



Department of Planning & Community & Economic Development
Planning Division

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June 15, 2012

Brandon Cook
531 W Mifflin, LLC
PO Box 694
Madison, Wisconsin 53701

RE: Approval of the demolition of a single-family residence and the rezoning of property at 531 W. Mifflin Street from R6 (General Residence District) to Planned Unit Development-General Development Plan-Specific Implementation Plan (PUD-GDP-SIP) to allow the relocation of a three-story, three-unit residential building to this property.

Dear Mr. Cook;

The Common Council, meeting in regular session on June 12, 2012, placed your application to rezone 531 W. Mifflin Street from R6 to PUD-GDP-SIP on file.

On May 21, 2012 the Plan Commission placed your related demolition permit request on file, and recommended to the Common Council that the proposed rezoning be placed on file.

In recommending that the proposed planned unit development zoning be placed on file, the Plan Commission found that the project did not meet the criteria for approval for Planned Unit Development zoning in Section 28.07(6)(f) of the Zoning Ordinance, namely that the proposed development would not produce "significant community benefits in terms of environmental and aesthetic design." The Plan Commission also could not find that the proposed zoning map amendment was in the public interest and not solely for the interest of the applicant.

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