



# City of Madison

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

## Meeting Minutes - Approved PLAN COMMISSION

*This meeting can be viewed LIVE on Madison City Channel, cable channel 98, digital channel 994, or at [www.madisoncitychannel.tv](http://www.madisoncitychannel.tv).*

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Monday, January 11, 2016

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:** 8 - Steve King; Ledell Zellers; Sheri Carter; Maurice C. Sheppard; Melissa M. Berger; Michael W. Rewey; Bradley A. Cantrell and James E. Polewski

**Excused:** 2 - Ken Opim and Michael G. Heifetz

Cantrell was chair for this meeting.

Polewski arrived at 5:40 p.m. during consideration of Item 3.

Staff present: Natalie Erdman, Secretary; Jim O'Keefe, Community Development Division; Heather Stouder, Kevin Firchow, Jay Wendt and Tim Parks, Planning Division.

### PUBLIC COMMENT

There were no registrations for public comment.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

Sheppard disclosed that he was an employee of Madison College but that his employment would not impact his consideration of Item 1.

### MINUTES OF THE DECEMBER 7, 2015 REGULAR MEETING

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

### SCHEDULE OF MEETINGS

January 25 and February 8, 22, 2016

### ROUTINE BUSINESS

1. [41100](#) Authorizing the execution of a Release of a Permanent Easement for Public Sidewalk and Bus Pad Purposes at Madison Area Technical College, located at 1702 Wright Street.

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

- 2.     [41101](#)            Authorizing the execution of an Underground Electric Line Easement to Madison Gas and Electric Company across a portion of Camelot Park, located at 1754 Camelot Drive.

**A motion was made by Zellers, seconded by King, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.**
  
- 3.     [41173](#)            Authorizing the City of Madison to accept ownership from the State of Wisconsin of three art installations located in the W. Beltline Frontage Road and the Verona Road Frontage Road public rights-of-way.

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

**PUBLIC HEARING-5:45 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 5:45 p.m. where there are no registrants wishing to speak in opposition regardless of its placement on the agenda.

Note: Items 4 - 6 are related and were considered together.

**Urban Design Commission Text Amendment**

- 4.     [40940](#)            Amending Section 33.24(15)(e)12.b.ii. of the Madison General Ordinances to allow for the construction of an 11th floor community room on top of a mixed-use building.

On a motion by Ald. Zellers, seconded by Rewey, the Plan Commission recommended approval of the proposed ordinance amendment to the Urban Design Commission by voice vote/ other.

**A motion was made by Zellers, seconded by Rewey, to Return to Lead with the Recommendation for Approval to the URBAN DESIGN COMMISSION. The motion passed by voice vote/other.**

**Conditional Use, Demolition Permits & Related Requests**

- 5.     [40591](#)            Consideration of a demolition permit and conditional use to demolish various industrial and commercial buildings and construct a mixed-use building containing 55,600 square feet of office, 23,300 square feet of commercial space and 198 dwelling units at 1002-1046 E. Washington Avenue; Urban Design Dist. 8; 2nd Ald. Dist.

On a motion by Ald. Zellers, seconded by Rewey, the Plan Commission found that the standards were met and approved the demolition permit and conditional use (ID 40591) and Certified Survey Map (ID 40593) subject to the comments and conditions contained in the Plan Commission materials, staff report addendum, and the following condition:

- A condition of approval for the conditional use shall be that no residential parking permits shall be issued for 1002-1046 E. Washington Avenue. The applicant shall inform all tenants of this restriction in their leases. In addition, the applicant shall submit a copy of the lease for the project noting the above

condition when requesting final sign-off.

The motion to approve the conditional use and Certified Survey Map passed by voice vote/ other.

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

6. [40593](#)

Approving a Certified Survey Map of property owned by Stone House Development, Inc. located at 1002-1046 E. Washington Avenue; 2nd Ald. Dist.

