



Department of Planning & Community & Economic Development

## Planning Division

Heather Stouder, Director

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November 30, 2023

Dan Johns  
CDA Redevelopment  
215 Martin Luther King Jr Blvd, #300  
Madison, WI 53701

RE: Legistar #[80631](#); Accela 'LNDUSE-2023-00079' -- Creating Section 28.022-00650 of the Madison General Ordinances to change the zoning of property located at 201-301 South Park Street from PD (Planned Development) District to RMX (Regional Mixed-Use) District; creating Section 28.022-00651 of the Madison General Ordinances to change the zoning of property located at 702 Braxton Place from TR-U1 (Traditional Residential-Urban 1) District to TR-U2 (Traditional Residential-Urban 2) District; and creating Section 28.022-00652 of the Madison General Ordinances to change the zoning of property located at 755 Braxton Place from PD (Planned Development) District to TR-U2 (Traditional Residential-Urban 2) District.

Dear Dan Johns:

At its November 21, 2023 meeting, the Common Council, meeting in regular session, found the standards met and approved your zoning map amendment ordinance request to rezone property located at 201-301 South Park Street from PD (Planned Development) District to RMX (Regional Mixed-Use) District; property located at 702 Braxton Place from TR-U1 (Traditional Residential-Urban 1) District to TR-U2 (Traditional Residential-Urban 2) District; and property located at 755 Braxton Place from PD (Planned Development) District to TR-U2 (Traditional Residential-Urban 2) District. As part of their review, agencies submitted the following conditions, which should be addressed when you submit for future conditional use applications and/or final site plan review.

**Please contact Timothy Troester of the City Engineering Division–Main Office at (608) 267-1995 if you have questions regarding the following two (2) items:**

1. Informational Comment: Lot improvements with higher density rezoning will likely result in sanitary sewer improvements being required as a condition for individual lot development.
2. Note that future improvements to the right of way, will either require a City/Developer Agreement or Permit to Excavate in the Right of Way.

**Please contact Julius Smith of the City Engineering Division–Mapping Section at (608) 264-9276 if you have questions regarding the following item:**

3. Provide a full and complete legal description and exhibits of the site or property being subjected to this application.

**Please contact Timothy Sobota of Metro Transit at (608) 261-4289 if you have any questions regarding the following six (6) items:**

4. In coordination with any public works improvements, the applicant shall maintain or replace the concrete boarding pad surface at the existing Metro bus stop on the east side of South Park Street, north of West Washington Avenue (#0217).
5. The applicant shall install and maintain a new passenger waiting shelter with seating amenity - either as part of the private landscape plan or in the public right-of-way area - serving the curbside bus stop zone on the east side of South Park Street, north of West Washington Avenue. If located in the public right-of-way, the applicant shall submit a Privilege in Streets (Bus Shelter) application for review by the City. An approved Encroachment Agreement, for the bus shelter, shall be executed prior to sign off. Contact City Real Estate to start the Privilege in Streets (Bus Shelter) application process. (MGO 10.31)
6. The existing curbside bus stop zone and accessible pedestrian sidewalk and concrete boarding pad on the east side of South Park Street, north of West Washington Avenue, provides critical access to the City's transit operations, and any planned or permitted obstruction of the existing bus stop zones in excess of thirty (30) days may require additional right-of-way improvements and/or other mitigation measures in coordination with Traffic Engineering and Metro Transit staff - in order to create an alternate bus stop zone that would serve the South Park Street at West Washington Avenue intersection area in a comparable operational and accessible manner.
7. The applicant shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review the design.
8. Metro Transit operates daily all-day transit service along South Park Street adjacent this property - with trips at least every 30 minutes. Additional daily all-day transit service operates along Regent Street adjacent this property - with trips at least every 60 minutes. The applicant shall update the "Community Connectivity" map diagram, to accurately show current Metro bus stop locations.
9. Metro Transit would initially estimate the following counts of potentially eligible trips towards US Green Building Council/LEED Quality Access to Transit points: 97 Weekday & 65 Weekend. Please contact Metro Transit if additional analysis would be of interest.

**Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.**

Sincerely,



Chris Wells  
Planner

cc: Jeffrey Quamme, Engineering - Mapping  
Sean Malloy, Traffic Engineering Division  
Trent Schultz, Parking Utility  
Jenny Kirchgatter, Asst. Zoning Administrator  
Jeff Belshaw, Water Utility