



Department of Planning & Community & Economic Development

Planning Division

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

July 29, 2020

Brian Munson
Vandewalle & Associates
Madison, WI 53715

RE: Legistar #58786; Accela ID: 'LNDUSE-2020-00004' – Consideration of a demolition permit – final plan approval and the following conditional uses: 1) A multi-family dwelling with more than eight (8) dwelling units; 2) Outdoor Recreation (outdoor hot tub and amenity space); and 3) Two additional stories in Area F of the “Additional Heights Area Map” in MGO §28.0971(b), all to allow construction of a seven-story, 107-unit apartment building in the Downtown Residential – 2 (DR-2) Zoning District.

Dear Mr. Munson,

At its July 27, 2020 meeting, the Plan Commission, meeting in regular session, found that your request for approval of conditional uses to construct a seven-story apartment building at 126 Langdon did not meet the standards for approval and placed your request on file without prejudice. The related demolition permit – final plan approval request was also not approved.

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

#1: *“The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare;”*

#3: *“The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired for diminished in any foreseeable manner;”*

#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;”* and

#9: *“When applying the above standards to any new construction of a building or 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.”*

Legistar #58786; Accela ID: 'LNDUSE-2020-00004'
126 Langdon Street
July 29, 2020
Page 2

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

The Plan Commission's decision is appealable to the Common Council as outlined in MGO §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 need any further assistance, please do not hesitate to contact me at sprusak@cityofmadison.com.

Sincerely,



Sydney Prusak, AICP
Planner

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