



City of Madison

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

Meeting Minutes - Approved PLAN COMMISSION

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Monday, May 6, 2013

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: 10 -

Steve King; Ledell Zellers; Scott J. Resnick; Eric W. Sundquist; Anna Andrzejewski; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell; Melissa M. Berger and Tonya L. Hamilton-Nisbet

Cantrell was chair for this meeting. Andrzejewski left the meeting at 9:00 p.m. prior to consideration of Items 15 and 16.

Staff present: Steve Cover, Secretary; Bill Fruhling, Heather Stouder and Tim Parks, Planning Division; Scott Langer, Traffic Engineering Division; Janet Dailey, City Engineering Division; Don Marx and Dan Rolfs, Office of Real Estate Services, and; Matt Mikolajewski, Office of Business Resources.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Berger disclosed that she has worked in the past with the applicant for Items 15 and 16, and that she has represented the applicant for Item 22.

MINUTES OF THE APRIL 22, 2013 MEETING

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

SCHEDULE OF MEETINGS

May 20 and June 3, 17, 2013

ROUTINE BUSINESS

1. [29736](#) Vacation/Discontinuance of a portion of N. Park Street, lying adjacent to Lot 1, Block 2, Madison Original Plat, being located in part of the Southwest one-quarter (1/4) of the Southwest one-quarter (1/4) Section 14, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin. (8th AD)

And authorizing the Mayor and City Clerk to accept public dedication for N. Park Street, being a part of Lot 10, Block 1, Madison Original Plat being located in part of the Southwest one-quarter (1/4) of the Southwest one-quarter (1/4) Section 14, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin. (8th AD)

And approving a maintenance agreement between the City of Madison and University of Wisconsin for the University of Wisconsin to maintain private improvements within the N. Park Street public right of way. The Mayor and City Clerk are hereby authorized and directed to execute an agreement between The City of Madison and University of Wisconsin for the Maintenance of portions of the N. Park Street public right of way.

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. [29881](#) Authorizing the execution of an Underground Utility Easement and Easement Release to Madison Gas and Electric Company across a portion of Henry Vilas Zoo property, located at 702 S. Randall Avenue.

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

3. [29920](#) Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and FHB Investments LLC for the purchase of parcels located at 5102 and 5152 Femrite Drive, 3101 and 3218 Dairy Drive, 4949 Prairie Dock Drive, 45 Marsh Court and 2698 I 90-39 for the location of a fire station and firefighter development center, the transfer of 45 Marsh Court to the Storm Water Utility and an amendment to the 2013 Capital Budget to provide funds for the purchase of the parcels.

On a motion by Heifetz, seconded by Ald. Zellers, the Plan Commission recommended Return to Lead with a Recommendation of Approval to the Board of Estimates with the following revisions:

- That the second "D" in the fourth line in the first paragraph of the Body be corrected.
- That the calculation in the third Resolved clause on page 5 of the resolution be revised to reflect the correct sum;

The motion to recommend approval passed on the following 7-1 vote: AYE: Ald. King, Ald. Resnick; Ald. Zellers, Andrzejewski, Berger, Heifetz, Sundquist; NAY: Rewey; NON-VOTING: Cantrell, Hamilton-Nisbet

A motion was made by Heifetz, seconded by Zellers, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. 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.

Tax Incremental Finance District Amendment

- 4. [29897](#) Resolution approving the third amendment to the project plan and boundary for Tax Incremental District (TID) #32 (Upper State Street).
 The Plan Commission recommended approval to the Board of Estimates of the third amendment to Tax Incremental Finance District 32 by voice vote/ other.
A motion was made by Resnick, seconded by King, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by voice vote/other.
 There were no registrants on this item.

Zoning Text Amendments

- 5. [29671](#) Amending various sections of Chapter 28 of the Madison General Ordinances to comply with Wis. Admin. Code § NR 116.
 On a motion by Ald. King, seconded by Rewey, the Plan Commission recommended approval of an alternate version of the proposed zoning text amendment that includes the following revision:
 - That the definition of "Increase in Regional Flood Height" on page 5 be revised as follows: "Increase in Regional Flood Height. A calculated upward rise in the regional flood elevation greater than 0.04 0.00 foot based on a comparison of existing conditions and proposed conditions which is directly attributable to development in the floodplain but not attributable to manipulation of mathematical variables such as roughness factors, expansion and contraction coefficients and discharge."
 The motion to recommend approval of the alternate version of the ordinance with this revision passed by voice vote/ other.
A motion was made by King, seconded by Rewey, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.
- 6. [29731](#) Amending various chapters of the Madison General Ordinances to update obsolete references to the Zoning Code.
 The Plan Commission recommended approval of the proposed zoning text amendment by voice vote/ other.
A motion was made by Andrzejewski, seconded by Sundquist, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.
- 7. [29850](#) Amending Section 28.151 of the Madison General Ordinances to eliminate the zoning prohibition against street-facing automobile repair bays.
 The Plan Commission recommended approval of the proposed zoning text amendment by voice vote/ other.
A motion was made by King, seconded by Zellers, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.
 There were no registrants on Items 5-7.

