



## Office of the Common Council

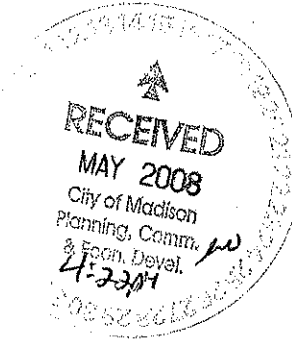
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BY HAND

May 15, 2008

Mr. Matt Tucker  
Zoning Administrator, City of Madison  
Madison Municipal Building  
215 Martin Luther King Boulevard  
Madison, WI 53701



Re: Notice of Aldermanic Appeal, Approval on May 5, 2008 to Allow for the Demolition of  
1501-09 Monroe Street

Dear Matt:

Pursuant to Section 28.04(22)(f) of the Madison General Ordinances, please accept this letter of  
appeal with respect to the above-captioned action by the Plan Commission.

I have reviewed the tape of the hearing as well as a transcript of the proceedings and believe that  
the Plan Commission should review the deed restriction offered by the applicant's attorney and  
included in a motion as part of the Commission's action before final approval is granted.

Further, I also believe the discussion of the use of the outdoor plaza in your staff report of May 5,  
2008 (see attached) merits further review. Specifically, items two and three conclude that use of  
the outdoor plaza would result in the project exceeding the 40,000 square foot zoning  
classification threshold. Exceeding 40,000 square feet would require that the project be  
considered as a conditional use standard rather than the demolition standards as occurred at the  
hearing.

In our discussions, we agreed that reasonable people could conclude that it is highly likely that  
the applicant will eventually apply to use that outdoor plaza, but that staff could not consider its  
square footage as part of the project until that application was made. While I have great respect  
for your knowledge of Chapter 28, I am also considering an appeal of this interpretation to the  
Zoning Board of Appeals.

Please do not hesitate to contact me about this appeal.

Very truly yours,

  
Julia S. Kerr, Alder  
District 13

cc: Rosemary Bodolay, Brad Murphy, Mark Olinger, Plan Commission Members, Alder  
Brian Solomon, Alder Robbie Webber