



November 17, 2023

Jessica Vaughn  
Department of Planning & Community & Economic Development  
215 Martin Luther King Jr Blvd  
Madison, WI 53703

RE: Letter of Intent  
200 Block of Wisconsin Ave. – Madison College Site

Dear Jessica:

On behalf of MC Investors I, LLC, NCG Hospitality (“NCG”) is submitting our UDC application, Land Use Application, and this Letter of Intent for the redevelopment of the former Madison College site located at the 200 Block of Wisconsin Avenue (“the Project”). The Project is proposed to include a mixed-use development featuring a hotel, residential units, and commercial spaces. The existing historic building located at 211 N Carroll Street, is proposed to be repurposed from the 6-story masonry school building into residential units.

The northeast portion of the block along Wisconsin Avenue will be a newly constructed 11-story dual-branded Residence Inn and Autograph Collection hotel by Marriott. The hotel will feature high-quality architecture and building materials with two restaurant outlets (including a destination restaurant on the first floor that will help to reactivate the Capitol Square area and a rooftop restaurant/lounge with sweeping views of Lake Mendota, downtown Madison, and the Capitol), approximately 16,670 square feet of meeting and event space (including a Winter Garden and meeting and event spaces), a fitness center, and underground parking, all of which promises to boost the overall economic health of the City.

The 6-story historic school building located on the southwest portion of the block is proposed to be repurposed into a 134-unit apartment building that will feature resident amenities such as a fitness center, community clubroom, and rooftop patio, as well as over 10,000 square feet of commercial space. The renovation of the historic building does not eliminate any existing housing, so 100 percent of the residential units will be new units serving downtown Madison residents.

The site is currently zoned UMX, however, we are requesting a rezone to Planned Development District (“PD”). The rezone to PD will permit:

- The addition of an 11<sup>th</sup> story which will include a rooftop restaurant that will be accessible to the public; and
- A single curb cut for both the receiving dock and on-site trash/recycling areas.

The historic building will remain 6 stories. The new 11-story hotel building will be below the maximum height established by the Downtown Plan and below the Capitol View Preservation height limit

established under Section 28.134 of the City of Madison Code of Ordinances. However, the elevator and stair overrun, and the screened rooftop mechanical equipment will project above the Capitol View height limit. Per Section 28.183(6)(a)17, we are requesting approval of these projections. The proposed building is lower than the existing Concourse Hotel building located between the proposed building and the Capitol so there will be no adverse impact on view of the Capitol. The Project will also require conditional use approval given that the size of the building is greater than 20,000 square feet.

We believe the proposal achieves several important goals for the City of Madison including:

- Redeveloping a currently blighted parcel located one block off the Capitol Square;
- Placing the improvements on the tax roll for the first time and creating significant incremental value for the newly created TID #50 (Note: The applicant does anticipate applying for TIF support for the underground parking structure, the adaptive reuse of the historic building, and other extraordinary project costs. The TIF request will be part of a subsequent application process.);
- Providing needed housing in downtown Madison;
- Providing new amenities to downtown Madison, most significantly the Winter Garden that will provide a year-around indoor/outdoor space for Madison's celebrations, meetings, and events;
- Providing a luxury hotel and meeting spaces that will help support attracting new businesses, meetings, and events to Madison. A lack of hotel rooms and meeting spaces have been identified as a deficiency in the recently completed market study for Monona Terrace;
- Creating destination restaurants to attract visitors and residents back to downtown Madison;
- Providing an enhanced pedestrian experience on the Wisconsin Avenue block by removing the existing concrete pad and replacing it with green space. The design team will work with the City Forester to preserve existing terrace trees and minimize tree removals. In the event a tree replacement is necessary, the tree will be replaced with a species specified by the City Forester;
- Improving the W Johnson Street terrace by the removal of most of the concrete terrace and replacing it with a grass terrace and new terrace street trees; and
- Creating indoor and outdoor bike parking including a workshop for bike maintenance and repairs.

