



# City of Madison

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

## Meeting Minutes - Approved PLAN COMMISSION

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Monday, April 8, 2013

5:30 PM

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

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### CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:35 p.m.

**Present:** 9 -

Steve King; Marsha A. Rummel; Chris Schmidt; Nan Fey; Eric W. Sundquist; Michael G. Heifetz; Bradley A. Cantrell; Melissa M. Berger and Tonya L. Hamilton-Nisbet

**Excused:** 3 -

Anna Andrzejewski; Michael W. Rewey and John L. Finnemore

Fey was chair for this meeting. Heifetz arrived at 5:45 p.m. during the discussion of Item 3.

Staff present: Steven Cover, Secretary; Heather Stouder, Bill Fruhling and Tim Parks, Planning Division; Matt Tucker, Zoning Administrator; Heidi Fischer, Office of Real Estate Services; Scott Langer, Traffic Engineering Division, and; Mark Woulf, Mayor's Office.

### PUBLIC COMMENT

There were no registrants for public comment.

### DISCLOSURES AND RECUSALS

Fey disclosed that she lived in a building managed by Urban Land Interests, the applicant on Item 28, but that it would not affect her participation on that matter.

### MINUTES OF THE MARCH 18, 2013 MEETING

**A motion was made by Sundquist, seconded by Cantrell, to Approve the Minutes. The motion passed by voice vote/other.**

### SCHEDULE OF MEETINGS

April 22 and May 6, 20, 2013

### SPECIAL ITEM OF BUSINESS

1. [29647](#) Adopting an updated Plan Commission Rules of Procedure.

The Plan Commission discussed revisions to the proposed updated Rules of Procedure and referred action on their adoption to the April 22, 2013 meeting to allow Chair Fey to discuss the further revisions to the document with the City Attorney's Office.

**A motion was made by King, seconded by Hamilton-Nisbet, to Refer to the PLAN COMMISSION and should be returned by April 22, 2013. The motion passed by voice vote/other.**

There were no registrants on this matter.

## ROUTINE BUSINESS

2. [29351](#)      Accepting a Selection Committee's recommendation of the Gorman & Company, Inc. proposal for the purchase and redevelopment of City-owned properties located at 2504, 2507 and 2340 East Washington Avenue (Union Corners) and authorizing the execution of a Purchase and Sale Agreement with Gorman & Company, Inc. for the purchase and redevelopment of these properties.

The Plan Commission referred this matter at the request of the Office of Real Estate Services. No future hearing date was specified.

**A motion was made by Rummel, seconded by Cantrell, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.**
3. [29476](#)      Authorizing the Mayor and City Clerk to execute a lease with Community Action Coalition of South Central Wisconsin, Inc. for a portion of Brittingham Park located at 801 West Washington Avenue for use as community gardens.

On a motion by Sundquist, seconded by Ald. Rummel, the Plan Commission recommended approval of this resolution without the conditions contained in Exhibit B. The motion to recommend approval passed by voice vote/ other.

**A motion was made by Sundquist, seconded by Rummel, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.**

Speaking neither in support nor opposition of this resolution was Christopher Brockel of Madison, representing Community Action Coalition for South Central Wisconsin, Inc.
4. [29482](#)      Vacation/Discontinuance of South Side Way (formerly Raywood Road) from the existing southern right-of-way line of Moorland Road / Raywood Road to the south terminus of said South Side Way (formerly Raywood Road) as dedicated by Certified Survey Maps 668, 1635 and 1698, being located in part of the Northeast one-quarter (1/4) of the Northeast one-quarter (1/4), and the Northwest one-quarter (1/4) of the Northeast one-quarter (1/4), and the Northwest one-quarter (1/4) of the Northeast one-quarter (1/4) of Section 31, Town 7 North, Range 10 East, City of Madison (formerly Town of Blooming Grove), Dane County, Wisconsin. (14th AD)

And authorizing the Mayor and City Clerk to execute Release of Right-of-Way Reservation documents administered by Office of Real Estate Services staff, reference Real Estate Project #10058, for various portions of reserved right-of-way for South Side Way per CSM 1635 at the Raywood Road intersection, right-of-way reservation for South Side Way continuation south to E. Clayton Road and Larsen Road and an un-named E-W right-of-way reservation connection to USH 14 / McCoy Road.

