



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Approved PLAN COMMISSION

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Monday, January 13, 2014

5:30 PM

210 Martin Luther King, Jr. Blvd.
Room 201 (City-County Building)

CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:30 p.m.

Present: 9 -

Steve King; Ledell Zellers; Scott J. Resnick; Melissa M. Berger; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell; Tonya L. Hamilton-Nisbet and Maurice C. Sheppard

Excused: 3 -

Ken Opin; Eric W. Sundquist and John L. Finnemore

Cantrell was chair for this meeting.

Heifetz arrived at 6:00 p.m. at the beginning of the public hearing. He confirmed that he completed an annual statement of interests form prior to participating.

Staff present: Steve Cover, Secretary; Bill Fruhling, Heather Stouder, Kevin Firchow and Tim Parks, Planning Division; Jeanne Hoffman, City Engineering Division; Scott Langer, Traffic Engineering Division; Ed Ruckreigel, Fire Marshal, and; Matt Tucker, Zoning Administrator.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Ald. Zellers disclosed that a relative worked for Vierbicher, who was involved with the applications for Items 18, 25, 26 and 27, and that she knew the applicants for Item 20, but that those relationships would not impact her ability to consider those items.

Berger disclosed that she was a friend and neighbor of the applicants on Item 21, but that relationship would not impact her ability to consider that item.

Heifetz disclosed that he was currently working with CaS4 Architecture on a personal matter, but that relationship would not impact his ability to consider that item.

MINUTES OF THE DECEMBER 16, 2013 MEETING

A motion was made by Berger, seconded by Hamilton-Nisbet, to Approve the Minutes. The motion passed by the following vote:

Ayes: 6 -

Ledell Zellers; Scott J. Resnick; Melissa M. Berger; Michael W. Rewey; Tonya L. Hamilton-Nisbet and Maurice C. Sheppard

Abstentions: 1 -

Steve King

Excused: 3 -

Ken Opin; Eric W. Sundquist; Michael G. Heifetz and John L. Finnemore

Non Voting: 1 -
Bradley A. Cantrell

SCHEDULE OF MEETINGS

Regular Meetings: January 27 and February 10, 24, 2014

Cantrell noted that Planning staff continues to work with the Commission on scheduling a discussion about the first year of the new Zoning Code and an optional orientation on the new code for interested members.

ROUTINE BUSINESS

- 1. [32222](#) Authorizing the Mayor and the City Clerk to execute a Partial Release of a Permanent Limited Easement for Public Storm Water Management Purposes pertaining to Lot 77, Second Addition to Hawk’s Creek, now known as Mill Creek Condominium plat, located at 8201 Mill Creek Drive.

A motion was made by Rewey, seconded by Resnick, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

- 2. [32583](#) Amending the Master List of Street Names and Designations and amending the City Engineer’s Street Numbering Map, referred to in Sections 10.34(1) and 10.35, Madison General Ordinances by changing the name of a portion of Wisconsin Avenue to Wisconsin Place beginning at Langdon Street proceeding northwesterly to its terminus 126 feet northwesterly of the northwesterly line of Langdon Street. (2nd AD)

On a motion by Berger, seconded by Ald. Resnick, the Plan Commission recommended to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS on the following 6-1 vote: AYE: Ald. Resnick, Ald. King, Ald. Zellers, Berger, Hamilton-Nisbet, Sheppard; NAY: Rewey; NON-VOTING: Cantrell; EXCUSED: Opin, Sundquist, Heifetz, Finnemore.

A motion was made by Berger, seconded by Resnick, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by the following vote:

Ayes: 6 -
Ledell Zellers; Scott J. Resnick; Melissa M. Berger; Tonya L. Hamilton-Nisbet; Maurice C. Sheppard and Steve King

Noes: 1 -
Michael W. Rewey

Excused: 3 -
Ken Opin; Eric W. Sundquist; Michael G. Heifetz and John L. Finnemore

Non Voting: 1 -
Bradley A. Cantrell

- 3. [32633](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction and maintenance of the Cannonball Path Phase 5, a new multi-purpose (bicycle and pedestrian) path from the current improved end of the path lying approximately 750 feet northeast of the West Beltline Highway frontage road to the intersection with Fish Hatchery Road. (14th AD)

A motion was made by Rewey, seconded by Berger, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

- 4. [32652](#) Authorizing the execution of a Release of an Off-Site Advertising Sign Restriction to Plan D Investment LLC and Apex Investment Group VIII LLC, for their properties located at 6201 and 6109 Odana Road, respectively.

