



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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November 30, 2023

Nick Patterson
Vive Holdings, LLC.
1818 Parmenter Street
Middleton, Wisconsin 53562

RE: ID [80223](#) ; 'LNDUSE-2023-00078' – Consideration of an alteration of an approved conditional use for a residential building complex in the Traditional Residential-Urban 1 (TR-U1) District to allow the mulch in planting beds to be changed from wood to stone at 4205 Portage Road.

Dear Nick Patterson:

On November 27, 2023, the Plan Commission, meeting in regular session, found that your client's request for approval of an alteration of an approved conditional use at 4205 Portage Road did not meet Conditional Use Approval Standard #9 and placed the request on file. Discussion on the motion cited the Urban Design Commission's recommendation.

Standard #9 states, "When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation."

The Plan Commission's decision is appealable to the Common Council as outlined in MGO Section 28.183(5)(b). Any appeal shall be filed with the Zoning Administrator within ten (10) days of the final action of the Plan Commission.

If you have any questions about this matter, or if you may be of any further assistance, please do not hesitate to contact my office at cwells@cityofmadison.com or (608) 261-9135.

Sincerely,

Chris Wells
Planner

cc: Katie Bannon, Zoning Administrator