**A motion was made by Cantrell, seconded by Heifetz, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. 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**

- 5. [29212](#)            Creating Section 28.022 -- 00031 of the Madison General Ordinances rezoning property from CC-T (Commercial Corridor - Transitional) District to TSS (Traditional Shopping Street) District. Proposed Use: Demolish a restaurant/tavern to allow construction of mixed-use building with approximately 7,900 square feet of retail space and 72 apartments; 5th Aldermanic District; 1419 Monroe Street

On a motion by Ald. King, seconded by Heifetz, the Plan Commission recommended approval of the zoning map amendment subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- That condition #3 of the staff report be revised to now read; "That 8 of the proposed parking stalls be reserved for employees of any commercial business of the proposed building."

The motion to recommend approval with the above condition passed 6-2 on the following vote: AYE: Ald. King, Ald. Schmidt, Berger, Cantrell, Heifetz, Hamilton-Nisbet; NAY: Ald. Rummel, Sundquist; NON-VOTING: Fey; EXCUSED: Andrzejewski, Rewey, Finnemore.

An earlier motion by Sundquist, seconded by Ald. Rummel to approve the project subject to the comments and conditions in the Plan Commission materials and a condition that 8 parking stalls be reserved for a future restaurant/ tavern use of the first floor failed 1-7 on the following vote: AYE: Sundquist; NAY: Ald. King, Ald. Rummel, Ald. Schmidt, Berger, Cantrell, Heifetz, Hamilton-Nisbet; NON-VOTING: Fey; EXCUSED: Andrzejewski, Rewey, Finnemore.

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

**Ayes:** 6 -  
 Steve King; Chris Schmidt; Michael G. Heifetz; Bradley A. Cantrell; Melissa M. Berger and Tonya L. Hamilton-Nisbet

**Noes:** 2 -  
 Marsha A. Rummel and Eric W. Sundquist

**Excused:** 2 -  
 Anna Andrzejewski; Michael W. Rewey and John L. Finnemore

**Non Voting:** 1 -  
 Nan Fey

- 6. [29224](#)            Consideration of a demolition permit and conditional use to allow an existing restaurant/ tavern to be demolished and a mixed-use building containing 7,900 square feet of commercial space and 72 apartments to be constructed at 1419 Monroe Street; 5th Ald. Dist.

The Plan Commission found that the standards were met and approved the demolition permit and conditional use subject to the comments and conditions contained in the Plan Commission materials, the related rezoning of the property (ID 29212), and the following condition:

- That condition #3 of the staff report be revised to now read; "That 8 of the proposed parking stalls be

reserved for employees of any commercial business of the proposed building."

The motion to approve the project with the above condition passed 6-2 on the following vote: AYE: Ald. King, Ald. Schmidt, Berger, Cantrell, Heifetz, Hamilton-Nisbet; NAY: Ald. Rummel, Sundquist; NON-VOTING: Fey; EXCUSED: Andrzejewski, Rewey, Finnemore.

An earlier motion by Sundquist, seconded by Ald. Rummel to approve the project subject to the comments and conditions in the Plan Commission materials and a condition that 8 parking stalls be reserved for a future restaurant/ tavern use of the first floor failed 1-7 on the following vote: AYE: Sundquist; NAY: Ald. King, Ald. Rummel, Ald. Schmidt, Berger, Cantrell, Heifetz, Hamilton-Nisbet; NON-VOTING: Fey; EXCUSED: Andrzejewski, Rewey, Finnemore.

**A motion was made by King, seconded by Heifetz, to Approve. The motion passed by the following vote:**

**Ayes:** 6 -

Chris Schmidt; Michael G. Heifetz; Bradley A. Cantrell; Melissa M. Berger; Tonya L. Hamilton-Nisbet and Steve King

**Noes:** 2 -

Marsha A. Rummel and Eric W. Sundquist

**Excused:** 2 -

Anna Andrzejewski; Michael W. Rewey and John L. Finnemore

**Non Voting:** 1 -

Nan Fey

The following were registered on Items 5 and 6, which were considered together:

Speaking in support of the proposed development were: Jerad Protaskey, Opus Group of Milwaukee, the applicant; Nathan Wauthier, Reinhart Boerner Van Deuren s.c. of Madison, and Jonathon Parker, Eppstein Uhen Architects of Madison, both representing the applicant, and; Ald. Shiva Bidar-Sielaff, representing the 5th District.

