



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 418 Division Street (District 6 – Ald. Rummel)  
**Application Type:** Rezoning and Conditional Use  
**Legistar File ID #:** [43648](#) & [43416](#)  
**Prepared By:** Chris Wells, Planning Division

In response to comments made at the August 8, 2016 Plan Commission meeting, the applicant provided Planning Division staff updated drawings on the afternoon of August 24 which included a number of minor changes to the version last before the Plan Commission. These drawings, along with an outline summarizing the updates, have been included along with this memo.

The Planning Division believes the changes are an improvement since the project was last before the Plan Commission. While the overall density has not changed, the accommodations for bicycles are much improved and the placement of a bicycle storage room on the first floor near the rear entry door will allow for easy access to one of the City’s busiest bicycle paths. Additionally, the various public spaces – the balconies and rooftop terrace - have all been enlarged while the semi-private plaza along Division Street has been eliminated and replaced with natural landscaping. Removing the plaza also eliminates the need for a retaining wall directly abutting the sidewalk. Note: City Engineering will need to review the effect on stormwater caused by the removal of this plaza.

While the Planning Division believes the changes to be an improvement, staff does not believe the revisions materially change our previous recommendations regarding the project. The Planning Division recommends that the Plan Commission find that the standards for zoning map amendments are met and forward Zoning Map Amendment 28.022 – 00246 rezoning 418 Division Street from the TE (Traditional Employment) to the TSS (Traditional Shopping Street) District to the Common Council with a recommendation of **approval**. The Planning Division further recommends that the Plan Commission find that the standards are to be met and **approve** the demolition and conditional use to demolish an industrial building before constructing a 31-unit apartment building. These recommendations are subject to input at the public hearing, the conditions recommended by reviewing agencies in the August 8 Staff Report, and the following condition:

56. A revised stormwater and erosion control plan that reflects the changes in the revised plans be approved by the City Engineer prior to the issuance of permits for the project.