On a motion by Ald. Zellers, seconded by Rewey, the Plan Commission found that the standards were met and approved the demolition permit and conditional use (ID 40591) and Certified Survey Map (ID 40593) subject to the comments and conditions contained in the Plan Commission materials, staff report addendum, and the following condition:

- A condition of approval for the conditional use shall be that no residential parking permits shall be issued for 1002-1046 E. Washington Avenue. The applicant shall inform all tenants of this restriction in their leases. In addition, the applicant shall submit a copy of the lease for the project noting the above condition when requesting final sign-off.

The motion to approve the conditional use and Certified Survey Map passed by voice vote/ other.

**A motion was made by Zellers, seconded by Rewey, 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.**

The following were registered on Items 4-6, which were considered together:

Speaking in support of the proposed development were: Jonathan Parker of Waunona Way, and Patrick Heck of N. Blount Street, representing the Tenney-Lapham Neighborhood Association.

Registered in support and available to answer questions was the applicant, Rich Arnesen of E. Wilson Street.

7. [40590](#)

Consideration of a conditional use to construct a mixed-use building containing 14,000 square feet of first floor commercial space and 36 apartments at 2230 W. Broadway; Urban Design Dist. 1; 14th Ald. Dist.

On a motion by Rewey, seconded by Ald. Zellers, 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 and the following condition:

- That any major changes to the project, including its driveway access, shall return to the Plan Commission for approval as a major alteration to the conditional use.

The motion to approve with conditions passed on the following 6-1 vote: AYE: Ald. King, Ald. Zellers, Berger, Polewski, Rewey, Sheppard; NAY: Ald. Carter; NON-VOTING: Cantrell; EXCUSED: Heifetz, Opin.

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

**Ayes:** 6 - Steve King; Ledell Zellers; Maurice C. Sheppard; Melissa M. Berger; Michael W. Rewey and James E. Polewski

**Noes:** 1 - Sheri Carter

**Excused:** 2 - Ken Opin and Michael G. Heifetz

**Non Voting:** 1 - Bradley A. Cantrell

Speaking in support of the proposed development were: David Porterfield & Timothy Radelet, Movin' Out, Inc. of E. Olin Avenue, the applicants; Chris Jay of Virginia Terrace, representing Mirrus Partners, Inc.; Jim Glueck of N. Few Street, representing Movin' Out, Inc.; Katie Kazan of Quinn Circle; Tonoka Deloney of Hoboken Road; Judy Cooper of Waunona Woods Court; Arturo Ambriz of Glenview Drive; Tom Solyst

of CTH P, Mount Horeb; Tom McMahan of Woodward Drive, representing the Vera Court Neighborhood Center; Linda Banks of Lake Point Drive; Kasie Setterland, Stone House Development, Inc. of N. Segoe Road, and; Jim Kellerman of Esther Beach Road.

Speaking in opposition to the proposed development were: Richard Taylor of Waunona Way; Deidre Greer of W. Broadway; Joe Balles of Lindfield Road, representing the Simpson Street Free Press; James Kramer of W. Broadway; Joseph Hennessy of Lake Point Drive; Joshua Dulley of Lake Point Drive; Erin O'Brien of Lake Point Drive; Brad Pommerening of Waunona Way; Tim Ringenberg of Raywood Road; Mike Schmidtke of Waunona Way; Herman Pearson of Weber Drive; Linda Hoskins of Cypress Way; Sheila Stubbs of Waunona Woods Court, and; Mary Caulfield of Quinn Court.

Registered at the meeting in support but not wishing to speak were: Brianna Buch of Fordem Avenue, representing the Vera Court Neighborhood Center; Dan Slick of Quinn Court, and; Corinda Rainey-Moore of Glacier Hill Drive.

Registered in opposition but not wishing to speak were: Chauncey Hunker of Waunona Way and Ken Sherman of Fayette Avenue.