Speaking in opposition to the proposed development was Cap. Steven Rogers of the UW-Madison Police Department.

Speaking neither in support nor opposition to the proposed development was Gary Brown, UW-Madison Facilities Planning & Management.

Registered in support but not wishing to speak were Julie Ledger and Jeffrey Hook from the Opus Group of Milwaukee.

7. [29213](#)

Creating Section 28.022 -- 00032 of the Madison General Ordinances rezoning property from PD(GDP) Planned Development (General Development Plan) District to TR-C3 (Traditional Residential - Consistent District 3) District. Proposed Use: Rezone 8 PD-zoned lots to single-family zoning and Woodstone Replat No. 3, replatting 6 two-family and multi-family lots into 36 single-family lots; 9th Aldermanic District; 203 Bear Claw Way, et al.

The Plan Commission recommended approval of the zoning map amendment and related replat (ID 29225) subject to the comments and conditions contained in the Plan Commission materials. The recommendation of approval passed by voice vote/ other.

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

8. [29225](#)

Approving the preliminary plat and final plat of Woodstone Replat No. 3 generally located at 203 Bear Claw Way and 9403 Cobalt Street; 9th Ald. Dist.

The Plan Commission recommended approval of the proposed replat and related zoning map amendment (ID 29213) subject to the comments and conditions contained in the Plan Commission

materials. The recommendation of approval passed by voice vote/ other.

**A motion was made by Cantrell, seconded by Heifetz, 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.**

Registered in support of Items 7 and 8 and available to answer questions was Jason Valerius of MSA Professional Services, Madison.

9. [29422](#)

Creating Section 28.022 - 00046 of the Madison General Ordinances rezoning property from Temp A (Temporary Agriculture) and SR-C1 (Suburban Residential - Consistent District 1) District to TR-C3 (Traditional Residential - Consistent District 3) District; and creating Section 28.022 - 00047 of the Madison General Ordinances rezoning property from Temp A (Temporary Agriculture), TR-C3 (Traditional Residential - Consistent District 3) and SR-C2 (Suburban Residential - Consistent District 2) District to CN (Conservancy District). 1st Aldermanic District; 7960 Raymond Road

The Plan Commission recommended re-referral of this zoning map amendment and the related subdivision (ID 29417) to the May 6, 2013 Plan Commission and the May 7, 2013 Common Council meeting to allow for the public hearing signs for the rezoning to be posted for 21 days prior to the Plan Commission public hearing.

**A motion was made by King, seconded by Cantrell, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by May 6, 2013. The motion passed by voice vote/other.**

10. [29417](#)

Approving the preliminary plat and final plat of Wolfe Addition to Hawks Creek generally located at 7960 Raymond Road; 1st Ald. Dist.

The Plan Commission recommended re-referral of this subdivision and the related zoning map amendment (ID 29422) to the May 6, 2013 Plan Commission to allow for the public hearing signs for the rezoning to be posted for 21 days prior to the Plan Commission public hearing.

**A motion was made by King, seconded by Cantrell, to Refer to the PLAN COMMISSION and should be returned by May 6, 2013. The motion passed by voice vote/other.**

There were no registrants on Items 9 and 10.

11. [29464](#)

Creating Section 28.022 -- 00049 of the Madison General Ordinances rezoning property from PD(GDP) Planned Development (General Development Plan) District to SE (Suburban Employment) District. Proposed Use: BioAg Gateway Replat, creating 4 lots for future office/employment uses; 1 outlot for future development and converting existing private streets to public streets; 16th Aldermanic District; 5202-5402 Graham Place; 5402-5502 Fen Oak.

The Plan Commission recommended re-referral of this zoning map amendment and the related subdivision (ID 29418) to the May 6, 2013 Plan Commission and the May 7, 2013 Common Council meeting to allow for the public hearing signs for the rezoning to be posted for 21 days prior to the Plan Commission public hearing.

