

**PLAN COMMISSION APPEAL**

To the Secretary of the Plan Commission  
Of the City of Madison, Wisconsin

Email: [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com)

cc: Matthew Wachter, [mwachter@cityofmadison.com](mailto:mwachter@cityofmadison.com)

Michael Haas, [mhaas@cityofmadison.com](mailto:mhaas@cityofmadison.com)

PLEASE TAKE NOTICE that the undersigned, owner(s) of the property(ies) located at the addresses set forth below, hereby object to and appeal the decision of the Plan Commission on March 21, 2022, to grant Conditional Use Permits for 3734 Speedway Road (Legistar File No. 69786). This objection and appeal is made pursuant to Madison General Ordinance 28.183(5)(b)(2)(c), by twenty percent or more of the property owners of record situated within two hundred (200) feet of the boundaries of the property located at 3734 Speedway Road.

This objection and appeal is made on the grounds that the applicant failed to demonstrate that the application and all requirements and conditions established by the city relating to the conditional use(s) are or shall be satisfied, both of which must be supported by substantial evidence. In addition, the city's decision that all requirements and conditions established by the city relating to the conditional use(s) are or shall be satisfied is not supported by substantial evidence. These requirements and conditions include:

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
2. 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.
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.

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5. Measures, which may include transportation demand management (TDM) and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.

6. The conditional use conforms to all applicable regulations of the district in which it is located.

7. 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.

8. When applying the above standards to an application for a reduction in off-street parking requirements, the Plan Commission shall consider and give decisive weight to all relevant facts, including but not limited to, the availability and accessibility of alternative parking; impact on adjacent residential neighborhoods; existing or potential shared parking arrangements; number of residential parking permits issued for the area; proximity to transit routes and/or bicycle paths and provision of bicycle racks; the proportion of the total parking required that is represented by the requested reduction; the proportion of the total parking required that is decreased by Sec. 28.141. The characteristics of the use, including hours of operation and peak parking demand times design and maintenance of off-street parking that will be provided; and whether the proposed use is now or a small addition to an existing use.

9. When applying the above standards to an application for height in excess of that allowed in the district, the Plan Commission shall consider recommendations in adopted plans; the impact on surrounding properties, including height, mass, orientation, shadows and view; architectural quality and amenities; the relationship of the proposed building(s) with adjoining streets, alleys, and public rights of ways; and the public interest in exceeding the district height limits.

Dated this 31st day of March 2022.

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DocuSigned by:

Emily R Hauck

Signature 17B7CF437...

Emily R Hauck

Printed name

316 waverly Pl

Address

070921319111

Parcel ID Number



Signature

Kate Thom

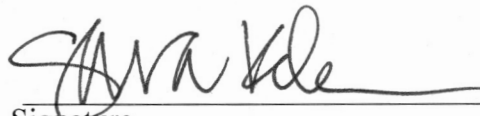
Printed name

3738 Speedway Road

Address

709-213-19088

Parcel ID Number



Signature

Sara Kekula

Printed name

317 Glenway St.

Address

709 213 19054

Parcel ID Number

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Mark Barnes

Signature

MARK BARNES

Printed name

310 Waverly Place

Address

709 213 19137

Parcel ID Number

Jason C. Propp

Signature

Jason C. Propp

Printed name

309 Glenway St.

Address

70921319038

Parcel ID Number

Gerald G. Lawton

Signature

Gerald G. Lawton

Printed name

310 Glenway Pt.

Address

70921318212

Parcel ID Number

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Peggy Halloran  
Signature

Peggy Halloran  
Printed name

313 Glenway  
Address

709213 20051  
Parcel ID Number

Ashley B Petit  
Signature

Ashley Petit  
Printed name

334 Glenway St.  
Address

70921318143  
Parcel ID Number

Jill Ellen Joswiak  
Signature

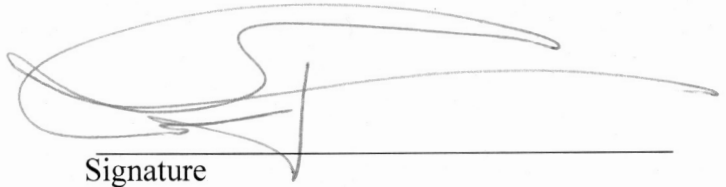
Jill Ellen Joswiak  
Printed name

309 Waterly Place  
Address

70921320043  
Parcel ID Number

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Signature

TIM RADL

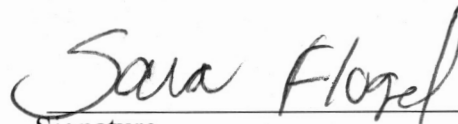
Printed name

313 WAVERLY PL.

Address

70921320051

Parcel ID Number



Signature

Sara Flozel


Printed name

312 Waverly Place 5379

Address

70921319129

Parcel ID Number



Signature

Janet L. Gajewski

Printed name

322 Glenway street

Address

70921318189

Parcel ID Number

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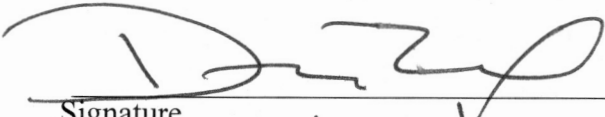
March 31, 2022

  
\_\_\_\_\_  
Signature

Brian Sunya Niamityang Situl  
\_\_\_\_\_  
Printed name

326 Glenway St. Madison, WI, 53705  
\_\_\_\_\_  
Address

709 213 18171  
\_\_\_\_\_  
Parcel ID Number

  
\_\_\_\_\_  
Signature

Damien Luyet  
\_\_\_\_\_  
Printed name

305 Glenway St  
\_\_\_\_\_  
Address

070921319020  
\_\_\_\_\_  
Parcel ID Number

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Parcel ID Number