On a motion by Ald. King, seconded by Berger, the Plan Commission recommended approval of this resolution by voice vote/ other.

A motion was made by King, seconded by Berger, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

- 5. [32671](#) Authorizing the execution of an Underground Utility Easement to TDS Telecom Service Corporation, Charter Communications-CCVIII Operating, LLC, and Wisconsin Power and Light Company across a portion of Waldorf Park, located at 1736 Waldorf Boulevard.

A motion was made by Zellers, seconded by Hamilton-Nisbet, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.

NEW BUSINESS

- 6. [32477](#) Accepting the Madison Municipal Building Conceptual Schematic Design Study by Isthmus Architecture, Inc.

On a motion by Rewey, seconded by Hamilton-Nisbet, the Plan Commission recommended that the Common Council Accept the Report by voice vote/ other.

A motion was made by Rewey, seconded by Hamilton-Nisbet, to RECOMMEND TO COUNCIL TO ADOPT WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER: ACCEPT THE REPORT. The motion passed by voice vote/other.

PUBLIC HEARING-6:00 p.m.

Note: Public Hearing items may be called at any time after the beginning of the public hearing. Those wishing to speak on an item must fill out a registration slip and give it to the Secretary. The Plan Commission uses a consent agenda, which means that the Commission can consider any item at 6:00 p.m. where there are no registrants wishing to speak in opposition regardless of its placement on the agenda.

Zoning Map Amendments & Related Requests

- 7. [31820](#) SUBSTITUTE Creating Section 28.06(2)(a)00086. of the Madison General Ordinances to rezone property from A (Agricultural) District to TR-C3 (Traditional Residential - Consistent 3) District; and creating Section 28.06(2)(a)00087. of the Madison General Ordinances to rezone property from A (Agricultural) District to TR-U1 (Traditional Residential - Urban 1) District to demolish 3 single-family residences and create 44 single-family lots, 2 lots

for future multi-family development and 2 outlots for public stormwater management at 901-1001 Sugar Maple Lane, 1st Aldermanic District.

On a motion by Resnick, seconded by Rewey, the Plan Commission found that the standards and criteria met and recommended approval of the substitute zoning map amendment and the related demolition permit (ID 31682) and preliminary plat of Sugar Maple (ID 31683) subject to the comments and conditions contained in the Plan Commission materials. The recommendation to approve passed by voice vote/ other.

A motion was made by Resnick, seconded by Rewey, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.

8. [31682](#)

Consideration of a demolition permit to allow three single-family residences at 901, 953 and 1001 Sugar Maple Lane to be demolished as part of the development of the Sugar Maple residential subdivision; 1st Ald. Dist.

The Plan Commission found the standards met and approved the demolition permit and recommended approval of the related zoning map amendment (ID 31820) and the preliminary plat of Sugar Maple (ID 31683) subject to the comments and conditions contained in the Plan Commission materials.

A motion was made by Resnick, seconded by Rewey, to Approve. The motion passed by voice vote/other.

9. [31683](#)

Approving the preliminary plat of Sugar Maple on property located at 901-1001 Sugar Maple Lane; 1st Ald. Dist.

On a motion by Resnick, seconded by Rewey, the Plan Commission found that the standards and criteria met and recommended approval of the preliminary plat of Sugar Maple (ID 31683) and the related zoning map amendment (ID 31820) and demolition permit (ID 31682) subject to the comments and conditions contained in the Plan Commission materials. The recommendation to approve passed by voice vote/ other.

A motion was made by Resnick, seconded by Rewey, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.

Registered in support of Items 7-9, which were considered together as one public hearing, and available to answer questions was Alex McKenzie, TRMcKenzie/ Sugar Maple Lane, LLC of Hawks Ridge Drive.

10. [32265](#)

Creating Section 28.022 -- 00091 of the Madison General Ordinances to change the zoning of property located at 149 East Wilson Street, 4th Aldermanic District, from UMX (Urban Mixed Use) District to DC (Downtown Core) District to allow demolition of an office building and construction of a mixed-use building with 9,100 square feet of commercial space and 127 apartments.