In compliance with Chapter 28.098 of the City of Madison Code of Ordinances, the rezoning of the site to a PD District is appropriate for the Project as it will allow the reuse of an existing historic building and the necessary mix of uses and density on the remaining portions of the block to make the Project economically viable. The 11<sup>th</sup> story will contain a single apartment unit, 3 suites and a public restaurant which will offer Madison residents and visitors views of the surrounding lakes and state capitol. Specifically, with the site being located one block off the Capitol Square and along the transit line of W. Johnson, it will promote integrated land uses that will allow for a mixture of residential, commercial, and public facilities with enhanced recreational amenities such as the indoor Winter Garden that connects to the open space outdoor courtyard for use by both residents and visitors. In addition to the many new amenities, the Project is also dedicated to the preservation of the existing historic building through adaptive reuse into elevated residential units with the incorporation of the historical arch that was once prominent on the property before it was deconstructed, preserved, and placed into storage (Refer to Attachment A for a more detailed zoning analysis).

The total gross area of the exterior footprint of the building at ground level is approximately 30,130 sf. The lot area is approximately 87,516 sf (or just over 2 acres). It is anticipated that the lot will be divided into multiple parcels via a future condominium plat (which is not part of this application). All maintenance, including trash and snow removal will be provided by private contract. The proposed hours of operation

will be 24 hours a day / 365 days a year. A construction start date has not yet been determined, but the proposed project will have a 24-month construction period.

Proposed Project Design highlights:

**Hotel**

Guestrooms: 345 total  
124 Residence Inn  
221 Autograph

Event/Function: 16,670 sq. ft. total  
2,750 sq. ft. Winter Garden

Food & Beverage: Rooftop Restaurant/Lounge  
First Floor Restaurant/Lobby Bar

**Multi-Family**

Units: 134 total

Amenities: Fitness Center  
Community Clubroom  
Courtyard Patio & Outdoor  
Kitchen Area  
Bike Storage  
Dog Wash

Commercial Space: 10,940 sq. ft

The Development Team includes the following:

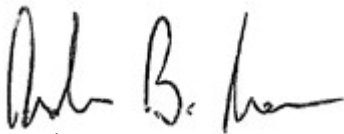
Developer/Applicant: MC Investors I, LLC  
Attn: NCG Hospitality  
1600 Aspen Commons, Suite 200  
Middleton, WI 53562  
Phone: 608-836-6060  
Fax: 608-836-6399  
Principal Contact: Andy Inman  
[ainman@ncghospitality.com](mailto:ainman@ncghospitality.com)

Architect: Cooper Carry  
625 N Washington Street  
Alexandria, VA 22314  
Phone: 703-519-6152  
Principal Contact: Andrea Schaub  
[andreaschaub@coopercarry.com](mailto:andreaschaub@coopercarry.com)

Please refer to the attached plans for additional information.

Sincerely,

NCG Hospitality



Andy Inman  
Chief Development Officer

**ATTACHMENT A**

**Code Compliance Checklist**

*[see attached]*

**ATTACHMENT A – CODE COMPLIANCE CHECKLIST FOR NCG HOSPITALITY’S PROPOSAL TO REDEVELOP 33 W JOHNSON ST IN THE CITY OF MADISON.**

**Madison Code of Ordinances: 29.098 Planned Development District**

[SUBCHAPTER 28G: - SPECIAL DISTRICTS](#) | [Code of Ordinances](#) | [Madison, WI](#) | [Municode Library](#)

**(1) Statement of Purpose**

The Planned Development (PD) District is established to provide a voluntary regulatory framework as a means to facilitate the unique development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural, and economic considerations, and that features high-quality architecture and building materials. In addition, the Planned Development District is intended to achieve one or more of the following objectives:

City of Madison Planned Development Objectives	Summary of NCG Proposal	NCG Proposal Compliance
(a) Promotion of green building technologies, low-impact development techniques for stormwater management, and other innovative measures that encourage sustainable development.	<b>NCG’s development will utilize low-impact development techniques as well as other innovative measures to encourage sustainable development.</b>	<input checked="" type="checkbox"/> Meets or Exceeds <input type="checkbox"/> Does Not Comply <input type="checkbox"/> May Comply
(b) Promotion of integrated land uses allowing for a mixture of residential, commercial, and public facilities along corridors and in transitional areas, with enhanced pedestrian, bicycle and transit connections and amenities.	<b>The proposed development will be a mixed use of residential, commercial, and lodging uses. There will also be public facilities for bus, bicycle, and pedestrian uses.</b>	<input checked="" type="checkbox"/> Meets or Exceeds <input type="checkbox"/> Does Not Comply <input type="checkbox"/> May Comply
(c) Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities.	<b>NCG’s development seeks to enhance the streetscape of the block by adding trees and a grass terrace along Johnson St as well as preserving the trees and grass terrace along Wisconsin Ave.</b>	<input checked="" type="checkbox"/> Meets or Exceeds <input type="checkbox"/> Does Not Comply <input type="checkbox"/> May Comply
(d) Preservation of historic buildings, structures, or landscape features through adaptive reuse of public or private preservation of land.	<b>The development will preserve the existing former Madison College building and look to use historic tax credits to pursue an adaptive reuse of the building into apartment units.</b>	<input checked="" type="checkbox"/> Meets or Exceeds <input type="checkbox"/> Does Not Comply <input type="checkbox"/> May Comply
(e) Provision of more adequate, usable, and suitably located open space, recreational amenities, and other public facilities than would otherwise be provided under conventional land development techniques.	<b>The development will feature numerous commercial outlets that will be open to the public. Most notably will be the Winter Garden that will open out to the midblock open-air courtyard in the center of the block.</b>	<input checked="" type="checkbox"/> Meets or Exceeds <input type="checkbox"/> Does Not Comply <input type="checkbox"/> May Comply

<p>(f) Facilitation of high-quality development that is consistent with the goals, objectives, policies, and recommendations of the Comprehensive Plan and adopted neighborhood, corridor or special area plans.</p>	<p><b>The development will be a signature addition to the city while maintaining consistency with the goals, objectives, policies, and recommendations of the Comprehensive Plan.</b></p>	<p><input checked="" type="checkbox"/> Meets or Exceeds  <input type="checkbox"/> Does Not Comply  <input type="checkbox"/> May Comply</p>
<p><b>(2) Standards for Approval of Zoning Map Amendment</b>          The standards for approval of a zoning map amendment to the PD District, or any major alteration to an approved General Development Plan, are as follows:</p>		
<p><b>City of Madison Ordinance</b></p>	<p><b>Summary of NCG Proposal</b></p>	<p><b>NCG Proposal Compliance</b></p>
<p>(a) The applicant shall demonstrate that no other base zoning district can be used to achieve a substantially similar pattern of development. Planned developments shall not be allowed simply for the purpose of increasing overall density or allowing development that otherwise could not be approved unless the development also meets one or more of the objectives of (1) above. Conditions under which planned development may be appropriate include:</p> <ol style="list-style-type: none"> <li>1. Site conditions such as steep topography or other unusual physical features; or</li> <li>2. Redevelopment of an existing area or use of an infill site that could not be reasonably developed under base zoning district requirements.</li> </ol>	<p><b>Due to the complexity and multitude of uses present in this project the PD zoning will allow the necessary density and design standards to make the project feasible. The development meets many of the objectives listed above.</b></p>	<p><input checked="" type="checkbox"/> Meets or Exceeds  <input type="checkbox"/> Does Not Comply  <input type="checkbox"/> May Comply</p>
<p>(b) The PD District plan shall facilitate the development or redevelopment goals of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans.</p>	<p><b>The PD plan facilitates the development goals of the Comprehensive Plan as well as the Downtown Plan.</b></p>	<p><input checked="" type="checkbox"/> Meets or Exceeds  <input type="checkbox"/> Does Not Comply  <input type="checkbox"/> May Comply</p>
<p>(c) The PD District plan shall not adversely affect the economic health of the City or the area of the City where the development is proposed. The City shall be able to provide municipal services to the property where the planned development is proposed without a significant increase of the cost of providing those services or economic impact on municipal utilities serving that area.</p>	<p><b>The PD plan will positively impact the economic health of the City by adding the site to the tax role and generating significant tax increment. The project will not significantly increase the cost of providing services or municipal utilities to the area as the necessary street, sidewalk, and underground utilities are currently in place.</b></p>	<p><input checked="" type="checkbox"/> Meets or Exceeds  <input type="checkbox"/> Does Not Comply  <input type="checkbox"/> May Comply</p>
<p>(d) The PD District plan shall not create traffic or parking demands disproportionate to the facilities and improvements designed to meet those demands. A traffic demand management plan may be required as a way to resolve traffic and parking concerns. The Plan shall include measurable goals, strategies, and actions to encourage travelers to use alternatives to driving alone, especially at congested times of day. Strategies and actions may include, but are not limited to, carpools and vanpools; public and private</p>	<p><b>The PD plan will not create disproportionate traffic or parking demands on the facilities and improvements currently designed. The development will feature onsite parking as well as a designated pick up and drop off area away from traffic. The project will add a new seating area for Metro users and incorporate indoor bike parking and a bike workshop for maintenance and repairs.</b></p>	<p><input checked="" type="checkbox"/> Meets or Exceeds  <input type="checkbox"/> Does Not Comply  <input type="checkbox"/> May Comply</p>