Additionally, registration statements in support of the project were submitted on behalf of the following:

Grace Moran of Pawling Street; Alison Stauffacher of North Ingersoll Street; Rebecca Ressler of Rosewood Circle; Grisel Tapia of Buckeye Road; Iker Rodriguez of Buckeye Road; Hope Jones of US Highway 14; Donald Bruns of Vista Road; Jasmine Webster of Lake Point Drive; Phillip Colter of Lake Point Drive; Eric Springer of Lake Point Drive; Salanah Al-Hagg of Lake Point Drive; Paul Andersen of Haugie Road, Stoughton; Jessica Sanger of Lake Point Drive; Denise White of Green Way Cross, Fitchburg; Frborah Marlowe of Blossom Lane; Portia Vaughn of West Broadway Avenue, Monona; Corinne Simonson of High Ridge Trail, Fitchburg; Rhea Jensen of Vera Court; Jim Kellerman of Esther Beach; Lubora Hampton of Kent Lane; Aureola Deloney of Waunona Woods Court; Herbert Griffin of Lake Point Drive; Belinda Washington of Waunona Woods Court; Sandra Sykes of East Washington Avenue; Mary Benham of Lake Point Drive; Daylena Sykes of East Washington Avenue; Karen Burg of Raywood Road; Nancy Dorn of Waunona Woods Court; Tonoka Deloney of Hoboken Road; Nancy-Ann Moreno (Paradowicz) of Alrita Court; Verce Jones of Rosenberg Road, Fitchburg; James Porter of Aberg Avenue; Brenda Butler; Sherry Strait of West Broadway; Jacquesia Jackson of Lake Point Drive; Pauline Jones of Moorland Road; LaShonda Hutchins of Waunona Woods Court; Armando Veka of Sherman Terrace; Omar Urquizo of Sherman Terrace; Tim Wilson of Lake Point Drive; Victoria Hennick of Aaron Court; Jose Guerra; of Kings Mill Way; Carla Garzes of South Baldwin Street; Ivan Avilez Rodriguez; of Pheasant Branch Road, Middleton; Isrua Velmco of Waunona Woods Court; Dick McCord of Interlake Drive, Monona; Michelle McCord of Interlake Drive, Monona; Saquita Aliomay of Skyview; Judy Brown; Maria Jose Chami Pedrosa of East Cheryl Parkway, Fitchburg; Leonor Cortes of Allend Road; Martha Conejo of Lake Point Drive; Rosalba Valdes of Allied Drive; Carman Coleman of Monona Court; Emma Markert of University Avenue; Omar Diaz of Moorland Road; Zaira X Mendoza Morel of Leopold Way, Fitchburg; Sara Gemben of Waunona Wood; Edram Velusco of Waunona Wood; Herlinda Merino of Waunona Wood; Luis Cawang of Lake Point Drive; Shabre Green of Waunona Woods Court; Kerry C of Pike Drive; Jennifer Bell of Claremont Avenue; Heather Seils of Broadway; Erica Clark of Pike Drive, Fitchburg; Lance Vaughn of West Broadway Avenue; Edith Zaldivar of Moorland Road; Hipaito Moutes of Hoboken Road; Lakeisha Savisberry of West Broadway, Monona; Paul Tergelson of Lake Point Drive; Brenda Hernandez of High Ridge Trail, Fitchburg; Dora Galeano of Rosenberg Road, Fitchburg; Elkin Tamara Galeano of Jacobs Way; Kimberly Huete of Jacobs Way; Oscr Galeano of Jacobs Way; Jorge Herrera of High Ridge Trail, Fitchburg; Karma Gomez; Anthony Davis of Bridge Road; Gloria Liao of South Segoe Road; Amy Schellpfeffer of Velvet Leaf Drive; Kraig Kumm of Cottage Grove Road; David Frederick of Lake Point Drive; Andrea Adams of Lake Point Drive; Dalia Romero of Amber Trail, Sun Prairie; Evangelina Romero of South Bird Street, Sun Prairie; Cesar Augusto of Heritage Circle; Hector Varela of Heritage Circle; Eber Cruz of Heritage Circle; Lydia Rosano of East Wilson Street; Glorily Lopez of East Wilson Street; James Tinjum of East Wilson Street; Allison Feuerstein of South Street; Josue Ramon Dziel Rodriguez Moreno of South Street; Pedro Gutierrez of Greenway Boulevard, Middleton; Jessica Ayala Guevara of Cypress Way; Leticia Guevara Arias of Chester Drive; Jhelen Torres of Chalet Gardens Road, Fitchburg; Damaris Vazquez of Chalet Gardens Road, Fitchburg; Sherlyn Jovei-Paz of Heritage Circle; Erlin Ezequid Juarez Hernandez of Heritage Circle; Alfredo Aleman of Heritage Circle; Rosa Paz of Heritage Circle; Susan Swanke of Shore Acres Road, Monona; Deysi Hermida of Moorland Road; Cristina Perez of Moorland Road; Juan Aquino Bruno of Moorland Road; Jovita Lesama of Moorland Road; Jesus Pacheco Diaz of Moorland Road; Carlos Diaz of Moorland Road; Omar Ortega of Moorland Road; Juana Eleuterio of Cypress Way; Diego Pacheco Bello of Moorland