On a motion by Ald. Resnick, seconded by Ald. Zellers, the Plan Commission recessed the public hearing and recommended that the zoning map amendment and related demolition permit and conditional use (ID 32124) be re-referred to the January 27, 2014 Plan Commission meeting and February 4, 2014 Common Council meeting on the following 6-2 vote: AYE: Ald. Resnick, Ald. Zellers, Berger, Hamilton-Nisbet, Rewey, Sheppard; NAY: Ald. King, Heifetz; NON-VOTING: Cantrell; EXCUSED: Opin, Sundquist, Finnemore.

The Plan Commission recommended referral of this project for the following reasons: to allow the applicant to address safety issues related to use of the fire lane during construction and the use of the loading zone in the driveway; provide more information on the potential co-working space proposed on the first floor; look at the design and physical footprint of the proposed building once more, including reorienting the balconies and windows of the dwelling units on the westerly facade and changes to the corners and setback of the building; provide a trash and recycling plan and a move-in/ move-out plan; provide more information on the bike parking ratio and bike parking locations for the new building, and; to discuss the construction details for the proposed building with the adjacent properties.

A motion was made by Resnick, seconded by Zellers, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION, due

back on January 27, 2014. The motion passed by the following vote:

Ayes: 6 -
Ledell Zellers; Scott J. Resnick; Melissa M. Berger; Michael W. Rewey;
Tonya L. Hamilton-Nisbet and Maurice C. Sheppard

Noes: 2 -
Michael G. Heifetz and Steve King

Excused: 2 -
Ken Opin; Eric W. Sundquist and John L. Finnemore

Non Voting: 1 -
Bradley A. Cantrell

11. [32124](#) Consideration of a demolition permit and conditional use to allow an office building to be demolished and a mixed-use building containing 9,100 square feet of commercial space and 127 apartment units to be constructed at 149 E. Wilson Street; 4th Ald. Dist

On a motion by Ald. Resnick, seconded by Ald. Zellers, the Plan Commission recessed the public hearing and recommended that the demolition permit and conditional use and related zoning map amendment (ID 32265) be referred to the January 27, 2014 Plan Commission on the following 6-2 vote: AYE: Ald. Resnick, Ald. Zellers, Berger, Hamilton-Nisbet, Rewey, Sheppard; NAY: Ald. King, Heifetz; NON-VOTING: Cantrell; EXCUSED: Opin, Sundquist, Finnemore.

The Plan Commission recommended referral of this project for the following reasons: to allow the applicant to address safety issues related to use of the fire lane during construction and the use of the loading zone in the driveway; provide more information on the potential co-working space proposed on the first floor; look at the design and physical footprint of the proposed building once more, including reorienting the balconies and windows of the dwelling units on the westerly facade and changes to the corners and setback of the building; provide a trash and recycling plan and a move-in/ move-out plan; provide more information on the bike parking ratio and bike parking locations for the new building, and; to discuss the construction details for the proposed building with the adjacent properties.

A motion was made by Resnick, seconded by Zellers, to Recess the Public Hearing and Refer to the PLAN COMMISSION, due back on January 27, 2014.

The motion passed by the following vote:

Ayes: 6 -
Scott J. Resnick; Melissa M. Berger; Michael W. Rewey; Tonya L. Hamilton-Nisbet; Maurice C. Sheppard and Ledell Zellers

Noes: 2 -
Michael G. Heifetz and Steve King

Excused: 2 -
Ken Opin; Eric W. Sundquist and John L. Finnemore

Non Voting: 1 -
Bradley A. Cantrell

The following were registered on Items 10 and 11, which were considered together as one public hearing:

Speaking in support of the proposed development were: Lance McGrath, McGrath Property Group, LLC of S. Bedford Street, the applicant; Paul Cuta and Marc Schellpfeffer, CaS4 Architecture of Monroe Street, representing the applicant, and; Marcus Higgins of W. Wilson Street.

Speaking in opposition to the proposed development were: Lee Christensen of E. Wilson Street, representing the Marina Condominium Association and First Settlement Neighborhood Steering Committee; Kenton Peters of E. Wilson Street; Francisco Scarano of E. Wilson Street; Bruce Rounds of E. Wilson Street; Julie Van Cleave of E. Wilson Street; Tim Yarnall of E. Wilson Street; Steve Lesgold of E. Wilson Street; Mary Waitrovich of E. Wilson Street; John Michael Bondura of E. Wilson Street, and; Abbie Hill of E. Wilson Street.

Speaking neither in support nor opposition to the proposed development was Ald. Mike Verveer, 614 W. Doty Street #407, representing the 4th District.

