



Department of Planning & Community & Economic Development
Planning Division

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November 20, 2013

Mark Smith
JLA Architects - Planners
2418 Crossroads Dr.
Madison, WI 53718

RE: Request for demolition of two residential buildings at 622 and 632 Howard Place and a conditional use for the construction of a 33-unit residential building in the DR2 (Downtown Residential 2) District.

Dear Mr. Smith:

The Plan Commission, meeting in regular session on November 18, 2013 approved a motion to place on file your client's application for demolition and a conditional use at 622 and 632 Howard Place. In placing this matter on file, the Plan Commission found that the demolition and proposed use were not compatible with the recommendations of the Downtown Plan, including Recommendations 94 and 95, or the Comprehensive Plan, including Objectives 34, 40, 41, 42, 44, and 51. Members of the Plan Commission also stated that the proposed development did not meet conditional use standard #1, that the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare, and that poor maintenance of existing buildings should not be a reason for their demolition. Members of the Commission also noted that the request called for the demolition of a building designed by local architects Claude and Starck, as noted in the report of the preservation planner.

Any future requests for the subject properties will require submittal of a new application package. Requests similar to the one placed on file by the Plan Commission may not be submitted prior to November 18, 2014.

If you have any further questions, please do not hesitate to contact my office at 266-5974.

Sincerely,

Heather Stouder, AICP
Planner