



Department of Planning & Community & Economic Development

Planning Division

Meagan E. Tuttle, Director
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P.O. Box 2985
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Phone: (608) 266-4635
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****BY E-MAIL ONLY****

February 23, 2026

Ray White
Dimension IV Madison Design Group
6515 Grant Teton Plaza
Madison, WI 53719

RE: Consideration of an alteration to an approved conditional use in the Downtown Residential 2 (DR2) District for a multi-family dwelling with greater than eight (8) units to allow an alternative material palette for an approved five-story, 73-unit apartment building (ID [91866](#), LNDUSE-2026-00009).

Ray,

At its February 16, 2026, meeting the Plan Commission found the standards met and **approved** your alteration to an approved conditional use request.

There were no conditions of approval for this request.

Please now follow the procedures listed below for obtaining your conditional use:

1. After the plans have been revised per the above conditions, please submit one (1) complete digital plan set in PDF format and any other supporting materials that are necessary, as specified in this letter to sprapplications@cityofmadison.com (note: A 20MB email limit applies and multiple transmittals may be required). The sets of final revised plans or documents will be circulated by Zoning staff to the City department staff listed above for their final approval.
2. A check for the site plan review fee shall be mailed to the City of Madison Building Inspection Division; PO Box 2984; Madison, WI 53701-2984.
3. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting conditional use approval.
4. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. No alteration of a conditional use shall be permitted unless approved by the Plan Commission provided, however, the Zoning Administrator following consideration by the alderperson of the district, may approve minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the Plan Commission and

the conditional use standards. This approval shall become null and void three (3) years after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six (6) months of the issuance of said building permit. Where the plans have not been altered from the Plan Commission’s approval, and the conditional use has expired, the Director of Planning and Community and Economic Development may, after consultation with the Alderperson of the District, approve an extension for up to one (1) year from the expiration date. If the conditional use one (1) year extension has expired, an additional extension of up to one (1) year may be approved by the Director of Planning and Community and Development after consultation with the Alderperson of the district. If the Alderperson of the district and the Director of Planning and Community and Economic Development do not agree that the request should be approved, then the request shall be decided by the Plan Commission.

5. The Plan Commission retains continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses.

If you have any questions regarding obtaining your building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if I may be of any further assistance, please contact my office at 243-0554 or lernest@cityofmadison.com.

Sincerely,

Lisa Ernest
 Planner

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| LNDUSE-2026-00009 | | | |
| For Official Use Only, Re: Final Plan Routing | | | |
| <input type="checkbox"/> | Planning Division | <input type="checkbox"/> | Engineering Mapping Sec. |
| <input type="checkbox"/> | Zoning Administrator | <input type="checkbox"/> | Parks Division |
| <input type="checkbox"/> | City Engineering | <input type="checkbox"/> | Urban Design Commission |
| <input type="checkbox"/> | Traffic Engineering | <input type="checkbox"/> | Recycling Coord. (R&R Plan) |
| <input type="checkbox"/> | Fire Department | <input type="checkbox"/> | Other: |
| <input type="checkbox"/> | Water Utility | <input type="checkbox"/> | Other: |

I hereby acknowledge that I understand and will comply with the above conditions of approval for conditional uses.

Signature of Applicant

Signature of Property Owner (if not the applicant)