<p>transit; promotion of bicycling, walking and other non-motorized travel; flexible work schedules and parking management programs to substantially reduce automobile trips.</p>	<p><b>The project will also comply with the new TDM plan.</b></p>	
<p>(e) The PD District plan shall coordinate architectural styles and building forms to achieve greater compatibility with surrounding land uses and create an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose of the PD District.</p>	<p><b>The PD plan incorporates a unique curved façade that is a nod to the site’s location between Lakes Mendota and Monona. The design complements the architectural styles of the existing building on the block by using masonry and glass.</b></p>	<p><input checked="" type="checkbox"/> Meets or Exceeds  <input type="checkbox"/> Does Not Comply  <input type="checkbox"/> May Comply</p>
<p>(f) The PD District plan shall include open space suitable to the type and character of development proposed, including for projects with residential components, a mix of structured and natural spaces for use by residents and visitors. Areas for stormwater management, parking, or in the public right of way shall not be used to satisfy this requirement.</p>	<p><b>The plan will incorporate suitable natural open space for both residents and visitors through the courtyard and enhanced landscaping surrounding the block. The plan also includes a rooftop terrace as part of a restaurant that will be open to the public.</b></p>	<p><input checked="" type="checkbox"/> Meets or Exceeds  <input type="checkbox"/> Does Not Comply  <input type="checkbox"/> May Comply</p>
<p>(g) The PD district shall include suitable assurances that each phase could be completed in a manner that would not result in an adverse effect upon the community as a result of termination at that point.</p>	<p><b>Should the development take place in phases, it will be done such that it does result in adverse effects on the surrounding community. The current plan is to develop the whole block at the same time.</b></p>	<p><input checked="" type="checkbox"/> Meets or Exceeds  <input type="checkbox"/> Does Not Comply  <input type="checkbox"/> May Comply</p>
<p>(h) When applying the above standards to an application for height in excess of that allowed in Section 28.071(2)(a) Downtown Height Map, except as provided for in Section 28.071(2)(a)1. and Section 28.071(2)(b), the Plan Commission shall consider the recommendations in adopted plans and no application for excess height shall be granted by the Plan Commission unless it finds that all of the following conditions are present:</p> <ol style="list-style-type: none"> <li>1. The excess height is compatible with the existing or planned (if the recommendations in the Downtown Plan call for changes) character of the surrounding area, including but not limited to the scale, mass, rhythm, and setbacks of buildings and relationships to street frontages and public spaces.</li> <li>2. The excess height allows for a demonstrated higher quality building than could be achieved without the additional stories.</li> <li>3. The scale, massing and design of new buildings compliment and positively contribute to the setting of any landmark buildings within or adjacent to the project and create a pleasing visual relationship with them.</li> </ol>	<p><b>The excess height will be compatible with the existing and planned character of the surrounding area in scale, mass, rhythm, and setbacks. This will be done by staying under the height of the neighboring Concourse Hotel and by using massing that complements the existing building on the site. The 11<sup>th</sup> story will allow for a higher quality building by providing a rooftop restaurant open to the public.</b></p>	<p><input checked="" type="checkbox"/> Meets or Exceeds  <input type="checkbox"/> Does Not Comply  <input type="checkbox"/> May Comply</p>

**Madison Code of Ordinances: 28.071 General Provisions for Downtown and Urban Districts**

[28.071 - GENERAL PROVISIONS FOR DOWNTOWN AND URBAN DISTRICTS.](#) | [Code of Ordinances](#) | [Madison, WI](#) | [Municode Library](#)

**(3) Statement of Purpose**

- (i) Recognize and enhance Downtown as the civic and cultural center of the City and region; the seat of state, county, and city government, and a significant retail, entertainment, and employment center;
- (j) Recognize and enhance the unique characteristics of Downtown neighborhoods;
- (k) Recognize the architectural heritage and cultural resources of Downtown neighborhoods;
- (l) Facilitate context-sensitive development;
- (m) Foster development with high-quality architecture and urban design; and,
- (n) Protect important views as identified in the Downtown Plan

**(3) Design Standards**

The following standards are applicable to all new buildings and additions, within any ten- (10) year period, exceeding fifty percent (50%) of existing building's floor area for non-residential buildings, mixed-use buildings, lodging houses, and residential buildings with 8 or more dwelling units.