Registered to speak neither in support nor opposition to the proposed development but not present when called was John Wiley of E. Wilson Street.

Registered in support of the project but not wishing to speak were Mike Thorson of Schumann Drive, Fitchburg; Michael Ertman of E. Main Street; Tom Geier of W. Washington Avenue, and; Mike Metzger of Morrison Street.

Registered in opposition to the project but not wishing to speak were Lori Bondura of E. Wilson Street; Robert and Debra Calder of E. Wilson Street; Florence DeLuca of E. Wilson Street; Herb Frank of E. Wilson Street; Robert Whitlock of E. Wilson Street; G. L. and Anne Edwards of E. Wilson Street, and; Austin Schultz of E. Wilson Street.

12. [32267](#)

Creating Section 28.022 -- 00092 of the Madison General Ordinances to change the zoning of property located at 409 East Washington Avenue, 6th Aldermanic District, from UMX (Urban Mixed Use) District to DR-1 (Downtown Residential 1) District to convert an existing commercial building to a single-family residence.

On a motion by Ald. Resnick, seconded by Hamilton-Nisbet, the Plan Commission found that the standards and criteria met and recommended approval of the zoning map amendment subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

A motion was made by Resnick, seconded by Hamilton-Nisbet, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

Registered in support of the request and available to answer questions was the applicant, Mike Metzger of Morrison Street.

13. [32634](#)

Amending the Northport-Warner Park-Sherman Neighborhood Plan to recommend medium-density residential uses on the west-central portion of the approximately 19.46-acre Keller property located generally north of Tennyson Lane and east of a future extension Eliot Lane.

On a motion by Rewey, seconded by Ald. Resnick, the Plan Commission recommended approval of the neighborhood plan amendment on the following 7-1 vote: AYE: Ald. Resnick, Ald. King, Ald. Zellers, Berger, Hamilton-Nisbet, Rewey, Sheppard; NAY: Heifetz; NON-VOTING: Cantrell; EXCUSED: Opin, Sundquist, Finnemore.

A motion was made by Rewey, seconded by Resnick, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by the following vote:

Ayes: 7 -

Melissa M. Berger; Michael W. Rewey; Tonya L. Hamilton-Nisbet; Maurice C. Sheppard; Steve King; Ledell Zellers and Scott J. Resnick

Noes: 1 -

Michael G. Heifetz

Excused: 2 -

Ken Opin; Eric W. Sundquist and John L. Finnemore

Non Voting: 1 -

Bradley A. Cantrell

14. [32269](#)

Creating Section 28.022 -- 00095 of the Madison General Ordinances to change the zoning of property located at 1902 Tennyson Lane, 12th Aldermanic District, from SR-C1 (Suburban Residential-Consistent 1) District to SR-V2 (Suburban Residential-Varied 2) District to provide zoning for the future development of 72 apartment units in 2 buildings and 24 single-family lots

The Plan Commission recommended approval of the zoning map amendment subject to comments and conditions contained in the Plan Commission materials, the site plan presented by the applicant during the public hearing, which included the addition of a north-south public street on the east side of the subject site, and the following additional condition:

- That this approval is subject to additional or revised comments and conditions from reviewing City agencies regarding changes related to the proposed street presented to the Plan Commission on January 13, 2014.

The recommendation to approve the zoning map amendment passed on the following 7-1 vote: AYE: Ald. Resnick, Ald. King, Ald. Zellers, Berger, Hamilton-Nisbet, Rewey, Sheppard; NAY: Heifetz; NON-VOTING: Cantrell; EXCUSED: Opin, Sundquist, Finnemore.

A motion was made by Rewey, seconded by Resnick, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by the following vote:

- Ayes:** 7 -
Scott J. Resnick; Melissa M. Berger; Michael W. Rewey; Tonya L. Hamilton-Nisbet; Maurice C. Sheppard; Ledell Zellers and Steve King
- Noes:** 1 -
Michael G. Heifetz
- Excused:** 2 -
Ken Opin; Eric W. Sundquist and John L. Finnemore
- Non Voting:** 1 -
Bradley A. Cantrell

15. [32627](#)

Consideration of a conditional use for a residential building complex to allow construction of 72 apartments in 2 buildings at 1902 Tennyson Lane; 12th Ald. Dist.

