

From: [DAVID BRIDGEFORD](#)
To: [Plan Commission Comments](#)
Cc: John.russell.sims@gmail.com; [Patrick Clark](#)
Subject: The Livingston Condominium Association Opposition to Conditional Use Application for 809 Williamson Street
Date: Sunday, June 13, 2021 11:50:38 AM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Members of The Madison Plan Commission,

We are writing regarding a request for a conditional use permit at 809 Williamson Street. The matter is scheduled to be taken up at your meeting on June 21, 2021.

All three of us attended the neighborhood meeting on June 8 organized by Alder Benford. We comprise the Board of Directors for The Livingston Condominium Association located directly across the street at 808 Williamson. Our building has 36 residential owners and two commercial units. The 800 block of Williamson has well over 100 residences.

We were disappointed to hear the architect James McFadden continually talk in past tense as if the City had already approved the project and there was nothing that could be done. In fact, Mr. McFadden stated that the outdoor dining space was a matter of “right” and that once approval is granted the only recourse the neighbors would have would be to go to the ALRC. Mr. McFadden also represented that City ordinances do not require any off-street parking for the business. Alder Benford recorded the Zoom meeting and said he would make it available to City staff.

As owners of homes across the street, we are very familiar with the acoustics of the area. In fact the new business just to the east of 809 Williamson, Taco Local, has live music on Thursday nights indoors and the music is very loud. There have been several complaints. Although the proposed area for outdoor dining is set back, it is on a raised concrete slab. Given the proximity to so many homes across the street and homes to the west as well, we do not believe that this is an appropriate spot for outdoor dining. Since the proposal would degrade uses already in existence the City ordinance standards for a conditional use cannot be met and we urge you to deny the application.

Further, the applicant apparently is making no effort to arrange for off-street parking, including any shared parking arrangements. This, despite the City ordinance that requires off-street parking of 15-40% of occupancy since it is located within 300 feet of another restaurant. It is worth noting that a restaurant a block away, Fuegos, failed in part due to its failure to obtain off-street parking. We think it is unfair of the City to require off-street parking for most of the condominiums and apartments on the block, but allow the commercial neighbors to come in without any arrangements for off-street parking. Perhaps Taco Local, La Kitchenette and Doban (all located next to each other and all without off-street parking) could join forces and in the spirit of being good neighbors make some arrangements for off-street parking with appropriate parking signs in front of their restaurants.

The Board of Directors of The Livingston Condominium has voted unanimously to oppose outdoor dining at this location under any conditions since it will degrade uses already in existence. However, if the City were inclined to find a way to approve the application we ask that the following conditions be attached to the conditional use:

1. No amplified or live music.
2. All patrons must be off the patio by 10 pm.
3. Capacity limited to 15 patrons for the first year with an increase after one year if appropriate.
4. Off-street parking for 20 vehicles with appropriate signage at the front of the restaurant directing patrons where to park.

Cordially,

The Livingston Condominium Association Board of Directors
John Sims
David Bridgeford
Patrick Clark