



Department of Planning & Community & Economic Development

## Planning Division

Heather Stouder, Director

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**\*\*BY E-MAIL ONLY\*\***

July 15, 2020

Duane Johnson  
Knothe & Bruce Architects  
7601 University Avenue, Suite 201  
Middleton, Wisconsin 53562

RE: Consideration of a demolition permit and conditional uses to allow seven buildings at 402-414 E Washington Avenue, 8-12 N Franklin Street, and 9 N Hancock Street to be demolished; consideration of a conditional use in the Urban Mixed-Use (UMX) District for a multi-family dwelling with more than eight (8) dwelling units; consideration of a conditional use in the UMX District for outdoor recreation; consideration of a conditional use in the UMX District for a new building greater than 20,000 square feet and more than four stories; and consideration of a conditional use to construct two additional stories in Area H of the "Additional Heights Area Map" in MGO Section 28.071(2)(b), all to allow construction of a ten-story, mixed-use building containing 3,300 square feet of commercial space and 156 apartments (LZ Ventures/ Wash Haus Development, LLC) (ID 60173).

Dear Mr. Johnson,

On July 13, 2020, the Plan Commission, meeting in regular session, found that your request for approval of conditional uses to construct a ten-story, mixed-use building at 402-414 E Washington Avenue, 8-12 N Franklin Street, and 9 N Hancock Street did not meet the standards for approval and placed your request on file without prejudice. The related demolition permit request was also not approved.

Specifically, the Plan Commission found that your conditional use request did not meet the following standards in MGO Section 28.183(6)(a):

#4, *"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;"*

#9 (excerpt), *"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;"* and

#14, *When applying the above standards to an application for height in excess of that allowed by Section 28.071(2)(a) Downtown Height Map for a development located within the Additional Height Areas identified in Section 28.071(2)(b), the Plan Commission shall consider the recommendations in adopted plans, and no application for excess height shall be granted by the Plan Commission unless it finds that all of the following conditions are present:*

- a. *The excess height is compatible with the existing or planned (if the recommendations in the Downtown Plan call for changes) character of the surrounding area, including but not limited to the scale, mass, rhythm, and setbacks of buildings and relationships to street frontages and public spaces.*

No application for conditional use shall be granted unless the Plan Commission finds that all of the applicable standards in MGO Section 28.183(6)(a) are met.

The Plan Commission's decision is appealable to the Common Council as outlined in MGO Section 28.183(5)(b). Any appeal shall be filed with the Secretary of the Plan Commission within ten (10) days of the final action of the Plan Commission.

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 (608) 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com).

Sincerely,



Timothy M. Parks  
Planner

cc: Matt Tucker, Zoning Administrator  
Heather Stouder, Director, Planning Division