**A motion was made by Cantrell, seconded by Sundquist, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by May 6, 2013. The motion passed by voice vote/other.**

12. [29418](#)

Approving the preliminary plat and final plat of BioAg Gateway Replat generally located at 5202-5402 Graham Place and 5402-5502 Fen Oak Drive, et al; 16th Ald. Dist.

The Plan Commission recommended re-referral of this subdivision and the related zoning map amendment (ID 29464) to the May 6, 2013 Plan Commission to allow for the public hearing signs for the

rezoning to be posted for 21 days prior to the Plan Commission public hearing.

**A motion was made by Cantrell, seconded by Sundquist, to Refer to the PLAN COMMISSION and should be returned by May 6, 2013. The motion passed by voice vote/other.**

There were no registrants on Items 11 and 12.

### Zoning Map Corrections

13. [29363](#) Creating Section 28.022 -- 00033 of the Madison General Ordinances rezoning property from A (Agricultural) District to CC (Commercial Center) District. 16th Aldermanic District; 6303 Millpond Road.  
The Plan Commission recommended approval of this map correction by voice vote/ other.  
**A motion was made by Cantrell, seconded by Rummel, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**
14. [29365](#) Creating Section 28.022 -- 00034 of the Madison General Ordinances rezoning property from PD (Planned Development) District to TR-C1 (Traditional Residential - Consistent District 1) District to provide zoning under the new Zoning Code for lands included in a now-expired PUD. 15th Aldermanic District; 3533 Furey Avenue and 513 Jacobson Avenue.  
The Plan Commission recommended approval of this map correction by voice vote/ other.  
**A motion was made by Cantrell, seconded by Rummel, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**
15. [29423](#) Creating Section 28.022 -- 00045 of the Madison General Ordinances rezoning property from SE (Suburban Employment) District to CC-T (Commercial Corridor - Transitional) District. 19th Aldermanic District; 5739 Tokay Boulevard.  
The Plan Commission recommended approval of this map correction by voice vote/ other.  
**A motion was made by Cantrell, seconded by Rummel, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**
16. [29424](#) Creating Section 28.022 -- 00044 of the Madison General Ordinances rezoning property from CI (Campus Institutional) District to TSS (Traditional Shopping Street) District.  
5th Aldermanic District; 1403 University Avenue and 320 North Randall Avenue.  
The Plan Commission recommended approval of this map correction by voice vote/ other.  
**A motion was made by Cantrell, seconded by Rummel, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**
17. [29425](#) Creating Section 28.022 -- 00043 of the Madison General Ordinances rezoning property from TR-V2 (Traditional Residential - Varied District 2) District to TSS (Traditional Shopping Street) District. 6th Aldermanic District; 1119 Williamson Street.

The Plan Commission recommended approval of this map correction by voice vote/ other.

**A motion was made by Cantrell, seconded by Rummel, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**

18. [29426](#)

Creating Section 28.022 -- 00042 of the Madison General Ordinances rezoning property from DR1 (Downtown Residential 1) District to UOR (Urban Office Residential) District.  
2nd Aldermanic District; 223 East Mifflin Street.

The Plan Commission recommended approval of this map correction by voice vote/ other.

**A motion was made by Cantrell, seconded by Rummel, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**

19. [29427](#)

Creating Section 28.022 -- 00041 of the Madison General Ordinances rezoning property from DR1 (Downtown Residential 1) District to UOR (Urban Office Residential) District. 2nd Aldermanic District; 116 East Dayton Street.

The Plan Commission recommended approval of this map correction by voice vote/ other.

**A motion was made by Cantrell, seconded by Rummel, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**

20. [29428](#)

Creating Section 28.022 -- 00040 of the Madison General Ordinances rezoning property from DR1 (Downtown Residential 1) District to UOR (Urban Office Residential) District. 2nd Aldermanic District; 214 N. Hamilton Street.

The Plan Commission recommended approval of this map correction by voice vote/ other.