Road; Aureliano Aguilar of Cypress Way; Nellie Salgado of South Park Street; Karla Arreo of Chalet Gardens Road; Leticia Martinez of Pike Drive; Cecilia Roles of Edgartown Court; Patricia Martinez of Straubel Street; Bulmaro Jacuinde of Lake Point Drive; Maria Grajales of Geronimo Circle; Sheena Richards of Bridge Road; Damari Cork of Meadow Lane, Mazomanie; Camilla Cork of Meadow Lane, Mazomanie; Enooh Melgarelo of Loftgordon Aveue; Brenda AP of Cataipa Circle; Karina Mendoza of Post Road, Fitchburg; Goardo Juaraz of Fordem Avenue; Estela Eleuterio of King James Court, Fitchburg; Juan Holjie of Randolph Drive; Maricela Mendoza of Sheffield; Marisela Flores of Bridge Road; Breshinda Johisal of Country Rose Court; Margarita Llanos of Lake Point Drive; Rocio Morales Jose of Chalet Gardens Road, Fitchburg; Gloria Hernandez Fecuatl of Sunfish Court; Judi Cruz of Silver Road; Antonio De Jesus Villanueva of Greenway Cross; Alejandra Sostaita of Rosenberry Road; Ramiro Lara of Swanton Road; Natali Perez R of Lake Point Drive; Juan Romero of William Circle, Verona; Ricardo Rodriguez of Maher Avenue; Emilio M Cortez of Foxwood Trail; Francisco Gutierrez of East Dayton Street; Jorge A Rodriguez of Chalet Gardens, Fitchburg; Hector Zapata of Maple Grove; Javier Sanchez of Deer Valley; Jaron Cruz of Eggimen Road; Allan Vargas of Chalet Gardens, Fitchburg; Alfredo Morales of Tottenham Road; Jose A Arruano of Chalet Gardens Road; Dilma Arely Gutierrez of Victoria Lane; Sergio Plazola of Post Road; Maria Lucila Mendoza Morel of Post Drive, Fitchburg; Alma Tadeo of Topaz Lane; Leticia Flores of Fish Hatchery Road; Shelica Clifton; Cristian Barrera of Lake Point Drive; Jonny Miranda of Fish Hatchery Road, Fitchburg; Jessy Santiago of Fish Hatchery Road, Fitchburg; Javier Espinoza of West Broadway; Manana Salgado of West Broadway; and Avrora Morales Alvarez of West Broadway.

