



Department of Planning & Community & Economic Development

Planning Division

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****BY E-MAIL ONLY****

August 28, 2020

Kevin Burow
Knothe & Bruce Architects
7601 University Avenue
Middleton, WI 53562

RE: Legistar #60476; Accela ID: 'LNDUSE-2020-00052' – Consideration of a demolition permit and the following conditional uses: 1) A building exceeding 25,000 square-feet of floor area for a mixed-use or multi-tenant building; 2) A building with non-residential uses occupying less than 75% of the ground floor frontage facing the primary street; and 3) A building with non-residential uses constituting less than 75 percent of the building's ground floor area, all to allow construction of a three-story, mixed-use building with approximately 830 square-feet of commercial space and 24 apartments in the Traditional Shopping Street (TSS) Zoning District.

Dear Mr. Burow,

At its August 24, 2020 meeting, the Plan Commission, meeting in regular session, found that your request for approval of conditional uses to construct a three-story mixed-use building at 817 Williamson Street did not meet the standards for approval and placed your request on file without prejudice. The related demolition permit request was also not approved.

Specifically, the Plan Commission found that your conditional use request did not meet the following standards in MGO §28.183(6)(a):

#4: *"The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;"*

#7: *"The conditional use conforms to all applicable regulations of the district in which it is located;"*
and

#9: *"When applying the above standards to any new construction of a building or 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."*

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No application for conditional use shall be granted unless the Plan Commission finds that all the applicable standards in MGO §28.183(6)(a) are met.

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

If you have any questions about this matter, or if you may need any further assistance, please do not hesitate to contact me at sprusak@cityofmadison.com.

Sincerely,



Sydney Prusak, AICP
Planner

cc: Matt Tucker, Zoning Administrator
Heather Stouder, AICP, Planning Division Director