City of Madison Ordinance	Summary of NCG Proposal	NCG Proposal Compliance
<p>(a) <u>Parking</u></p> <ol style="list-style-type: none"> <li>1. Parking shall be located in parking structures, underground, or in surface parking lots behind principal buildings. Parking structures shall be designed with liner buildings or with ground floor office, or residential or retail uses along all street-facing facades. (Am. by ORD-22-00016, 4-7-22)</li> <li>2. For corner lots or through lots, rear yard surface parking areas abutting any street frontage are limited to fifty percent (50%) of that frontage, and shall be located a minimum of ten (10) feet from the street property line.</li> <li>3. Parking garage openings visible from the sidewalk shall have a clear maximum height of sixteen (16) feet and a maximum width of twenty-two (22) feet. Garage doors or gates shall be located a minimum of ten (10) feet from the front property line. Doors to freight loading bays are exempt from this requirement.</li> <li>4. No doors or building openings providing motor vehicle access to structured parking or loading facilities shall face State Street, King Street, or the Capitol Square. Parking garage openings visible from the sidewalk shall have a clear maximum height of sixteen (16) feet and a maximum width of twenty-two (22) feet. Garage doors or gates shall be located a minimum of ten (10) feet from the front property line. Doors to freight loading bays are exempt from this requirement.</li> </ol>	<p><b>NCG is proposing a two-level underground parking structure underneath the hotel building along Wisconsin Ave. The parking garage entrance will be accessed from W Johnson St.</b></p>	<p><input checked="" type="checkbox"/> Meets or Exceeds  <input type="checkbox"/> Does Not Comply  <input type="checkbox"/> May Comply</p>
<p>(b) <u>Entrance Orientation</u></p> <ol style="list-style-type: none"> <li>1. Primary building entrances on all new buildings shall be oriented to the primary abutting public street and have a functional door.</li> </ol>	<p><b>The primary entrance to the new build hotel will be along Wisconsin Ave, which is the primary street upon which the hotel faces. The entrance will be</b></p>	<p><input checked="" type="checkbox"/> Meets or Exceeds  <input type="checkbox"/> Does Not Comply  <input type="checkbox"/> May Comply</p>