Zoning Map Amendments/Subdivisions

- 8. [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

On a motion by Heifetz, seconded by Rewey, the Plan Commission found that the standards and criteria met and recommended approval of the proposed zoning map amendment and the related subdivision plat (ID 29417) subject to the comments and conditions contained in the Plan Commission materials.

The motion to recommend approval of the rezoning and subdivision passed on the following 5-3 vote: AYE: Ald. King, Ald. Resnick, Andrzejewski, Heifetz, Rewey; NAY: Ald. Zellers, Berger, Sundquist; NON-VOTING: Cantrell, Hamilton-Nisbet.

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

Ayes: 5 -
Steve King; Scott J. Resnick; Anna Andrzejewski; Michael G. Heifetz and Michael W. Rewey

Noes: 3 -
Ledell Zellers; Eric W. Sundquist and Melissa M. Berger

Non Voting: 2 -
Bradley A. Cantrell and Tonya L. Hamilton-Nisbet

9. [29417](#)

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

On a motion by Heifetz, seconded by Rewey, the Plan Commission found that the standards and criteria met and recommended approval of the proposed subdivision plat, and the related zoning map amendment (ID 29422) subject to the comments and conditions contained in the Plan Commission materials.

In recommending approval of the subdivision, the Plan Commission granted a variance as allowed under MGO Sec. 16.23(10) of the Subdivision Regulations to the requirement in Sec. 16.23(8)(a)7g that no cul-de-sac street exceed six-hundred (600) feet in length. In granting this variance, the Commission cited the extraordinary hardship caused by the significant topography present on the site.

The motion to recommend approval of the rezoning and subdivision passed on the following 5-3 vote: AYE: Ald. King, Ald. Resnick, Andrzejewski, Heifetz, Rewey; NAY: Ald. Zellers, Berger, Sundquist; NON-VOTING: Cantrell, Hamilton-Nisbet.

A motion was made by Heifetz, 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 the following vote:

Ayes: 5 -
Steve King; Scott J. Resnick; Anna Andrzejewski; Michael G. Heifetz and Michael W. Rewey

Noes: 3 -
Ledell Zellers; Eric W. Sundquist and Melissa M. Berger

Non Voting: 2 -
Bradley A. Cantrell and Tonya L. Hamilton-Nisbet

10. [29630](#)

Vacation/Discontinuance of Jeffy Trail right-of-way located in part of the SE ¼ of the NE ¼ of Section 3, Township 06 North, Range 08 East, in the City of Madison, Dane County, Wisconsin. (1st AD)

On a motion by Heifetz, seconded by Rewey, the Plan Commission recommended Return to Lead with a Recommendation of Approval of the proposed right of way vacation to the Board of Public Works. The

motion to recommend approval of the vacation and related zoning map amendment (ID 29422) and subdivision plat (ID 29417) passed on the following 5-3 vote: AYE: Ald. King, Ald. Resnick, Andrzejewski, Heifetz, Rewey; NAY: Ald. Zellers, Berger, Sundquist; NON-VOTING: Cantrell, Hamilton-Nisbet.

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

Ayes: 5 -
 Scott J. Resnick; Anna Andrzejewski; Michael G. Heifetz; Michael W. Rewey and Steve King

Noes: 3 -
 Ledell Zellers; Eric W. Sundquist and Melissa M. Berger

Non Voting: 2 -
 Bradley A. Cantrell and Tonya L. Hamilton-Nisbet

Speaking in opposition to Items 8-10, which were considered together, were: Joe Blustein of Madison, Baoguang Wang of Madison, and Robert & Kori Earl of Madison.

- 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 found that the standards and criteria met and recommended approval of the proposed zoning map amendment and the related subdivision plat (ID 29418) 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 Rewey, seconded by Sundquist, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING. 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 found that the standards and criteria met and recommended approval of the proposed subdivision plat and the related zoning map amendment (ID 29464) 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 Rewey, seconded by Sundquist, 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.

There were no registrants on Items 11 and 12, which were considered together.

- 13. [29644](#) Creating Section 28.022 -- 00050 of the Madison General Ordinances rezoning property from A (Agricultural) District to TR-U1 (Traditional Residential - Urban District 1) District.
 9th Aldermanic District; 9601 Elderberry Road

On a motion by Sundquist, seconded by Ald. King, the Plan Commission found that the standards and criteria met and recommended approval of the proposed zoning map amendment and the related subdivision plat (ID 29561) subject to the comments and conditions contained in the Plan Commission materials and the following revisions:

- That the the zoning map amendment for the 33.2 acres to be rezoned be revised per the staff recommendation as follows: That Lots 1, 3, 4 and 6 as shown on the preliminary plat of Highlands

Community be zoned SR-V2 (Suburban Residential-Varied 2 District), and that Lot 5 of same be zoned TR-V2 (Traditional Residential-Varied 2 District).

- That condition 2b of the Planning Division staff report be revised to now read: "That the applicant explore the connection of Street A to Veritas Drive across proposed Lot 7."

