



Department of Planning & Community & Economic Development

Planning Division

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April 29, 2020

Michael Crooks
1020 Sherman Avenue
Madison, WI 53703

RE: Legistar #59927; Accela ID: 'LNDUSE-2020-00029' – Approval of a conditional use to construct an accessory building exceeding 576 square feet with an accessory dwelling unit (ADU) on a lakefront property in the Traditional Residential – Consistent 2 (TR-C2) Zoning District at 1020 Sherman Avenue.

Dear Mr. Crooks,

At its April 27, 2020 meeting, the Plan Commission, meeting in regular session, found that your request for approval of a conditional use to construct an accessory building exceeding 576 square feet with an accessory dwelling unit (ADU) on a lakefront property in the Traditional Residential – Consistent 2 (TR-C2) Zoning District at 1020 Sherman Avenue did not meet the Conditional Use Standards and placed your request on file without prejudice.

The Plan Commission noted that Approval Standard #3: "The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner" and Approval Standard #9: "When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation" could not be found met [MGO §28.183(6)(a)]. The Plan Commission's decision is appealable to the Common Council [MGO §28.183(5)(b)].

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 me at sprusak@cityofmadison.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Sydney Prusak".

Sydney Prusak, AICP
Planner

cc: Matt Tucker, Zoning Administrator