<ol style="list-style-type: none"> <li>2. Additional secondary entrances may be oriented to a secondary street or parking area.</li> <li>3. Entries shall be clearly visible and identifiable from the street, and delineated with elements such as roof overhangs, recessed entries, landscaping, or similar design features.</li> <li>4. Within ten (10) feet of a block corner, the façade may be set back to form a corner identity.</li> </ol>	<p><b>clearly visible and identifiable from the street with a recessed entry and landscaping.</b></p>	
<p>(c) <u>Façade Articulation</u></p> <ol style="list-style-type: none"> <li>1. The facades of new buildings more than forty (40) feet in width shall be divided into smaller vertical intervals through techniques including but not limited to the following:             <ol style="list-style-type: none"> <li>a. Façade modulation, step backs, or extending forward of a portion of the façade.</li> <li>b. Vertical divisions using different textures, materials, or colors of materials.</li> <li>c. Division into multiple storefronts, with separate display windows and entrances.</li> <li>d. Variation in roof lines to reinforce the modulation or vertical intervals.</li> <li>e. Arcades, awnings, window bays, arched windows, and balconies to reinforce the vertical intervals.</li> </ol> </li> </ol>	<p><b>The façade is divided into smaller intervals using undulation, step backs, and vertical divisions through differing materials. Awnings, balconies, mullions, and masonry detail are used to further reinforce vertical intervals.</b></p>	<p><input checked="" type="checkbox"/> Meets or Exceeds  <input type="checkbox"/> Does Not Comply  <input type="checkbox"/> May Comply</p>
<p>(d) <u>Story Heights and Treatment</u></p> <ol style="list-style-type: none"> <li>1. For all buildings, the minimum ground story height is twelve (12) feet, measured from the sidewalk to the second story floor.</li> <li>2. For ground-story residential uses, landscaping, steps, porches, grade changes, and low ornamental fences or walls or similar treatments shall be located between the sidewalk and the front door to create a private yard area.</li> </ol>	<p><b>The ground story of the hotel will be 18 feet from the sidewalk to the second story floor.</b></p>	<p><input checked="" type="checkbox"/> Meets or Exceeds  <input type="checkbox"/> Does Not Comply  <input type="checkbox"/> May Comply</p>
<p>(e) <u>Door and Window Openings.</u></p> <ol style="list-style-type: none"> <li>1. For street-facing facades with ground story non-residential uses, the ground story door and window openings shall comprise a minimum of fifty percent (50%) of the façade area.</li> <li>2. For street-facing facades with ground story residential uses, ground story openings shall comprise a minimum of fifteen percent (15%) of the façade area.</li> <li>3. For all buildings, upper story openings shall comprise a minimum of fifteen percent (15%) of the façade area per story.</li> <li>4. Garage doors and opaque service doors shall not count toward the above requirements.</li> </ol>	<p><b>The street facing façade door and window openings are &gt;50% of the façade area. The upper story openings are &gt;15% of the façade area per story.</b></p>	<p><input checked="" type="checkbox"/> Meets or Exceeds  <input type="checkbox"/> Does Not Comply  <input type="checkbox"/> May Comply</p>
<p>(f) <u>Building Materials</u></p> <ol style="list-style-type: none"> <li>1. Buildings shall be constructed of durable, high-quality materials.</li> <li>2. All building facades visible from a public street or public walkway shall use materials and design features similar to or complementary to those of the front façade.</li> </ol>	<p><b>The new building will be constructed primarily of brick and glass on all sides. The historic building masonry will be restored as part of the project.</b></p>	<p><input checked="" type="checkbox"/> Meets or Exceeds  <input type="checkbox"/> Does Not Comply  <input type="checkbox"/> May Comply</p>

<p>(h) <u>Screening of Rooftop Equipment.</u></p> <ol style="list-style-type: none"> <li>1. All rooftop equipment, with the exception of solar and wind equipment, shall be screened from view from adjacent streets and public rights-of-way. Rooftop equipment shall be screened from view from adjacent buildings to the extent possible.</li> <li>2. The equipment shall be within an enclosure. This structure shall be set back a distance of one and one-half (1½) times its height from any primary facade fronting a public street. Screens shall be of durable, permanent materials (not including wood) that are compatible with the primary building materials. (Am. by ORD-15-00104, 10-15-15)</li> </ol>	<p><b>All rooftop equipment is screened from view from adjacent buildings and any enclosures will be set back 1.5 times their height from any primary façade fronting a public street.</b></p>	<p><input checked="" type="checkbox"/> Meets or Exceeds  <input type="checkbox"/> Does Not Comply  <input type="checkbox"/> May Comply</p>
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**Madison Code of Ordinances: 28.074 Downtown Core District**

[28.074 - DOWNTOWN CORE DISTRICT. | Code of Ordinances | Madison, WI | Municode Library](#)

<p><b>(1) <u>Statement of Purpose</u></b>                  The DC District is established to recognize the Capitol Square, the State Street corridor, and surrounding properties as the center of governmental, office, educational, cultural, specialty retail and recreational activities for the City and the region. Residential uses are appropriate in some locations or in combination with other uses. This district is intended to allow intensive development with high-quality architecture and urban design.</p>		
<p><b>City of Madison Ordinance</b></p>	<p><b>Summary of NCG Proposal</b></p>	<p><b>Compliance</b></p>
<p><b>(4) <u>Design Review</u></b>                  (c) All new buildings and additions greater than twenty thousand (20,000) square feet or that have more than four (4) stories shall obtain conditional use approval. In addition, the Urban Design Commission shall review such projects for conformity to the design standards in <a href="#">Sec. 28.071(3)</a>, if applicable, and the Downtown Urban Design Guidelines and shall report its findings to the Plan Commission.</p>	<p><b>The NCG development will obtain conditional use approval and conform to the applicable design standards and Downtown Urban Design Guidelines.</b></p>	<p><input checked="" type="checkbox"/> Meets or Exceeds  <input type="checkbox"/> Does Not Comply  <input type="checkbox"/> May Comply</p>