

CITY OF MADISON
INTER-DEPARTMENTAL
CORRESPONDENCE

DATE: June 21, 2010

TO: Plan Commission

FROM: Timothy M. Parks, Planner, Planning Division

SUBJECT: **ID# 18881 – Time Extension for 1815 University Avenue PUD-GDP-SIP**

On June 19, 2007, the Common Council conditionally approved a request by Steve Brown Apartments to rezone an approximately 0.59-acre property located at the southeastern corner of University and Princeton avenues from OR (Office Residence District) to Planned Unit Development, General Development Plan, Specific Implementation Plan (PUD-GDP-SIP) to allow demolition of a former private student residence hall and construction of a 64-unit apartment building known as “Brown Lofts.” The PUD-GDP-SIP was recorded on December 3, 2008.

On May 19, 2010, Shane Fry submitted a written request on behalf of Steve Brown Apartments requesting approval of a 24-month time extension for the implementation of the approved PUD.

The Zoning Ordinance requires that “...within 36 months of Common Council approval of the general development plan, the basic right of use for the areas, when in conformity with the approved specific implementation plan, shall lapse and be null and void unless the project, as approved, is commenced by the issuance of a building permit, or an application for an extension is filed at least thirty days prior to the expiration of the 36-month period.” The Plan Commission may grant an extension for up to 24 months for obtaining a building permit once a specific implementation plan is approved and recorded following a public hearing where it determines that no changes in the surrounding area have occurred since approval of the general development plan that would render the project incompatible with the surrounding uses. In no case shall an extension allow a building permit to be issued more than 60 months after approval of the general development plan by the Common Council.

The Planning Division believes that no changes have occurred in the surrounding area since the 64-unit apartment development was approved 3 years ago, and staff is not aware of any new development proposals nearby that would render this project incompatible with surrounding uses. As such, staff believes that the Plan Commission could grant the 24-month time extension requested for this project. The time extension requested on behalf of the developer would require that a building permit be issued for the approved planned unit development by June 19, 2012.