

CITY OF MADISON
INTER-DEPARTMENTAL
CORRESPONDENCE

DATE: March 16, 2012

TO: Urban Design Commission

FROM: Timothy M. Parks, Planner, Planning Division

SUBJECT: **ID 24171 – PUD-GDP-SIP for 202-206 N. Brooks Street**

On March 5, 2012, the Plan Commission recommended that the rezoning of 202-206 N. Brooks Street from R5 to PUD-GDP-SIP (ID 25021) and the related demolition permit (25172) to allow construction of a 5-story, 14-unit apartment building be referred to a future meeting to allow the Urban Design Commission to review the proposed development against the design recommendations contained in the Regent Street-South Campus Neighborhood Plan and provide a recommendation to the Plan Commission. The motion to refer passed unanimously.

Attached, please find the Planning Division staff report of February 20, 2012 regarding the proposed development and a March 5, 2012 addendum. Also attached is a memo from Assistant City Attorney Kitty Noonan, in which she advised the Plan Commission to not base its recommendation on the proposed zoning map amendment and demolition permit on the land use recommendations contained in the 2008 Regent Street–South Campus Neighborhood Plan. That plan identifies the future land use of the subject site in the “academic/ research” category and makes references to the University of Wisconsin’s 2005 Campus Master Plan, which calls for a University building to be constructed on the site in the future. ACA Noonan’s memo was provided in response to issues raised in a February 20, 2012 letter from Attorney Ron Trachtenberg to the Plan Commission regarding this project, which is also attached for your reference.

While the Plan Commission has been advised to no longer consider the future recommended land use of the property as a basis for approving or not approving the proposed development, Planning staff recommended to the Plan Commission that the other recommendations in the Regent Street–South Campus Neighborhood Plan be considered when determining whether or not the applicant’s project meets the criteria for approval. The guidelines staff feels the proposed development is not in conformance with are noted in the staff report and addendum, and the applicable provisions of the plan are attached for your consideration.