



Department of Planning & Community & Economic Development

Planning Division

William Fruhling, Interim Director

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April 3, 2024

Kevin Burow
Knothe & Bruce Architects, LLC
8401 Greenway Blvd Suite 900
Middleton, Wisconsin 53562

RE: Consideration of a demolition permit to allow demolition of three mixed-use buildings at 428, 434 and 444 State Street (Joe McCormick, JD McCormick Properties, LLC) (ID 69791).

Dear Kevin,

On March 25, 2024, the Plan Commission, meeting in regular session, found that your client's request for approval of a demolition permit to raze the buildings at 428, 434 and 444 State Street did not meet the standards for approval and placed your request on file without prejudice. The related conditional use requests for the redevelopment of the site (ID 69792) were referred indefinitely.

Specifically, the Plan Commission found that your demolition permit did not meet standard #7: *"The Plan Commission shall consider the factors and information specified in items 1-6 and find that the proposed demolition or removal is consistent with the statement of purpose of this section and with the health, prosperity, safety, and welfare of the City of Madison."* In finding that the standard was not met, members cited the statement of purpose in Section 28.185 regarding implementation of approved plans, specifically noting that Recommendation 75 in the Downtown Plan recommends "...the preservation, rehabilitation and adaptive reuse of sound older buildings that contribute to the district's character".

The Plan Commission's decision is appealable to the Common Council as outlined in MGO Section 28.185(10). Any appeal shall be filed with the Zoning Administrator within ten (10) days of the final action of the Plan Commission on March 25.

If you have any questions about this matter, or if you may be of any further assistance, please do not hesitate to contact me at (608) 261-9632 or tparks@cityofmadison.com.

Sincerely,

Timothy M. Parks
Planner