

**From:** Stu Levitan

**Sent:** Sunday, January 22, 2017 11:53 PM

**To:** Rummel, Marsha; Stouder, Heather; Scanlon, Amy; Zellers, Ledell; Carter, Sheri; King, J Steven

**Subject:** Re: Oppose amendment #9 Drive through sales windows in TSS districts

I agree with Ald. Rummel, especially her concerns about a conflict with the new Landmarks ordinance.

Thanks,,  
Stu Levitan  
Chair, Landmarks Commission

On Sunday, January 22, 2017 11:05 PM, "Rummel, Marsha" <[district6@cityofmadison.com](mailto:district6@cityofmadison.com)> wrote:

Greetings Plan Commissioners-

I will not be able to attend your meeting but wanted to share my comments.

Drive through sales windows underneath buildings should not be added as a conditional use in TSS districts. I agree with the concerns raised in the Z text memo, I don't believe the change meets the intent of the zoning district which prioritizes pedestrian, bike and transit modes of circulation. I also agree with the argument that the space required for this use would create more community benefits if ground floor uses were retail-commercial or residential.

Most of Williamson St is in the Third Lake Ridge Historic District where new construction needs to be compatible with the historic fabric and is zoned TSS. Please don't give zoning code conditional permission for drive throughs underneath buildings, this will create a conflict with the Landmarks ordinance standards for the Third Lake Ridge Historic District.

What is the problem this amendment is trying to solve? If there is a unique existing condition that is driving this amendment, please ask staff to try to resolve it without changing the standards for all TSS districts.

Please reject this amendment, it is not in the public interest to allow drive through windows in TSS districts.

Thank you for your service-

Alder Marsha Rummel