

Letter Of Intent

Re: Conditional Use Permit for a Nightclub

December 18, 2017

Property Address: 1222 Williamson St.
Zoning District: Traditional Shopping Street (TSS)
Aldermanic District: 6

Project Team:

Owner: Hanah Jon Taylor
Musonics, LLC
1101 Rutledge Ct. #3
Madison, WI 53703

Architect: Ed Kuharski
Green Design Studio
405 Sidney St.
Madison, WI 53703

Legal Description: ORIGINAL PLAT, AKA FARWELLS REPLAT, BLK 201, LOT 14 & NE 62 FT OF LOT 15.

Project Overview:

Café Coda is a Jazz Club specifically designed to provide an intimate, close-to-the performers listening experience. Café Coda's mission is to broaden the appreciation of creative music in the Greater Madison Area, which is growing in diversity. Café Coda will have a strong community engagement program in cultural arts and creative music. Programming is currently planned for Wednesday through Saturday nights and Sunday afternoons. All evening programming will end prior to the venue will closing at midnight.

The currently planned events include:

Wednesdays **World Music Review**, International music from Africa, Latin America, the Caribbean, Asia and Europe.

Thursdays **Latin Jam Session**, free Latin dance lessons followed by live Latin Jazz music

Fridays **Live Performances** of regional artists

Saturdays **Community Drum Circle** at noon
Young Peoples Music Showcase in the afternoon
Live Evening Performances featuring national and international artists

Sundays **Bring Your Own Vinyl**, no charge. The vinyls will be played and discussed
Large Screen Documentaries, offered at no charge. Documentaries will focus on specific music artists with video anthologies.

The location is a multi-tenant mixed use building with several retail establishments on the ground level and residential uses on the second level above some businesses. There are two apartments located above the proposed location at 1222 Williamson St.

Venue Details:

Size:	3419 SF
Capacity:	99
Site parking	16 stalls
Site bike parking	0 stalls

A site plan was approved for this parcel as part of a conditional use for 1224 Williamson St. in 2015. A copy of the approved site plan is attached.

Zoning:

In the TSS zoning district for this parcel a Nightclub is a conditional use under the following Supplemental Conditions (Zoning Code page 28-212a):

- Capacity may be as high as 5 square feet per person
- Shall hold an entertainment license
- Shall hold a valid alcohol license and operate consistent with those requirements
- Must offer live entertainment a minimum of 2 nights per week
- Shall be open no more than 3 hours before and 2 hours after an event

Café Coda's capacity will be at a rate of 34 square feet per person. Café Coda has applied for an alcohol license and an 18+ Center for Visual and Performing Arts entertainment license. These applications are scheduled to be considered by the ALRC on December 20, 2017 and by the Common Council on January 2, 2018. Café Coda will only be open at times when events are scheduled in accord with the zoning requirement and will be closed at all times by midnight.

Parking:

Under the zoning ordinances a venue of this type with a capacity of 99 people requires 15 parking stalls. A reduction of 5 stalls is available to the applicant. The Zoning Administrator is allowed to provide a reduction for of the balance of 20 parking stalls, or 15 stalls if the applicant takes a 5 stall reduction. The Zoning Administrator has indicated that a parking reduction of the additional 10 required stalls could be approved.

To ameliorate the parking impact on the surrounding neighborhood Café Coda has arranged to lease a parking lot at St. Vincent DePaul, less than a block away, on Friday and Saturday evenings. This parking lot is capable of parking 25-30 cars. An attendant will monitor the parking lot to ensure that those using the facility are patrons of Café Coda. The attendant will also monitor activity in the parking lot and insure that the vehicles have vacated the lot by midnight.

Bicycle Parking:

A reduction in the required bicycle parking will also be requested of the Zoning Administrator. There is no available space on private property to provide effective bike parking as the buildings are directly adjacent to the street side property line. There are 2 double sided bike racks in the street terrace in front of the building.

Music amplification:

Acoustic music, not requiring electronic power sources will be presented as the main focus of Cafe Coda. However a small PA system will be available to performers to find sonic balance for any concert, monitored by a sound technician or management.

Conditional Use approval standards:

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*

The conditional use to allow a jazz club on this site will be a positive asset for the community. The venue will be operated in a safe and proper manner in accord with the licensing requirements for serving alcohol and providing live entertainment. A security plan has been prepared for those applications. As part of the buildout of this space considerable attention is being given to limiting any sound transmission out of the building or to the residential units located above the venue.

2. *The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing those services.*

Municipal services are already provided to this site and there will be no changes in the need for these services nor the associated costs to provide these services.

3. *The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.*

The surrounding properties include the following uses which are all permitted uses in the Traditional Shopping Street District: general retail, liquor store, tattoo shop, restaurants, offices, grocery store and a fire station. The proposed use will contribute to what is already a vibrant shopping and entertainment area. A jazz club will enhance the ambiance and reputation of the area as an eclectic part of Madison.

4. *The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

As noted above there is a broad mix of permitted uses already on this fully developed block. The proposed use is allowed in this district as a conditional use and will not impact orderly development in the area.

5. *Adequate utilities, access roads, drainage, parking, supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other site improvements have been or are being provided.*

There will be no changes to the existing on-site driveways or parking layout which was approved by the City in 2015. The site is served by municipal water and sewer and has adequate electrical and natural gas services for the proposed use.

6. *Measures, which may include transportation demand management (TDM) and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.*

There will be no change to the existing on-site conditions. The site is located on a Standard Arterial Street with an average weekday traffic count of 17,400. The hours of operation of Café Coda will not overlap with high volume use times on Williamson St. nor with peak times for adjacent retail establishments such as the Willy St. Co-op and St. Vincent de Paul. Off street parking will be leased for patrons on Friday and Saturday evenings when events are scheduled.

7. *The conditional use conforms to all applicable regulations of the district in which it is located.*

A Nightclub is an allowed use in the TSS district when meeting the conditions listed in the Zoning section above. The operation of Café Coda will meet all of these requirements as noted in this application.