**A motion was made by Cantrell, seconded by Rummel, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**

21. [29429](#)

Creating Section 28.022 -- 00039 of the Madison General Ordinances rezoning property from DR1 (Downtown Residential 1) District to UOR (Urban Office Residential) District.  
2nd Aldermanic District; 122 East Johnson Street.

The Plan Commission recommended approval of this map correction by voice vote/ other.

**A motion was made by Cantrell, seconded by Rummel, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**

22. [29430](#)

Creating Section 28.022 -- 00038 of the Madison General Ordinances rezoning property from DR1 (Downtown Residential 1) District to UOR (Urban Office Residential) District.  
2nd Aldermanic District; 151 East Gorham Street.

The Plan Commission recommended approval of this map correction by voice vote/ other.

**A motion was made by Cantrell, seconded by Rummel, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice**

vote/other.

23. [29431](#) Creating Section 28.022 -- 00037 of the Madison General Ordinances rezoning property from PD (Planned Development) District to UMX (Urban Mixed Use) District.  
6th Aldermanic District; 414 East Wilson Street.

The Plan Commission recommended approval of this map correction by voice vote/ other.

**A motion was made by Cantrell, seconded by Rummel, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**

There were no registrants on Items 13-23.

24. [29433](#) Creating Section 28.022 -- 00036 of the Madison General Ordinances rezoning property from PD (Planned Development) District to DR1 (Downtown Residential 1) District.  
2nd Aldermanic District; 119, 121, and 125 North Butler Street; and 120 and 124 North Hancock Street.

The Plan Commission recommended approval of this map correction by voice vote/ other.

**A motion was made by Schmidt, seconded by Cantrell, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**

Speaking in support of an extension for the PD-zoning of the property was the property owner, Cliff Fisher of Madison.

Speaking in support of the zoning map correction was Lupe Montes of Madison.

Speaking in opposition to the zoning map correction was James McFadden of Madison.

25. [29434](#) Creating Section 28.022 -- 00048 of the Madison General Ordinances rezoning property from PD (Planned Development) District to TE (Traditional Employment) District.  
6th Aldermanic District; 2048 and 2100 Winnebago Street; 95 Sutherland Court.

The Plan Commission recommended approval of this map correction by voice vote/ other.

**A motion was made by Cantrell, seconded by Rummel, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**

Registered in support of the zoning map correction was Adam Chern of Accipiter Properties and Vogel Investments.

#### Conditional Use/ Demolition Permits

26. [29097](#) Consideration of a demolition permit to allow an apartment building at 10-12 N. Henry Street to be demolished and additions to an office building to be constructed at 304 W. Washington Avenue; 4th 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 Sundquist, seconded by Schmidt, to Approve. The motion passed by voice vote/other.**



Speaking in support of the project were: Bill Montelbano of Mazomanie; Rosemary Lee of Madison, and Ald. Mike Verveer, representing the 4th District.

Speaking in opposition to the project was Richard Rathmann of Madison.

Registered in support and available to answer questions were: Cliff Fisher of Madison; Annie Laurie Gaylor of Madison; Dan Barker of Madison, and; Andrew Seidel of Madison.

- 27. [29230](#) Consideration of a conditional use to establish a food processing facility in an existing building at 1418 S. Park Street; 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 Cantrell, seconded by Schmidt, to Approve. The motion passed by voice vote/other.**

Registered in support of this request and available to answer questions was the applicant, Alla Shapiro of Nessalla, LLC.

- 28. [29231](#) Consideration of a demolition permit to allow an existing single-family residence to be demolished with no proposed alternative use at 151 Proudfit Street; 4th 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 Schmidt, seconded by Heifetz, to Approve. The motion passed by the following vote:**

**Ayes:** 7 -

Chris Schmidt; Eric W. Sundquist; Michael G. Heifetz; Bradley A. Cantrell; Melissa M. Berger; Tonya L. Hamilton-Nisbet and Steve King

**Noes:** 1 -

Marsha A. Rummel

**Excused:** 2 -

Anna Andrzejewski; Michael W. Rewey and John L. Finnemore

**Non Voting:** 1 -

Nan Fey

Registered in support of the request and available to answer questions was Ald. Mike Verveer, representing the 4th District.