**Zoning Map Amendments & Related Requests**

- 8. [40667](#) Creating Section 28.022-00205 of the Madison General Ordinances to change the zoning of property located at 1917 Lake Point Drive, 14th Aldermanic District, from TR-V1 (Traditional Residential - Varied 1) District to TR-U1 (Traditional Residential - Urban 1) District.

On a motion by Sheppard, seconded by Ald. King, the Plan Commission found that the standards were met and recommended approval of the zoning map amendment (ID 40667) to the Common Council, and approved the demolition permit and conditional use (ID 40393) subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- The demolition permit for the subject site is conditioned on the existing neighborhood center being relocated prior to issuance.

The motion to recommend approval passed by voice vote/ other.

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

- 9. [40393](#) Consideration of a demolition permit and conditional use to allow a neighborhood center to be demolished and 2 townhouse buildings containing 12 total units to be constructed on property generally addressed as 1917 Lake Point Drive; 14th Ald. Dist.

On a motion by Sheppard, seconded by Ald. King, the Plan Commission found that the standards were met and recommended approval of the zoning map amendment (ID 40667) to the Common Council, and approved the demolition permit and conditional use (ID 40393) subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- The demolition permit for the subject site is conditioned on the existing neighborhood center being relocated prior to issuance.

The motion to recommend approval passed by voice vote/ other.

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

The following were registered on Items 8 & 9, which were considered together:

Speaking in support of the proposed development were: David Porterfield & Timothy Radelet, Movin' Out, Inc. of E. Olin Avenue, the applicants; Chris Jay of Virginia Terrace, representing Mirrus Partners, Inc.; Jim Glueck of N. Few Street, representing Movin' Out, Inc.; Tonoka Deloney of Hoboken Road, and; Tom Solyst of CTH P, Mount Horeb. Kasie Setterland, Stone House Development, Inc. of N. Segoe Road and Judy Cooper of Waunona Woods Court were registered to speak in support of the project but were not present when called.

Speaking in opposition to the proposed development were: James Kramer of W. Broadway; Joseph Hennessy of Lake Point Drive; Erin O'Brien of Lake Point Drive. Herman Pearson of Weber Drive; Tim Ringenberg of Raywood Road, and; Richard Taylor of Waunona Way were registered to speak in opposition to the project but were not present when called.

Speaking neither in support nor opposition to the proposed development was Mary Franson of Lake Park.

Registered at the meeting in support but not wishing to speak were: Tom McMahan of Woodward Drive, representing the Vera Court Neighborhood Center; Jim Kellerman of Esther Beach Road, and; Corinda Rainey-Moore of Glacier Hill Drive.

Registered in opposition but not wishing to speak were: Chauncey Hunker of Waunona Way; Mary Caulfield of Quinn Circle; Mike Schmidtke of Waunona Way, and Eric Shusta of Waunona Way.

Additionally, registration statements in support of the project were submitted on behalf of the following:

