



PREPARED FOR THE PLAN COMMISSION

Project Address: 418 Division Street (District 6 – Ald. Rummel)
Application Type: Rezoning and Conditional Use
Legistar File ID #: [43648](#) & [43416](#)
Prepared By: Chris Wells, Planning Division
Report Includes Comments from other City Agencies, as noted

In response to comments made at a neighborhood meeting on August 4, 2016, the applicant provided Planning Division staff dimensioned building elevations on the afternoon of August 5 which clarified the height of the proposed building. (Note: these drawings have been included with along this memo). In review of those drawings, it has been determined that an additional conditional use applies to this project. The proposed building has an average height of 44 feet – 3 inches as measured by Section 28.134(1)(b) which states:

For principal buildings and structures, height is the average of the height of all building facades. For each facade, height is measured from the midpoint of the existing grade to the highest point on the roof of the building or structure. No individual facade shall be more than fifteen percent (15%) higher than the maximum height of the zoning district.

The maximum height for buildings in the TSS (Traditional Shopping Street) District as stated in Section 28.065(3) of the Zoning Code is 3 stories or 40-feet. Therefore, the following conditional use standard applies to this project:

Conditional Use Approval Standard 12 (Section 28.183(6)(a)(12)): When applying the above standards to an application for height in excess of that allowed in the district, the Plan Commission shall consider recommendations in adopted plans; the impact on surrounding properties, including height, mass, orientation, shadows and view; architectural quality and amenities; the relationship of the proposed building(s) with adjoining streets, alleys, and public rights of ways; and the public interest in exceeding the district height limits.

Planning Division staff have reviewed the submitted drawings per Standard 12 and does not believe that the additional few feet of height depicted on the revised elevations materially changes our recommendations regarding the project.

Planning Division staff also feel the project is adequately noticed for the Plan Commission to act on the requests, including the height above 40 feet.



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ARCHITECTS

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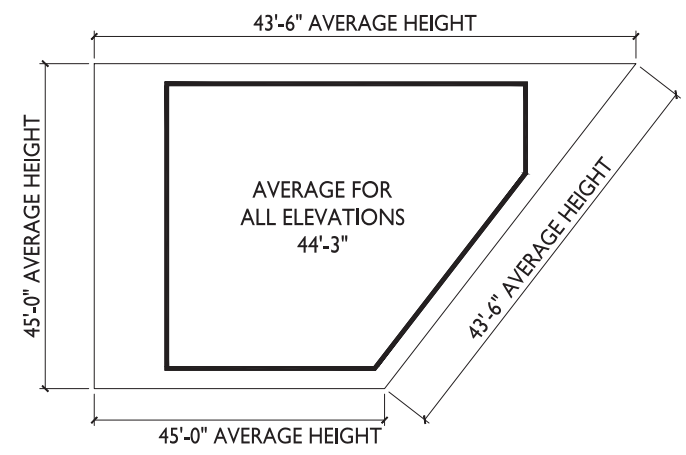
PROJECT TITLE
418 Division St.

Madison, WI
SHEET TITLE
Exterior
Elevations

SHEET NUMBER

A-2.1-elv

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418 Division St.

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