



Department of Planning & Community & Economic Development
Planning Division

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TO: Maribeth Witzel-Behl, City Clerk
FROM: Katherine Cornwell, Planning Division Director
DATE: July 12, 2013
SUBJECT: Appeal of Plan Commission Decision on Legistar ID #30334

Dear Ms. Witzel-Behl-

At their July 8, 2013 meeting, the City of Madison Plan Commission approved a conditional use request for a mixed-use building with 21 residential units and ground floor commercial space at 2620 Monroe Street and 665 Knickerbocker Street (Legistar ID #30334).

On July 12, 2013, Plan Commission Secretary Steven Cover received a petition to appeal the Plan Commission action to the Common Council.

Sec. 28.183(5)(b) states that:

- "1. The Plan Commission's decision is appealable to the Common Council.
2. The appeal may be filed by:
 - a. The applicant, or
 - b. The Alderperson of the district in which the use is located, or
 - c. Twenty percent (20%) or more of the property owners entitled to notice who object to the establishment of the conditional use.
3. The appeal shall specify the grounds with specific reference to the findings of the Plan Commission.
4. The appeal shall be filed with the Secretary of the Plan Commission within ten (10) days of the final action of the Plan Commission."

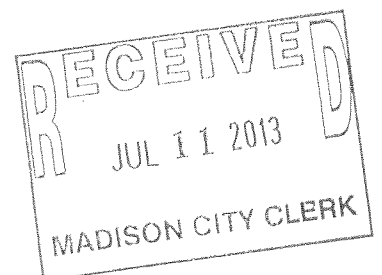
Upon examination by Planning Division staff, it appears that this petition was signed by over 20% of the property owners notified of the Plan Commission public hearing, pursuant to the requirements in Section 28.183(5)(b) of the Zoning Code.

Thank you, and please feel free to contact me with questions.

Sincerely,

Katherine Cornwell, Planning Division Director

CC: Steven Cover, Director, Dept. of Planning and Community and Economic Development
Maureen O'Brien, City Attorney's Office
Anne Monks, Mayor's Office
Alder Sue Ellingson
Randy Bruce, Knothe Bruce Architects



CITY OF MADISON

JUL 12 2013

Planning & Community
& Economic Development

July 12, 2013

Madison, Wisconsin

To: Secretary of the Planning Commission

Enclosed is a petition of property owners within notice range of the Monroe-Knickerbocker proposed development who petition for an appeal hearing with the Madison Common Council. We have followed the directions given to us by the City Plan Commission, such as they were. There was no petition form to fill out, so we had to create our own ad hoc. There was no guidance on whether phone numbers and printed names were required, we used only signatures and addresses. We were given a list of all who received notices, but the vast majority were labeled as "occupants" and not property owners. By our count, we totaled 32 or 33 property owners (the disparity because James and Paula Bigham were listed twice for separate properties.) In either case, we would need about 6.6 signatures to qualify for the 20 percent, by our count, and here provide the signatures of property owners for at least 10 properties –

Philip Olsen	657 Knickerbocker
David and Amy Shaffer Williamson	653 Knickerbocker
Linda and David Maraniss	659 Knickerbocker
Stephen and Julia Billingham	648 Sprague
Cathy and Carl Rasmussen	652 Sprague
Amanda and Brett Solberg	646 Knickerbocker
Amy Otto-Manke	652 Knickerbocker

James and Paula Bigham

660 Knickerbocker

Marcia L. Diamond

663 Crandall

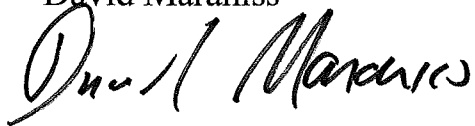
Kate Mittelstadt

664 Knickerbocker

The other signatures are from the Yelles, who live at 641 Knickerbocker who were not listed on the notice but whose house seemed within the distance of notice.

Thank you for your consideration, and please let us know soonest if any further material is needed for this petition.

David Maraniss



233-2043

david-mar@msn.com

PETITION TO APPEAL MADISON CITY PLAN COMMISSION DECISION OF JULY 8 2013 REGARDING CONDITIONAL USE PERMIT FOR ROUSE PROJECT AT CORNER OF MONROE AND KNICKERBOCKER STREETS

We the undersigned property owners within the properly designated distance of the proposed development at the corner of Monroe and Knickerbocker Streets (Item 13 on the July 8 2013 agenda of the Madison Plan Commission), do hereby petition for a hearing before the city council on the grounds that the Plan Commission decision did not meet conditional use standards 3 and 6. In addition, the commission and its staff underreported and misrepresented the precise square footage of the building, ^{in our opinion.}

We are requesting an appeal hearing for the above reasons.

CITY OF MADISON

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NAME

ADDRESS

Planning & Community
Economic Development



Philip Olsen	657 Knickerbocker St.
David Shaffer	653 Knickerbocker St.
Amy Williamson	653 Knickerbocker St.
Linda Maranisi / Pat Maranisi	659 Knickerbocker St.
Marie Yelle	641 Knickerbocker St.
Dan Yelle	641 Knickerbocker St.
Stephen Billingham / Julia Billingham	648 Sprague St.
Carl J. Rasmussen	652 Sprague St.
Cathy Rasmussen	652 Sprague St.

(next page)

Amanda Halberg / Butch Almy
Amy Otto - Mark Ke

Jr B N, Paula Biglan
Jr B N, Paula Biglan

Marcia & Wainover
Katie Mattelstett

646 Knickerbocker St.

652 Knickerbocker St

660 Knickerbocker St.

660 Knickerbocker St.

663 Crandall St.

644 Knickerbocker