Grace Moran of Pawling Street; Alison Stauffacher of North Ingersoll Street; Rebecca Ressler of Rosewood Circle; Grisel Tapia of Buckeye Road; Iker Rodriguez of Buckeye Road; Hope Jones of US Highway 14; Donald Bruns of Vista Road; Jasmine Webster of Lake Point Drive; Phillip Colter of Lake Point Drive; Eric Springer of Lake Point Drive; Salanah Al-Hagg of Lake Point Drive; Paul Andersen of Haugie Road, Stoughton; Jessica Sanger of Lake Point Drive; Denise White of Green Way Cross, Fitchburg; Frborah Marlowe of Blossom Lane; Portia Vaughn of West Broadway Avenue, Monona; Corinne Simonson of High Ridge Trail, Fitchburg; Rhea Jensen of Vera Court; Jim Kellerman of Esther Beach; Lubora Hampton of Kent Lane; Aureola Deloney of Waunona Woods Court; Herbert Griffin of Lake Point Drive; Belinda Washington of Waunona Woods Court; Sandra Sykes of East Washington Avenue; Mary Benham of Lake Point Drive; Daylena Sykes of East Washington Avenue; Karen Burg of Raywood Road; Nancy Dorn of Waunona Woods Court; Tonoka Deloney of Hoboken Road; Nancy-Ann Moreno (Paradowicz) of Alrita Court; Verce Jones of Rosenberry Road, Fitchburg; James Porter of Aberg Avenue; Brenda Butler; Sherry Strait of West Broadway; Jacquesia Jackson of Lake Point Drive; Pauline Jones of Moorland Road; LaShonda Hutchins of Waunona Woods Court; Armando Veka of Sherman Terrace; Omar Urquizo of Sherman Terrace; Tim Wilson of Lake Point Drive; Victoria Hennick of Aaron Court; Jose Guerra; of Kings Mill Way; Carla Garzes of South Baldwin Street; Ivan Avilez Rodriguez; of Pheasant Branch Road, Middleton; Isrua Velmco of Waunona Woods Court; Dick McCord of Interlake Drive, Monona; Michelle McCord of Interlake Drive, Monona; Saquita Aliomay of Skyview; Judy Brown; Maria Jose Chami Pedrosa of East Cheryl Parkway, Fitchburg; Leonor Cortes of Allend Road; Martha Conejo of Lake Point Drive; Rosalba Valdes of Allied Drive; Carman Coleman of Monona Court; Emma Markert of University Avenue; Omar Diaz of Moorland Road; Zaira X Mendoza Morel of Leopold Way, Fitchburg; Sara Gemben of Waunona Wood; Edram Velusco of Waunona Wood; Herlinda Merino of Waunona Wood; Luis Cawang of Lake Point Drive; Shabre Green of Waunona Woods Court; Kerry C of Pike Drive; Jennifer Bell of Claremont Avenue; Heaher Seils of Broadway; Erica Clark of Pike Drive, Fitchburg; Lance Vaughn of West Broadway Avenue; Edith Zaldivar of Moorland Road; Hipaito Moutes of Hoboken Road; Lakeisha Savlsberry of West Broadway, Monona; Paul Tergelson of Lake Point Drive; Brenda Hernandez of High Ridge Trail, Fitchburg; Dora Galeano of Rosenberry Road, Fitchburg; Elkin Tamara Galeano of Jacobs Way; Kimberly Huete of Jacobs Way; Oscr Galeano of Jacobs Way; Jorge Herrera of High Ridge Trail, Fitchburg; Karma Gomez; Anthony Davis of Bridge Road; Gloria Liao of South Segoe Road; Amy Schellpfeffer of Velvet Leaf Drive; Kraig Kumm of Cottage Grove Road; David Frederick of Lake Point Drive; Andrea Adams of Lake Point Drive; Dalia Romero of Amber Trail, Sun Prairie; Evangelina Romero of South Bird Street, Sun Prairie; Cesar Agosto of Heritage Circle; Hector Varela of Heritage Circle; Eber Cruz of Heritage Circle; Lydia Rosano of East Wilson Street; Glorily Lopez of East Wilson Street; James Tinjum of East Wilson Street; Allison Feuerstein of South Street; Josue Ramon Dziel Rodriguez Moreno of South Street; Pedro Gutierrez of Greenway Boulevard, Middleton; Jessica Ayala Guevara of Cypress Way; Leticia Guevara Arias of Chester Drive; Jhelen Torres of

