

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: October 1, 2012

TITLE: 809 Williamson Street – Third Lake
Ridge Historic district – Exterior
alteration to existing building. 6th Ald.
District. Contact: John Martens (27646)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Amy Scanlon, Secretary

ADOPTED:

POF:

DATED: October 1, 2012

ID NUMBER:

Members present were: Stu Levitan, Chair; Erica Gehrig, Vice Chair; Christina Slattery, David McLean, Marsha Rummel, Jason Fowler and Michael Rosenblum. Rummel left during the discussion of Item 5.

SUMMARY:

John Martens, 4118 Hegg Avenue, registering in support and wishing to speak. Mr. Martens briefly described the proposed project. Mr. Martens explained that the project would be converted to a restaurant with outdoor dining. Mr. Martens explained that one part of the building was constructed of concrete block as a welding shop and the other part of the building is of unknown date of construction and use.

Mr. Martens explained that the industrial character of the existing building will be maintained with the proposed alterations.

Sharon Kilfoy, 1020 Williamson Street, registering in support and wishing to speak. Ms. Kilfoy explained that Mr. Martens has worked with the neighbor concerns to locate the outdoor eating area and that outdoor eating areas are important for the vibrancy of the area.

ACTION:

A motion was made by Gehrig, seconded by Rummel, to approve the Certificate of Appropriateness for the exterior alteration as submitted. The motion passed by voice vote/other.



MARQUETTE NEIGHBORHOOD ASSOCIATION
A Place for All People - Established 1968
953 Jenifer Street
PO Box 3223
Madison, WI 53704

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October 11, 2012

Kevin Firchow
Kfirchow@cityofmadison.com

Kevin -

The Marquette Neighborhood Association (MNA) board met with John Martens concerning the proposed conditional use for 809 Williamson Street at our September board meeting. The revised plans were presented and representatives of the Underground Food Collective were also on hand to answer questions from the board and neighbors.

The board voted unanimously to support the revised plan that the Plan Commission has before it on October 15, 2012. We ask that the conditional use be tied to the current ownership of the business and that the outdoor seating area close at 10:00 p.m.

Sincerely,

Scott B. Thornton, President
Marquette Neighborhood Association

Cc: John Martens
Mel Trudeau
Marsha Rummel
MNA Board

August 17, 2012

Madison Plan Commission

c/o Mr. Brad Murphy via email at bmurphy@cityofmadison.com

RE: Underground Food Collective application for conditional use permit at
807-809 Williamson Street, Madison

Honorable Commissioners:

I wish to state my opposition to granting Underground Food Collective (UFC) a condition use permit at 807-809 Williamson Street for purposes of establishing one or more outdoor patios immediately adjacent to residential property. Such patio(s) are intended as seating area for patrons of UFC's planned restaurant.

I oppose the patio(s) regardless of hours of use or structural features.

Business features such as restaurant patios are patently inconsistent with adjacent, long-established residential use. They degrade the quality of the residential properties with a serious intrusion on privacy, loss of noise control and loss of general comfort of the residents. To paraphrase a neighborhood resident, it would be hard to imagine living next to a neighbor who invited 38 people to eat/drink/talk in their back yard every night during the summer.

Approval of conditional uses such as this only serve to degrade residential property. Owner occupants and most tenants have no use for private yards they can not enjoy. Nor, for noise that is likely to sometimes be audible within the neighboring homes. Some business traits, such as this patio, are simply not consistent with adjacent residential use.

Residential property values are high here. And, owners pay a premium for the historically sympathetic repairs they are compelled to make to their Third Lake Historic District homes. When those homes fail to live up to the expectations reasonable owners have for high assessments and location in a historic district, then both owners occupants and quality tenants will move elsewhere.

It's time to make some planning decisions about Jenifer Street. Please either remove it from the Historic District, lower the residential assessments and write it off as a casualty to the perceived need to support continued growth of Williamson Street business at any cost, or support Jenifer Street as quality residential street. One that is most certainly needed to maintain the adjacent businesses' appeal to their increasingly upscale clientele. And, also needed as a buffer to the inner residential streets of the Marquette neighborhood.

Thank you.

Sincerely,
Lynn Rusch
1216 Jenifer Street
Madison