On a motion by Ald. Resnick, seconded by Ald. King, the Plan Commission recessed the public hearing and referred the conditional use to the January 27, 2014 meeting to allow for additional plan detail to be provided in order to determine if the standards for approval are met on the following 7-1 vote: AYE: Ald. Resnick, Ald. King, Ald. Zellers, Berger, Hamilton-Nisbet, Rewey, Sheppard; NAY: Heifetz; NON-VOTING: Cantrell; EXCUSED: Opin, Sundquist, Finnemore.

A motion was made by Resnick, seconded by King, to Recess the Public Hearing and Refer to the PLAN COMMISSION, due back on January 27, 2014. The motion passed by the following vote:

- Ayes:** 7 -
Melissa M. Berger; Michael W. Rewey; Tonya L. Hamilton-Nisbet; Maurice C. Sheppard; Steve King; Ledell Zellers and Scott J. Resnick
- Noes:** 1 -
Michael G. Heifetz
- Excused:** 2 -
Ken Opin; Eric W. Sundquist and John L. Finnemore
- Non Voting:** 1 -
Bradley A. Cantrell

The following were registered on Items 13-15, which were considered together as one public hearing:

Speaking in support of the proposed development were: Tom Sather of Normandy Lane, the applicant; Aaron Williams of E. Badger Road and Jeff Liebergen of Camelot Driver, Fond du Lac, both representing the property owner, Tom Keller of W. Washington Avenue, who was registered in support and available to answer questions, and; Lydia Maurer of Shelley Lane.

Also speaking in support of the project was Ald. Larry Palm, 2502 Dahle Street, representing the 12th District.

Speaking in opposition to the proposed development was Zac Schultz of Tennyson Lane.

Registered in support and available to answer questions was Stan Ramaker of Old Pioneer Road, Fond du Lac, representing the applicant.

- 16. [32270](#) Creating Section 28.022 -- 00093 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan to allow future construction of 8 townhouse units in 2 buildings on the site of an existing pool at 7102 Discovery Lane, 7th Aldermanic District.

On a motion by Ald. King, seconded by Ald. Resnick, the Plan Commission recommended re-referral of this request to the February 10, 2014 Plan Commission meeting and February 25, 2014 Common Council meeting at the request of the applicant.

A motion was made by King, seconded by Resnick, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by February 10, 2014. The motion passed by voice vote/other.

There were no registrants on this item.

- 17. [32271](#) Creating Section 28.022 -- 00094 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan and a Specific Implementation Plan to construct a mixed use building with 2,000-15,000 square feet of commercial space and 82 apartments and approve an Amended General Development Plan for an adjacent future 38-unit apartment building at properties located at 5851 Gemini Drive and 841 Jupiter Drive, 3rd Aldermanic District.

On a motion by Ald. Zellers, seconded by Hamilton-Nisbet, the Plan Commission found that the standards and criteria met and recommended approval of the specific implementation plan subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

A motion was made by Zellers, seconded by Hamilton-Nisbet, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

Registered in support of the proposed development and available to answer questions were Dan Brinkman, DSI Real Estate Group, Inc. of Royal Avenue, the applicant; Brian Munson, Vandewalle & Associates of E. Lakeside Street, representing the applicant, and; Linda Sweeney of Della Court.

Conditional Use & Demolition Permits

- 18. [31303](#) Consideration of a major alteration to an approved conditional use for a residential building complex at 2502 Jeffy Trail; 1st Ald. Dist. to reduce the density and revise the building types in the Mill Creek Condominiums development.

The Plan Commission found that the standards were met and approved the conditional use alteration subject to the comments and conditions contained in the Plan Commission materials.

A motion was made by Resnick, seconded by Zellers, to Approve. The motion passed by voice vote/other.

Registered in support of the project and available to answer questions were Dennis Grosse of Red Tail Drive, Verona, the applicant, and Tom Geier of W. Washington Avenue.

- 19. [31830](#) Consideration of a demolition permit to allow a former dormitory in Lake View Hill Park to be demolished to create additional open space; 1206 Northport Drive; 18th Ald. Dist.

The Plan Commission referred the demolition permit to a future meeting at the request of the applicant.

A motion was made by Rewey, seconded by Resnick, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.

There were no registrants on this item.

- 20. [32276](#) Consideration of a conditional use to allow construction of an accessory building exceeding 576 square feet in floor area on a TR-C2-zoned property at 1717 Kendall Avenue; 5th Ald. Dist.

The Plan Commission found that the standards were met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials.