Chalet Gardens Road, Fitchburg; Damaris Vazquez of Chalet Gardens Road, Fitchburg; Sherlyn Jovei-Paz of Heritage Circle; Erlin Ezequid Juarez Hernandez of Heritage Circle; Alfredo Aleman of Heritage Circle; Rosa Paz of Heritage Circle; Susan Swanke of Shore Acres Road, Monona; Deysi Hermida of Moorland Road; Cristina Perez of Moorland Road; Juan Aquino Bruno of Moorland Road; Jovita Lesama of Moorland Road; Jesus Pacheco Diaz of Moorland Road; Carlos Diaz of Moorland Road; Omar Ortega of Moorland Road; Juana Eleuterio of Cypress Way; Diego Pacheco Bello of Moorland Road; Aureliano Aguilar of Cypress Way; Nellie Salgado of South Park Street; Karla Arreo of Chalet Gardens Road; Leticia Martinez of Pike Drive; Cecilia Roles of Edgartown Court; Patricia Martinez of Straubel Street; Bulmaro Jacuinde of Lake Point Drive; Maria Grajales of Geronimo Circle; Sheena Richards of Bridge Road; Damari Cork of Meadow Lane, Mazomanie; Camilla Cork of Meadow Lane, Mazomanie; Enooh Melgarelo of Loftgordon Aveue; Brenda AP of Cataipa Circle; Karina Mendoza of Post Road, Fitchburg; Goardo Juaraz of Fordem Avenue; Estela Eleuterio of King James Court, Fitchburg; Juan Holjie of Randolph Drive; Maricela Mendoza of Sheffield; Marisela Flores of Bridge Road; Breshinda Johisal of Country Rose Court; Margarita Llanos of Lake Point Drive; Rocio Morales Jose of Chalet Gardens Road, Fitchburg; Gloria Hernandez Fecuatl of Sunfish Court; Judi Cruz of Silver Road; Antonio De Jesus Villanueva of Greenway Cross; Alejandra Sostaita of Rosenberry Road; Ramiro Lara of Swanton Road; Natali Perez R of Lake Point Drive; Juan Romero of William Circle, Verona; Ricardo Rodriguez of Maher Avenue; Emilio M Cortez of Foxwood Trail; Francisco Gutierrez of East Dayton Street; Jorge A Rodriguez of Chalet Gardens, Fitchburg; Hector Zapata of Maple Grove; Javier Sanchez of Deer Valley; Jaron Cruz of Eggimen Road; Allan Vargas of Chalet Gardens, Fitchburg; Alfredo Morales of Tottenham Road; Jose A Arruano of Chalet Gardens Road; Dilma Arely Gutierrez of Victoria Lane; Sergio Plazola of Post Road; Maria Lucila Mendoza Morel of Post Drive, Fitchburg; Alma Tadeo of Topaz Lane; Leticia Flores of Fish Hatchery Road; Shelica Clifton; Cristian Barrera of Lake Point Drive; Jonny Miranda of Fish Hatchery Road, Fitchburg; Jessy Santiago of Fish Hatchery Road, Fitchburg; Javiar Espinoza of West Broadway; Manana Salgado of West Broadway; and Avrrora Morales Alvarez of West Broadway.

- 10. [40957](#) Creating Section 28.022 -- 00213 of the Madison General Ordinances to change the zoning of property located at 437 West Mifflin Street, 4th Aldermanic District, from PD(SIP) Planned Development (Specific Implementation Plan) District to DR-2 (Downtown Residential 2) District.

On a motion by Rewey, seconded by Ald. King, the Plan Commission found that the standards were met and recommended approval of the zoning map amendment (ID 40957) to the Common Council, and approved the demolition permit and conditional use (ID 40589) and Certified Survey Map (ID 40592) all subject to the comments and conditions contained in the Plan Commission materials and the staff report addendum. The motion to recommend approval passed by voice vote/ other.

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

- 11. [40589](#) Consideration of a demolition permit and conditional use to allow 2 two-family dwellings and 1 single-family dwelling to be demolished and a 46-unit apartment building to be constructed on land addressed as 427-439 W. Mifflin Street; 4th Ald. Dist.

On a motion by Rewey, seconded by Ald. King, the Plan Commission found that the standards were met and recommended approval of the zoning map amendment (ID 40957) to the Common Council, and approved the demolition permit and conditional use (ID 40589) and Certified Survey Map (ID 40592) all subject to the comments and conditions contained in the Plan Commission materials and the staff report addendum. The motion to recommend approval passed by voice vote/ other.

