



Department of Planning & Community & Economic Development

## Planning Division

Heather Stouder, Director

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126 S. Hamilton Street  
P.O. Box 2985  
Madison, Wisconsin 53701-2985  
Phone: (608) 266-4635  
Fax (608) 267-8739  
[www.cityofmadison.com](http://www.cityofmadison.com)

July 6, 2018

Andrew Cusick  
836 Woodrow Street  
Madison, WI 53711

RE: Denial of a Conditional Use approval of a Conditional Use to allow construction of an accessory dwelling unit (ADU), and approval of a Conditional Use to allow the total area of all accessory buildings on a lot to exceed ten percent (10%) of the lot area in a TR-C2 district, at 836 Woodrow Street (ID 51767; LNDUSE-2018-00052)

Dear Mr. Cusick;

Meeting in regular session on July 2, 2018, the Plan Commission found the conditional use approval standards were not met and **denied** your conditional use requests to allow construction of an accessory dwelling unit and to construct an accessory building such that the total ground floor area of all accessory buildings exceeds ten percent (10%) of the lot area in a TR district at 836 Woodrow Street.

The Plan Commission's motion noted that Standard 3 [M.G.O Sec. 28.183(6)(a)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."] could not be found to be met. The Plan Commission cited the negative impacts on surrounding properties by establishing a third building on the lot and exceeding 10% of the lot area.

According to Section 28.183(7), M.G.O., no application for a conditional use that is denied wholly or in part by the Plan Commission (or, on appeal, by the Common Council) shall be resubmitted for a period of one (1) year from the date of the final decision, unless the applicant provides substantial new evidence or proof of a change of conditions that would support approval or conditional approval of the application.

Please contact me at 243-0455 with any questions.

Sincerely,

Colin Punt  
Planner