- 29. [29416](#) Consideration of a conditional use to allow construction of an addition over 500 square feet to an existing single-family residence on a lakefront lot at 802 S. Baldwin Street; 6th 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 Cantrell, seconded by Rummel, to Approve. The motion passed by voice vote/other.**

Registered in support of the project and available to answer questions was the applicant, Beth Goeddel of Madison.

**Zoning Text Amendments**

- 30. [29531](#) Amending Sections 28.032, 28.061, 28.072, 28.082, 28.091 28.151, 28.206, and 28.211 of the Madison General Ordinances to add Community Event to the Zoning Code.

The Plan Commission recommended approval of this zoning text amendment by voice vote/ other.

**A motion was made by King, seconded by Cantrell, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**

There were no registrants on this matter.

31. [29532](#)

Amending Sections 28.082 and 28.211 of the Madison General Ordinances to allow machinery equipment sales and services to be a permitted land use in the Industrial Limited and Industrial General zoning districts.

The Plan Commission recommended approval of this zoning text amendment by voice vote/ other.

**A motion was made by Cantrell, seconded by Heifetz, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**

There were no registrants on this matter.

## BUSINESS BY MEMBERS

Fey noted that there would be Plan Commission representative openings on the Joint West Campus Area Committee and Community Gardens Committee as a result of her departure from the Commission.

Ald. Schmidt noted that he believes that the April 8 meeting will be his last on the Plan Commission.

Ald. Rummel reiterated her interest for more information on window-less bedrooms in multi-family residential developments.

## COMMUNICATIONS

There were no communications.

## SECRETARY'S REPORT

Tim Parks highlighted some of the upcoming matters and noted some of the items included at the back of the meeting materials, including an example of the new staff report format and the summary of downtown apartment development from January 1, 2010 to date.

### - Upcoming Matters - April 22, 2013

- 110 Glenway Street - Conditional Use - Construct new Water Utility booster station
- 120-142 W. Johnson Street & 129-139 W. Gorham Street - Certified Survey Map Referral - Create 2 lots for Holy Redeemer Church campus (subdivision of landmark site)
- 1902 Tennyson Lane & 3802 Packers Avenue - Demolition Permit and Certified Survey Map Referral - Demolish former industrial buildings to allow three-lot land division for future development
- 2 E. Gilman Street - Conditional Use - Planned Multi-Use Site - Construct subterranean parking connection
- 931 E. Main Street - Conditional Use - Expand an existing distillery with tasting room
- 2838 Milwaukee Street - Conditional Use - Establish home occupation for bicycle repair shop
- 514 E. Wilson Street - PD-SIP Alteration - Establish outdoor recreation area for restaurant-tavern

### - Upcoming Matters - May 6, 2013

- 9601 Elderberry Road - A to TR-U1 and Preliminary Plat - Highlands Community, creating 6 lots for future residential development with up to 390 dwelling units, 1 lot for future development, and 2 outlots for stormwater management
- 6602 Dominion Drive - PD-SIP to Amended PD-SIP - Construct addition to Door Creek Church to include two 300-seat worship venues, meeting rooms, and office space, and construct additional parking
- 310-402 Cottage Grove Road & 904 Dempsey Road - A to TE, TR-U2 & TR-C3 and Preliminary Plat and Final Plat - Royster Clark Development, creating 53 residential lots, 3 retail/ office lots, 1 lot for an existing utility use, 1 outlot for public stormwater management and 2 private outlots
- 2635 University Avenue - Demolition Permit - Demolish retail building to allow construction of a medical office building

- 5236 Harbor Court - Demolition Permit - Demolish single-family residence to allow construction of new residence
- 311 Highland Avenue - Demolition Permit - Demolish single-family residence to allow construction of new residence
- 1001 Woodward Drive - Demolition Permit and Conditional Use - Demolish single-family residence to allow construction of new residence on lakefront
- 1314 Parkside Drive - Conditional Use - Construct telecommunications facility

## **ANNOUNCEMENTS**

There were no announcements.

## **ADJOURNMENT**

**A motion was made by King, seconded by Hamilton-Nisbet, to Adjourn at 8:50 p.m. The motion passed by voice vote/other.**