

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** January 9 2017

**To:** Plan Commission  
**From:** Matt Tucker, Zoning Administrator  
**Subject:** 904 Williamson Street (AKA 315 S. Paterson St.)

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**Present Zoning District:** TSS (Traditional Shopping Street)

**Proposed Use:** Allow for a restaurant-tavern in a 4,215 sq. ft. tenant space, including outdoor seating, in a mixed-use building with 25 dwelling units.

**Conditional Use:** Section 28.141(5) Conditional Use parking reduction. \*\*

**Section 28.061 Outdoor eating areas associated with Food and Beverage establishment are a Conditional Use.**

\*\*A two-stall parking reduction was by the Zoning Administrator when the building was originally approved for construction on 2/2/16, for a 25-unit mixed-use building with 23 parking spaces and no commercial tenant. A 20-stall parking reduction was approved by the Zoning Administrator on 10/31/16, for a 120 person capacity restaurant-tavern in a mixed-use building with 25 dwelling units. With the requested capacity of 176 persons, 51 parking spaces are required for all uses in the building. The Zoning Administrator may waive up to 20 stalls. This request would be for a 28 stall reduction, which must be approved by the Plan Commission.

**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): None.

**GENERAL OR STANDARD REVIEW COMMENTS**

1. Bicycle parking shall comply with Sections 28.141(4)(g) and 28.141(11). A minimum of 25 bicycle stalls are required for the residential use plus 2 guest stalls. A minimum of 90% of the required bicycle parking stalls for the residential use shall be designed as long term stalls, and the remaining 10% may be short-term stall. Guest stalls for the residential use shall be short-term. A minimum of 9 short-term bicycle stalls will be required for the 176 person capacity restaurant-tavern. Although the total number of bike parking stall exceeds the minimum required, the design of all stalls does not meet city code, so bicycle parking reduction likely will be required.
2. Bicycle parking proposed for placement in the public right-of-way will require approval from the City Real Estate section.

3. A site visit has shown that some elements of the approved site and landscape plan have not been implemented, and appear to conflict with the improvements at the site. A revised site and landscape plan showing the final condition at the site shall be submitted and approved before the large capacity outdoor seating area many be used.
4. Per Section 28.142(3) Landscape Plan and Design Standards, submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
5. Exterior lighting provided shall be in accordance with City of Madison General Ordinances Section 10.085. If exterior building lighting is provided, submit an exterior lighting plan and fixture cut sheets with the final plan submittal.
6. 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.

**TSS ZONING CRITERIA**

Site Design	Required	Proposed
Number Parking Stalls	Multi-family dwelling: 1 per dwelling (25) 176 person capacity Restaurant-tavern (26)  Total parking required = 51 stalls	23 enclosed
Accessible Stalls	Yes	Yes
Loading	No	No
Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms (25) 1 guest space per 10 units (2) Restaurant-tavern 9 (36 total)	Garage standard stalls – 24 Interior wall-mount* – 10 Exterior surface - 14 (34) *bicycle racks placed above front of parking stalls are not counted
Landscaping	Yes	Yes
Lighting	Yes	Yes

Other Critical Zoning Items	
Historic District	Yes, Third Lake Historic District
Floodplain	No
Barrier Free (ILHR 69)	Yes
Utility Easements	Yes