



PLANNING AND ZONING DEPARTMENT

CITY OF MIDDLETON
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Date: January 30, 2019

To: Anyone interested in potential development

From: Mark Opitz, Assistant Planning Director

Re: "The Addison" project at Feb. 5 Council meeting

At their meeting on **Tuesday, February 5**, the Middleton Common Council will consider taking action on the rezoning application for "the Addison" project, which consists of a four-story, 39-unit residential building at 6814, 6818, 6824 University Avenue. While this is not a formal public hearing, the public is always welcome to provide comments (3-minute limit) at the beginning of the meeting. **The meeting starts at 7:30 p.m.**

On the back of this page is a memo with additional background information, and project-specific details are on the Planning Department web page at: <http://www.ci.middleton.wi.us/168/Projects>. If you have any additional questions, please feel free to contact me by phone or email.



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Date: January 30, 2019
To: Middleton Common Council
From: Mark Opitz, Assistant Planning Director
Re: **Rezoning application for “the Addison” development (PC File 2535)**

The Common Council has not yet voted to either approve or deny the application by Austringer LLC to rezone four parcels on University Avenue across the street from Parkwood Plaza (Willy Street Co-op) to allow a 39-unit apartment building up to four stories in height. As this project is in her district, Ald. Richard has requested that this matter be scheduled for the February 5 Council meeting. The following excerpt is from the minutes of the May 15, 2018, meeting at which this matter was last considered:

1.) **Rezoning Ordinance - Request for Rezoning from Office District (B-1) to Planned Development District - General Implementation Plan - The Addison/Austringer Development, 6814, 6818, 6824 University Ave. (PC 2535) (PC 4/24/18, 5/8/18)**

Moved by West to approve the first reading of the Rezoning Ordinance - Request for Rezoning from Office District (B-1) to Planned Development District - General Implementation Plan - The Addison/Austringer Development, 6814, 6818, 6824 University Ave. Motion failed due to lack of a second.

Moved by Olson, seconded by Burck, to deny the Request for Rezoning from Office District (B-1) to Planned Development District - General Implementation Plan - The Addison/Austringer Development, 6814, 6818, 6824 University Ave.

After much discussion a Roll call vote was made: Burck, Olson, Sullivan, in favor of the denial; Kuhn, Richard, Teal, West Opposed. Motion Failed. 3-4. It was noted this item could be brought back to a future Council agenda at the request of any Council member.

Although the City has previously met all public hearing and meeting notice requirements, Planning staff are nevertheless notifying nearby property owners about the Feb. 5 Council meeting via U.S. Mail as well by posting information using the City’s Notify Me service and social media.

Anthony Gray, developer/property owner, has indicated to city staff that he remains committed to pursuing this project, although he may consider an option to remove the existing residence and reconfigure the building footprint in a way that may reduce building height. Changes to the building concept that fall within the parameters specified in the General Implementation Plan (GIP) could be reviewed through the Specific Implementation Plan (SIP), which requires both Plan Commission and Common Council approval. Any changes that are not consistent with the zoning standards defined in the GIP would require a GIP amendment, which would be treated like a new rezoning application (including a public hearing).

The planned building is similar in scale to, if not smaller than, the recent mixed-use buildings erected along University Ave. between Hilldale and the University Hospital. Planning staff believe this project would help add vitality to this mixed-use area consistent with the City’s emphasis (as articulated in its plans) on neighborhood-oriented, infill development. (See pages 6-8 of the staff report for more information.) The Traffic Impact Analysis and building shadow study indicate no significant impacts on surrounding streets and properties. (It is worth noting that the existing zoning would allow a 3-story, 35 ft. high office building.) **Therefore, Planning staff and the city administrator continue to recommend that the Council approve the GIP and rezoning application for 39 units, along with the conditions stipulated on page 17 of the staff report, as recommended by the Plan Commission on April 24 and reaffirmed on May 8.**