



Department of Planning & Community & Economic Development
Planning Division

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December 20, 2007

Robert & Debra Sieger
Wisconsin Avenue Associates/ Sieger, LLC
1501 Monroe Street
Madison, Wisconsin 53711

RE: Approval of a demolition permit to allow demolition of two commercial buildings and the construction of a five-story, 48-room hotel at 1501 Monroe Street.

Dear Mr. & Mrs. Sieger:

The Plan Commission, meeting in regular session on December 17, 2007, placed your application for approval of a demolition permit for 1501 Monroe Street on file.

In placing this matter on file, the Plan Commission found that the proposed hotel development did not meet the standards for approval, stating that the project did not comply with demolition standard #2, "...the Plan Commission finds that both the requested demolition and the proposed use are compatible with the purpose of this section and the intent and purpose expressed in the Zoning Code for the zoning district in which the property is located. When making this finding the Commission shall consider and may give decisive weight to any relevant facts including but not limited to the effects the proposed demolition and proposed use of the subject property would have on the normal and orderly development and improvement of surrounding properties..."

The Plan Commission cited the nature of the proposed use and the concerns about it being detrimental to the neighborhood and stated that they did not believe the hotel met the recommendations of the Monroe Street Commercial District Plan in regard to the scale, height and setback or the Comprehensive Plan in regard to scale.

If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at (608) 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Ron Trachtenberg, Murphy Desmond, SC; PO Box 2038; Madison, Wisconsin 53701-2038