



Report to the Plan Commission

April 11, 2011

Legistar I.D. #21979

924 Williamson Street ("Plan B")

Alteration to an Approved Conditional Use

Report Prepared By:
Kevin Firchow, AICP
Planning Division

Requested Action: The applicant requests approval of an alteration to an approved conditional use to expand existing parking lot for nightclub to create additional parking stalls.

Applicable Regulations & Standards: Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses.

Summary Recommendation: Subject to input at the public hearing, The Planning Division recommends that the Plan Commission find the conditional use standards are met and **approve** the proposed conditional use alteration to expand and reconfigure the parking lot for a nightclub to yield additional parking spaces. This recommendation is subject to conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Applicant / Contact: Ken Saiki; Ken Saiki Design; 303 South Paterson Street; Madison, WI 53703

Property Owner: Chvala Ventures, Inc; 40 East Mifflin Street; Madison, WI 53703

Proposal: The applicant proposes to expand the existing parking lot to create seven (7) additional stalls.

Parcel Location: The subject site is approximately ½-acre in area on the north side of Williamson Street, mid-block between Paterson and Brearly Streets. The site is located in Aldermanic District 6; Madison Metropolitan School District; and the Third Lake Ridge Historic District.

Existing Conditions: The site includes the Plan B night club. A conditional use allowing a parking reduction was approved in March 2009.

Surrounding Land Use and Zoning:

North: Office buildings; zoned C2 (General Commercial District);

South: Small mixed-use buildings, single-family residences, and two-family residences across Williamson Street; zoned C2 (General Commercial District);

West: Mixed-use Building; zoned C2 (General Commercial District);and

East: Two-flat residence; zoned C2 (General Commercial District).

Adopted Land Use Plan: The Comprehensive Plan recommends community mixed use for this site. This general area is also recommended for transit-oriented developments.

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services.

Zoning Summary: The property is zoned C2 (General Commercial - Third Lake Ridge Historic District)

Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	31,091 sq. ft. existing
Lot width	50'	adequate
Front yard	0'	0'
Side yards	0'	Existing
Rear yard	10'	10' to proposed addition
Floor area ratio	2.0	Existing
Number parking stalls	75	24 provided 51 stall reduction required
Accessible stalls	2	2
Loading	1 (10' x 35')	1
Number bike parking stalls	8 - based on a 75 stall requirement	8 (See Comment # 22)
Landscaping	Yes	(See Comment # 19)
Lighting	Yes	(See Comment # 20)
Other Critical Zoning Items	3 rd Lake Ridge Historic District, Utility Easements, Barrier Free (ILHR 69)	

Table Prepared by Pat Anderson, Assistant Zoning Administrator

Analysis, Evaluation, & Conclusion

The applicant requests approval of a conditional use alteration to expand and reconfigure the existing parking lot for the Plan B nightclub to create additional parking stalls. The applicant seeks to closely coordinate this effort with the scheduled reconstruction of Williamson Street, scheduled to begin this spring. This project is subject to the conditional use standards.

Previous and Related Approvals

The Plan Commission approved a conditional use for a 58-parking stall reduction in March 2009. In March 2010, the Plan Commission approved alterations to that conditional use including the installation of a new screening fence in response to a complaint from the owner of the adjacent residence. A request to establish an outdoor eating area was denied at that meeting and the operators have not moved forward with implementing plans for a previously approved smoking enclosure. In December 2010, a minor alteration was approved to approve a rear-deck addition and enclosure intended to deflect sound.

Current Request

The scope of this request is limited to the physical parking lot reconfiguration and expansion to yield an additional seven (7) stalls. Aside from restriping the paved areas, the existing 37-foot sideyard would be reduced to roughly 12 feet. The recently installed fence would remain though the existing vegetation would be removed and replaced. The new landscape plan includes the installation of a rain garden and the planting of two (2) swamp white oaks, three (3) skyline honey locusts, and four (4) juniper trees.

The Planning Division doesn't object to the revised site plan. In addition to providing additional parking stalls, the plan maintains the recently-installed screening fence and provides enough room for additional plantings.

As a clarification, staff note that a lighting plan has been submitted, though some of the site details are not consistent with the site and landscape plan. The final lighting plan should be made consistent with approved site plan details and be submitted for final approval by Building Inspection and Planning staff.

