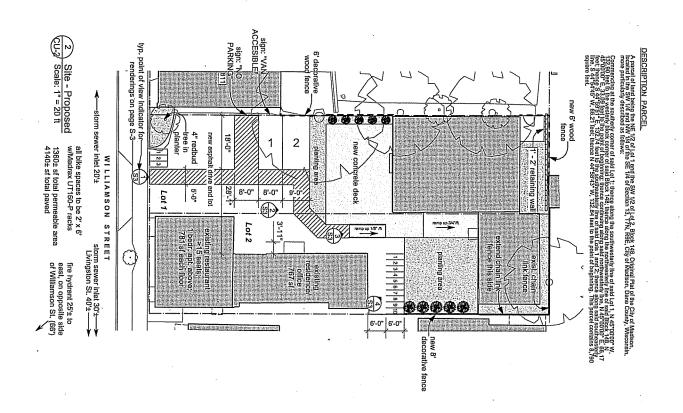
New Restaurant
Undergrounf Food Collective
809 Williamson St.
Madison, WI

version 2 **Site Overview** 

MARTENSDESIGN
4118 Hegg Avenue
Medison, WI 53716-1605
ph/fax: 608-221-2828 email: jmartens@chorus.net

9/14/12





New Restaurant Undergrounf Food Collective 809 Williamson St. Madison, WI

version 2
Site Plans: Existing/Proposed

MARTENSDESIGN
4118 Hegg Avenue
Madison, W153716-1606
ph/fax: 608-221-2828 emall: jmartens@chorus.net

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