



Department of Planning & Community & Economic Development

## Planning Division

Heather Stouder, Director

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January 14, 2019

Randy Bruce  
Knothe & Bruce Architects, LLC  
7601 University Avenue, Suite 201  
Middleton, WI 53562

RE: Approval of 1) a Planned Development Zoning Map Amendment to change the zoning of property generally located at 222 N. Charter Street from TR-U2 (Traditional Residential - Urban 2) District to PD(GDP-SIP) (Planned Development (General Development Plan, Specific Implementation Plan)) District; 2) a Demolition Permit to demolish the single-family residence located at 222 N. Charter Street in order to construct a 12-story, 43-unit apartment building; and 3) an Official Map Amendment to reduce the width of an Official Map Reservation in order to construct a 14-foot wide multi-use path along the southern edge of the subject site.

Dear Mr. Bruce:

At its January 8, 2019 meeting, the Common Council, meeting in regular session, found that your client's request for approval of a Zoning Map Amendment rezoning 222 N. Charter Street from the TR-U2 District to the PD(GDP-SIP) District did not meet the Planned Development approval standards and placed your request on file. The related request – to amend the Official Map to reduce the width of an Official Map Reservation in order to construct a 14-foot wide multi-use path along the southern edge of the subject site – was also placed on file at this meeting.

At its December 17, 2018 meeting, the Plan Commission, meeting in regular session, found that your client's request for approval of a Demolition Permit for 222 N. Charter Street did not meet the demolition standards in Section 28.185(7)(a)2 of the Zoning Code and placed your client's request on file.

Submittal of a new land use application will be required for further consideration. If you have any questions about this matter, or if you may be of any further assistance, please do not hesitate to contact my office at (608) 261-9135.

Sincerely,

A handwritten signature in black ink that reads "Chris Wells".

Chris Wells  
Planner

cc: Matt Tucker, Zoning Administrator