Staff believes the conditional use standards are met. The proposal is not in conflict with any adopted plans. At the time of report writing, staff was not aware of objections to this request.

Recommendation and Proposed Conditions of Approval

Major/Non-Standard Conditions are Shaded

Planning Division Recommendation (Contact Kevin Firchow, 267-1150)

Subject to input at the public hearing, The Planning Division recommends that the Plan Commission find the conditional use standards are met and **approve** the proposed conditional use alteration to expand and reconfigure the parking lot for a nightclub to yield additional parking spaces. This recommendation is subject to the conditions recommended by the Planning Division and other reviewing agencies.

1. That all other previously-approved conditions related to the conditional use shall remain in effect.
2. That the applicant revises the lighting plan so underlying details are consistent with approved site and landscape plan. Final details of this plan shall be provided to Building Inspection and Planning Division staff.

The following conditions have been submitted by reviewing agencies:

City Engineering Division (Contact Janet Dailey, 261-9688)

3. The new drive access will require that a street light be relocated and a tree to be removed. The relocation of the light is dependent upon the driveway at 916 Williamson be removed (same owner). A tree removal permit is required from Forestry prior to sign off of the final site plan.
4. Direct runoff from new pavement to the proposed rain garden. City Engineer shall review the rain garden design for approval.
5. Coordinate site and terrace improvements with the city reconstruction of Williamson Street.
6. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass. (POLICY)
7. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction. (POLICY)
8. All work in the public right-of-way shall be performed by a City licensed contractor. (MGO 16.23(9)(c)5 and MGO 23.01)

9. Please submit a tree removal planting plan (in PDF format) to Dean Kahl, of the City Parks Department - dkahl@cityofmadison.com or 266-4816. Approval and permitting of any tree removal or replacement shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan. (POLICY)
10. All damage to the pavement on Williamson Street adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY)
11. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division. (Lori Zenchenko) zenchenko@cityofmadison.com. The digital copies shall be drawn to scale and represent final construction including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. All other levels (contours, elevations, etc) are not to be included with this file submittal. Email file transmissions are preferred. The digital CAD file shall be to scale and represent final construction. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format. Please include the site address in this transmittal.

Traffic Engineering Division (Contact John Leach, 267-8755)

12. When the applicant submits final plans of one contiguous plan for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, showing all easements, all pavement markings, building placement, and stalls, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
13. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
14. The applicant shall show dimensions for the proposed 60 degree parking stalls' items A= 12.5 ft, B= 11ft, C= 21 ft, D= 18 ft, E= min. 16 / 24 ft, F= 15 ft, and H=11.5 ft for parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2. Signs and planting areas are to be excluded from the rectangular stall areas including the two (2) feet of vehicle overhang. The two (2) feet of vehicle overhang shall be shown on the plan and dimensioned.
15. The developer shall contact City Traffic Engineering, Kevin Fahey (266-4761) prior to submitting parking lot plans to arrange for redesign of the existing street light(s) on Williamson Street. All cost related to this work (design, inspection, materials, construction, etc.) shall be the responsibility of the developer.
16. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and hand holes, including labor, engineering and materials for both temporary and permanent installations.
17. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Fire Department (Contact Bill Sullivan, 261-9658)

This agency submitted a response with no recommended conditions of approval.

Zoning Administrator (Contact Pat Anderson, 266-5978)

18. The landscape plan and site plan submitted for sign-off shall be consistent.
19. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping meets the point and required trees (Note: The required trees do not count toward the landscape point total.). Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands and along the east side of the property shall be protected from vehicles by concrete curbs.
20. Provide a lighting plan showing at least .5 foot candle on any surface on any lot and an average of .75 footcandles. The max. light trespass shall be 0.5 fc at 10 ft from the adjacent lot line. (See City of Madison lighting ordinance).
21. Angle-style accessible stalls shown on the plan do not meet ANSI A117.1 requirements. Contact Plan Reviewer Alan Harper (266-4558) to discuss this requirement. Meet all applicable accessible requirements, including but not limited to:
 - a. A minimum of one of the stall shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stall.
22. Provide a minimum of eight (8) bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.

Water Utility (Contact Dennis Cawley, 261-9243)

23. This property is not in a Wellhead Protection District. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, and not need a copy of the approved plans.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit a response to this request.

Parks Division (Contact Kay Rutledge 266-4717)

This agency did not submit a response to this request.