A motion was made by King, seconded by Zellers, to Approve. The motion passed by voice vote/other.

Registered to speak in support of the project was Daniel Saracino of N. Prospect Avenue.

Registered in support of the project and available to answer questions was Scott LaMontagne of Kendall Avenue, the applicant.

Registered in support of the project but not wishing to speak was John Schlaefer of Kendall Avenue.

- 21. [32277](#) Consideration of a conditional use to allow construction of an accessory building exceeding 10 percent of the area of the lot at 1210 Vilas Avenue; 13th Ald. Dist.

The Plan Commission found that the standards were met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials.

A motion was made by Berger, seconded by Resnick, to Approve. The motion passed by voice vote/other.

Registered in support of the project and available to answer questions was Kristin Gunderson of Vilas Avenue.

- 22. [32278](#) Consideration of a demolition permit to allow an existing single-family residence to be demolished and a new single-family residence to be constructed at 580 Toepfer Avenue; 11th Ald. Dist.

The Plan Commission found that the standards were met and approved the demolition permit subject to the comments and conditions contained in the Plan Commission materials.

A motion was made by Heifetz, seconded by Zellers, to Approve. The motion passed by voice vote/other.

Registered in support of the request and available to answer questions was Jason Smith, JLS Construction Services, LLC of Meek Road, Lodi.

- 23. [32279](#) Consideration of a major alteration to an approved conditional use to allow the second phase of renovation of the Memorial Union and conversion of an existing parking lot into "Alumni Park" at 800 Langdon Street; 8th Ald. Dist.

The Plan Commission found that the standards were met and approved the conditional use alteration subject to the comments and conditions contained in the Plan Commission materials.

A motion was made by Berger, seconded by Resnick, to Approve. The motion passed by voice vote/other.

Registered in support of the proposed development and available to answer questions were Gary Brown and Julie Grove, University of Wisconsin Facilities Planning & Management of Walnut Street, the applicants, and Nate Novak, JJR of Williamson Street.

- 24. [32280](#) Consideration of a major alteration to an existing conditional use to allow construction of a three-story addition to an existing fraternity/ lodging house on a lakefront property at 627 N. Lake Street; 8th Ald. Dist.

The Plan Commission found that the standards were met and approved the conditional use alteration subject to the comments and conditions contained in the Plan Commission materials.

A motion was made by Heifetz, seconded by Resnick, to Approve. The motion passed by voice vote/other.

Registered to speak in support of the proposed development was Kurt Kaufmann of Langdon Street.

Registered in support of the proposed development and available to answer questions was Steve Harms, Tri-North Builders, of Research Park Drive, Fitchburg.

Registered in support of the proposed development but not wishing to speak were: Nyada Baldeh of W. Gilman Street; Brendan Dolan of Langdon Street; Tyler Foley of University Avenue; Riley Sexton of W. Mifflin Street; Ian Klug of Langdon Street, and; Sean Mullen of Mendota Court.

- 25. [32129](#) Consideration of a conditional use for a residential building complex to allow construction of 286 apartment units in 8 buildings generally located at 9414 Silicon Prairie Parkway; 9th Ald. Dist.

The Plan Commission found that the standards were met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials, based on the revised/ alternate site plan presented by the applicant showing one building parallel to Silicon Prairie Parkway.

A motion was made by Rewey, seconded by Zellers, to Approve. The motion passed by voice vote/other.

Land Division Referral

- 26. [32531](#) Approving a revised Certified Survey Map of property owned by NEW WEI, LLC generally located at 9414 Silicon Prairie Parkway; 9th Ald. Dist.

On a motion by Ald. Resnick, seconded by Ald. King, the Plan Commission recommended approval of the Certified Survey Map subject to the comments and conditions contained within the Plan Commission materials by voice vote/ other.

A motion was made by Resnick, seconded by King, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24, & 2.25 - REPORT OF OFFICER. The motion passed by voice vote/other.

Speaking in support of Items 25 and 26, which were considered together during one public hearing, were John McKenzie of Hidden Cave Road, the applicant, and Don Schroeder, Knothe & Bruce Architects of University Avenue, Middleton, representing the applicant.

Extraterritorial Land Division

- 27. [32283](#) Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating three lots at 2510 W. Beltline Highway and 2714 W. Badger Road, Town of Madison.

The Plan Commission found the criteria were met and approved this extraterritorial land division subject to the comments and conditions contained within the Plan Commission materials.

