

Comments to Plan Commission 23 May 22

Dear Chair Zellers, commissioners and city staff,

I read last week the staff reports for 519-547 W Wash and 609-615 E Dayton. In the former, the report concludes: "*When the recommendations of the adopted plans are considered, the scale and use of the proposed building, recommendation of the UDC, and the proposed conditions of approval are considered, Staff believes that the Plan Commission can find the demolition approval standards and conditional use approval standards can be met.*"

In both legistar records for the requests for demolition, links to the applications for conditional use are provided.

Furthermore, the agenda for tonight's meeting specifies that the requests for demolition and the applications for conditional use for these 2 proposals be considered together as one item.

While I don't know the exact state statute, I hear consistently at Landmarks and Plan Commission meetings that state law does not allow the commissioners to consider future use when reviewing a request for demolition. Unfortunately, I believe that we cannot avoid prejudicing the Plan Commission with the way the information about the proposed demolitions and uses in the agenda, in legistar, and in the staff reports is presented

If we are to review the requests for demolition on their merit, they must be treated with separate staff reports and as separate agenda items.

I am unaware of a City policy that requires Planning and PC to review these items together. Obviously, it is too late to change the agenda for tonight's meeting. However, I feel that the Commission and Planning staff need to set up a policy so that the spirit of the state law is better respected at future meetings.