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January 4, 2017

City of Madison Plan Commission
Attn: Chris Wells
Department of Planning & Community & Economic Development
Madison Municipal Building
215 Martin Luther King, Jr. Blvd.
Madison WI 53701-2985

re: 902/906 Williamson St. parking reduction and 2nd patio

Plan Commissioners,

The Board of the Marquette Neighborhood Association (MNA) is contacting you concerning the proposal for a reduction in parking requirements for the establishments at 902/906 Williamson St. The proposal is within the Marquette Neighborhood. After much discussion and outreach to the affected parties, in December, the MNA Board voted to oppose any further reduction in the parking requirements for this address and to support one outdoor patio only.

The parking situation at 902 to 912 Williamson St. has become a serious concern to the neighborhood and MNA opposes any further waivers of parking requirements. The commercial space on the first floor of 902/906 has already been granted a reduction of 18 stalls, the current request is for a further reduction of 6-9 stalls (depending on capacity).

There are currently 675 restaurant/tavern/nightclub permitted seats within 1 block of 902/906 (The Wisco, That Barbecue Joint, Madison Sourdough, Plan B, Umani, Pig in a Fur Coat). The parking difficulty for retail and residents on and near Williamson St. has been recognized for years and was highlighted when buses were proposed for Willy St. and the retail establishments articulated their need for additional parking or at least no loss of parking. That effectively killed any consideration of buses on Willy St. and the City buses were returned to a residential street. Further aggravating the parking shortage on Willy St. is counterproductive.

The continued development of high parking demand establishments without any or with little parking is having adverse impacts on existing establishments and on the adjacent residential areas. It is imperative that adequate parking be provided for new high parking demand establishments as we move forward. An additional waiver of the parking requirements for 902/906 Williamson would aggravate an already bad situation. However, there are available parking places within a block that could be used by the new restaurant if joint parking agreements with other property owners were pursued by the property owner of 902/906. The Preservation and Development committee of MNA (P&D) met and discussed these issues in detail and at both its mid-November and mid-December meetings voted to oppose any additional waiver of parking requirements for 902/906 Williamson St. The P&D committee and the MNA Board have expressed strong support for

the restaurant that is trying to become established at 902/906 and in a September 19th letter to the ALRC gave written support to the proposal for a 120 capacity restaurant with one outdoor patio as was proposed in August 2016. Since that time, MNA has become concerned with the proposed expansion to over 160 capacity, expansion from one to two patios and a need for additional parking waivers. If there is need for additional parking, the Board feels that the property owner of 902/906 needs to come to the appropriate long-term parking arrangements with his neighbors to accommodate the needs of his leasee.

During the MNA meeting of December 15th the Board passed two motions:

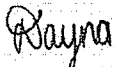
- 1) The board supports the restaurant at 902/906 Williamson Street with a seating capacity of 120. The MNA Board moves to oppose any additional waiver of parking requirements beyond 18 stall reduction that has already been administratively granted for 902/906 Williamson St. because of parking shortages in the adjacent commercial and residential areas The Board further moves to send a letter to the City Plan Commission to this effect.
- 2) Board support for outdoor seating has not changed since the Board originally approved the plan for the restaurant at 902/906 Williamson St in a letter dated September 19th, 2016. We support a single patio on the east side with seating for 12, which will close an hour before the restaurant.

In conclusion, at the December 15th meeting the MNA Board:

- voted to oppose any additional reduction in parking requirements for the 902/906 Williamson St. property. This decision was, in part, based on the fact that the property owner of 902/906 should be able to meet the parking requirements by working with nearby property owners.
- voted to support the request for a single outdoor seating patio only, as was proposed to the neighborhood in August 2016, and not support the request for a second outdoor patio or an expansion of the restaurant to more than 160 capacity.
- requested that the Plan Commission stipulate that any parking requirement reduction or outdoor seating conditional use be attached to the restaurant and that any change in restaurant ownership require reconsideration of that use by the Commission.

Thank you for considering the views of the Marquette Neighborhood Association in your deliberations.

Sincerely,



Dayna Long, Secretary Marquette Neighborhood Association

cc: Chris Wells, City of Madison
Matthew Tucker, City of Madison
Marsha Rummel, District 6 Alder
MNA Board