A motion was made by Berger, seconded by Rewey, to Approve. The motion passed by voice vote/other.

Registered in support of the request and available to answer questions was Michael S. Marty, Vierbicher, Inc. of Fourier Drive.

BUSINESS BY MEMBERS

Rewey and Hamilton-Nisbet asked staff to provide more information on the aesthetic/ design- and noise-related issues related to wall packs. Steve Cover replied that staff will be working on this topic in coming months, including talking to architects and building professionals.

SECRETARY'S REPORT

On a motion by Rewey, seconded by Ald. King, the Plan Commission voted to sponsor a zoning text amendment regarding mission houses and daytime shelters by voice vote/ other.

- Upcoming Matters - January 27, 2014

- Northeastern quadrant of Elderberry & Schewe roads - Attachment from Town of Middleton - Attach 20.7 acres to the City for future residential development and grant authorization to petition to amend the Central Urban Service Area
- 130 E. Gilman Street - Certified Survey Map Referral - Create lots for existing residence and UW Lifesaving Station; dividing a landmark property and creating a deep residential lot
- 17-25 N. Webster Street & 201 E. Mifflin Street - DR-1 to UMX, Demolition Permit and Conditional Use - Demolish 2 two-family residences, a four-unit apartment building and a five-unit apartment building to allow construction of a 58-unit apartment building
- 901-945 E. Washington Avenue & 902-946 E. Main Street - Demolition Permit - Demolish 3 buildings and a portion of a fourth to construct an addition to an existing five-story building and surface parking
- 7102 Discovery Lane - Amended PD-GDP to allow future construction of 8 townhouse units in 2 buildings on site of existing pool
- 2029-2037 S. Park Street and 2032 Taft Street - TR-C4 to TR-V2, Demolition Permit and Conditional Use - Demolish 3 single-family residences to allow construction of a residential building complex containing 11 townhouse units in 2 buildings in Urban Design Dist. 7
- 5899-5901 Milwaukee Street - A to TR-P and TR-U1 and Preliminary and Final Plat - North Addition to Grandview Commons, creating 190 single-family lots, 8 lots for four-unit residences, 12 lots for two-family-twin residences, 2 lots for 200 future multi-family units and 11 outlots for public park & stormwater management and private open space
- 80 White Oaks Lane - A to SR-C1 and Preliminary Plat - White Oak Ridge, creating 8 single-family lots and 1 outlot for private open space
- Zoning Text Amendment - Create MGO Section 28.149 and amend MGO Section 28.151 to regulate wind energy systems
- Zoning Text Amendment - Amend MGO Sections 28.032, 28.033, 28.045(2) and 28.151 and create MGO Section 28.045(2)(b) to allow two-family twin dwelling units in the TR-C4 district
- Zoning Text Amendment - Amend MGO Section 28.182(5)(a)4.a to establish the order of zoning districts from most to least restrictive
- Zoning Text Amendment - Amend MGO Sections 28.183(6)(a)9 to create design-based criteria of approval for a conditional use
- 5708 Odana Road - Demolition Permit - Demolish commercial building and construct auto repair and preparation facility
- 3419-3437 Vilas Road - Extraterritorial Certified Survey Map - Create 2 lots and 1 outlot in the Town of Cottage Grove
- 1908-1910 Dondee Road - Conditional Use - Construct two-family-twin residence
- 1914-1916 Dondee Road - Conditional Use - Construct two-family-twin residence
- 1920-1922 Dondee Road - Conditional Use - Construct two-family-twin residence

- Upcoming Matters - February 10, 2014

- (Tentative) Accepting the report of the Lamp House Block Ad Hoc Planning Committee
- 3009 University Avenue and 3118 Harvey Street - TR-U1 to CC-T, Conditional Use Alteration and Certified Survey Map Referral - Rezone a portion of 3118 Harvey Street, approve a two-lot CSM revising common line between properties, and construct carports in the rear yards of existing mixed-use building and apartment building (in Urban Design Dist. 6)
- 802-854 E. Washington Avenue - Conditional Use - Construct mixed-use building with 170,000 square feet of commercial space and 254 dwellings units
- 2405 Vondron Road - Temp. A to IL - Provide zoning for recently attached property to be developed with an office building
- 2410 Willard Avenue - Conditional Use - Construct accessory building exceeding 10 percent of the area of the lot

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Resnick, seconded by King, to Adjourn at 11:40 p.m.
The motion passed by voice vote/other.