



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

Madison Municipal Building, Suite 017
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Madison, Wisconsin 53703
Phone: (608) 266-4635
www.cityofmadison.com

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

September 16, 2020

Kevin Burow
Knothe & Bruce Architects
7601 University Avenue, Suite 201
Middleton, Wisconsin 53562

RE: Consideration of a request to rezone 209 Cottage Grove Road from CC-T (Commercial Corridor–Transitional District) to NMX (Neighborhood Mixed-Use District); approval of a demolition permit to demolish three commercial buildings at 109 and 209 Cottage Grove Road and 3900 Monona Drive; conditional use approvals to allow construction of a four-story mixed-use building with 2,500 square feet of commercial space and 78 apartments and a four-story apartment building with 110 units; and approval of a Certified Survey Map (CSM) to create one lot for the proposed development (Prime Urban Properties, LLC) (ID 61594, 61384 and 61387).

Dear Mr. Burow,

On September 14, 2020, the Plan Commission, meeting in regular session, found that your request for approval of a demolition permit and conditional uses to construct a four-story mixed-use building and four-story multi-family building at 109 and 209 Cottage Grove Road and 3900 Monona Drive did not meet the standards for approval and placed your request on file without prejudice. The Plan Commission also recommended to the Common Council that the related zoning map amendment and one-lot Certified Survey Map of the property not be approved. The Common Council is scheduled to consider the zoning map amendment and CSM at its October 6, 2020 meeting.

In placing the requests on file, members of the Plan Commission stated that request did not meet the standards for demolition permit approval and was incompatible with adopted plans.

The Plan Commission's decision is appealable to the Common Council as outlined in MGO Section 28.185(5)(d). Any appeal shall be filed with the Zoning Administrator within ten (10) days of the final action of the Plan Commission.

Legislative File #61594, 61384 and 61387
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and 3900 Monona Drive
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If you have any questions about this matter, or if you may need any further assistance, please do not hesitate to contact me at (608) 261-9632 or tparks@cityofmadison.com.

Sincerely,

A handwritten signature in cursive script that reads "Timothy M. Parks".

Timothy M. Parks
Planner

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