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

- 12. [40592](#) Approving a Certified Survey Map of property owned by Madison Development Corporation, Inc. located at 427-439 W. Mifflin Street; 4th Ald. Dist.

On a motion by Rewey, seconded by Ald. King, the Plan Commission found that the standards were met and recommended approval of the zoning map amendment (ID 40957) to the Common Council, and approved the demolition permit and conditional use (ID 40589) and Certified Survey Map (ID 40592) all

subject to the comments and conditions contained in the Plan Commission materials and the staff report addendum. The motion to recommend approval passed by voice vote/ other.

**A motion was made by Rewey, 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.**

The following were registered on Items 10-12, which were considered together:

Registered in support of the proposed development and available to answer questions were Frank Staniszewski, Madison Development Corporation of W. Washington Avenue, the applicant, and J. Randy Bruce, Knothe Bruce Architects, LLC of University Avenue, Middleton, representing the applicant.

**13. [40958](#)**

Creating Section 28.022 - 00214 of the Madison General Ordinances to amend a Planned Development District at property located at 841 Jupiter Drive and 818 North Star Drive, 3rd Aldermanic District to approve an Amended General Development Plan, and creating Section 28.022 - 00215 to amend a Planned Development District to approve a Specific Implementation Plan.

On a motion by Rewey, seconded by Ald. King, the Plan Commission recommended re-referral of the planned development to January 25, 2016 (February 2, 2016 Common Council) at the request of the applicant and staff by voice vote/ other.

**A motion was made by Rewey, seconded by King, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by January 25, 2016. The motion passed by voice vote/other.**

There were no registrants on this matter.

## BUSINESS BY MEMBERS

There was no business by members.

## SECRETARY'S REPORT

Tim Parks summarized the upcoming matters for the Commission .

### - Upcoming Matters - January 25, 2016

- 1101 Feather Edge Drive 9807-56 Hawks Nest Drive - Conditional Use Alteration - Construct undeveloped portion of Hawks Woods Condominiums with 21 single-family residences
- 6001-6033 Gemini Drive - PD(GDP) to Amended PD(GDP-SIP) - Construct up to 35,000 square feet of commercial space in 5 buildings on the "B" Block at Grandview Commons Town Center; and Preliminary Plat and Final Plat - Grandview Commons Replat No. 3, creating 5 lots for commercial development
- 9025 Mid Town Road - Temp. A to SR-C1, Demolition Permit and Conditional Use - Demolish single-family residence to construct daycare facility
- 849 E. Washington Avenue - Conditional Use - Allow brewery in TE zoning district in Urban Design Dist. 8
- 1380 Williamson Street - Conditional Use - Allow restaurant-nightclub in existing building
- 2819 CTH T - Extraterritorial Certified Survey Map - Create 2 residential lots in the Town of Sun Prairie
- 3391 Meadow Road - Extraterritorial Preliminary Plat and Final Plat - Aspen Meadows Estates, Town of Middleton, creating 11 single-family lots, 1 outlot for stormwater management, and 1 outlot for future development

### - Upcoming Matters - February 8, 2016

- 5204 N. Sherman Avenue - Temp. A to SR-C3, Preliminary Plat and Final Plat - The Turn at Cherokee, creating 16 single-family lots and 2 private outlots for stormwater management and golf club use
- 5518-5702 Manufacturers Drive - Conditional Use - Approve an existing motor freight terminal facility to provide conforming zoning and approve a parking lot expansion for this existing use



- 4707 Pflaum Road - Demolition Permit - Demolish an existing 11,000 square-foot building to allow for a 22,000 square-foot warehouse addition

## **ANNOUNCEMENTS**

There were no announcements.

## **ADJOURNMENT**

**A motion was made by Rewey, seconded by King, to Adjourn at 9:55 p.m. The motion passed by voice vote/other.**