- That the first sentence of condition 34 be revised as follows: "Provide fire apparatus access as required by IFC 503 2009 edition, MGO Section 34.503, as follows and as approved by the Fire Department:"

The motion to recommend approval of the rezoning and subdivision passed on the following 7-1 vote:
 AYE: Ald. King, Ald. Resnick, Ald. Zellers, Andrzejewski, Berger, Rewey, Sundquist; NAY: Heifetz;
 NON-VOTING: Cantrell, Hamilton-Nisbet.

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

Ayes: 7 -
 Ledell Zellers; Scott J. Resnick; Eric W. Sundquist; Anna Andrzejewski; Michael W. Rewey; Melissa M. Berger and Steve King

Noes: 1 -
 Michael G. Heifetz

Non Voting: 2 -
 Bradley A. Cantrell and Tonya L. Hamilton-Nisbet

14. [29561](#)

Approving the preliminary plat of Highlands Community generally located at 9601 Elderberry Road; 9th Ald. Dist.

On a motion by Sundquist, seconded by Ald. King, the Plan Commission found that the standards and criteria met and recommended approval of the proposed subdivision plat and the related zoning map amendment (ID 29644) as revised and subject to the comments and conditions contained in the Plan Commission materials and the following revisions:

- That condition 2b of the Planning Division staff report be revised to now read: "That the applicant explore the connection of Street A to Veritas Drive across proposed Lot 7."

- That the first sentence of condition 34 be revised as follows: "Provide fire apparatus access as required by IFC 503 2009 edition, MGO Section 34.503, as follows and as approved by the Fire Department:"

The motion to recommend approval of the rezoning and subdivision passed on the following 7-1 vote:
 AYE: Ald. King, Ald. Resnick, Ald. Zellers, Andrzejewski, Berger, Rewey, Sundquist; NAY: Heifetz;
 NON-VOTING: Cantrell, Hamilton-Nisbet.

A motion was made by Sundquist, 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 the following vote:

Ayes: 7 -
 Scott J. Resnick; Eric W. Sundquist; Anna Andrzejewski; Michael W. Rewey; Melissa M. Berger; Ledell Zellers and Steve King

Noes: 1 -
 Michael G. Heifetz

Non Voting: 2 -
 Bradley A. Cantrell and Tonya L. Hamilton-Nisbet

The following were registered on Items 13 and 14, which were considered together:

Speaking in support of the proposed development were: Jon McMurtrie, Judy Husar and Juliann Hein Swat, United Financial Group of Appleton, the applicants; Greg Herrling of Cross Plains; Mary Claire Lanser of New Berlin, representing the applicants; Ross Menard of Madison, representing Blackhawk Church and Brader Way, LLC, and; Ald. Paul Skidmore, representing the 9th Ald. Dist.

Speaking in opposition to the proposed development were: Perry Pawelka of Madison; Daniel Nelson of Madison, and; Dorothy Paler of Madison.

Registered in support of the proposed development were: Bob Zoelle and Ryan McMurtrie, United Financial Group of Appleton, the applicants, and Josh Pudelko, Trio Engineering of Brookfield, representing the applicants.

Registered in support but not wishing to speak was Loveday Herring of Cross Plains.

Registered in opposition but not wishing to speak was Ashley Fry of Madison.

15. [29643](#)

SUBSTITUTE. Creating Section 28.022 - 00052 of the Madison General Ordinances rezoning property from A (Agricultural) District to TE (Traditional Employment) District and creating Section 28.022 - 00053 of the Madison General Ordinances rezoning property from A (Agricultural) District to TR-U2 (Traditional Residential-Urban District 2) District and creating Section 28.022 - 00054. of the Madison General Ordinances rezoning property from A (Agricultural) District to TR-C3 (Traditional Residential - Consistent District 3) District. Proposed Use: Royster Clark Development, creating 54 residential lots, 3 lots for employment and mixed use buildings, 1 lot for an existing utility use, 1 outlot for public stormwater management and 2 private outlots. No development is proposed at this time. 15th Aldermanic District; 310-402 Cottage Grove Road and 904 Dempsey Road.

The Plan Commission found that the standards and criteria met and recommended approval of the proposed zoning map amendment and the related subdivision plat (ID 29562) subject to the comments and conditions contained in the Plan Commission materials and the following revision:

- That condition 2 of the Planning Division staff report be revised to allow Lots 3 and 5 to be zoned TR-U2 (Traditional Residential-Urban 2 District) but at the maximum density allowed in the TR-U1 (Traditional Residential-Urban 1 District).

The recommendation of approval with the revised condition passed by voice vote/ other.

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

16. [29562](#)

Approving the preliminary plat and final plat of Royster Clark Development generally located at 310-402 Cottage Grove Road and 904 Dempsey Road; 15th Ald. Dist.

The Plan Commission found that the standards and criteria met and recommended approval of the proposed subdivision plat and the related zoning map amendment (ID 29643) subject to the comments and conditions contained in the Plan Commission materials and the revision to the zoning recommendation in condition 2 of the Planning Division staff report noted in the Plan Commission's recommendation on the rezoning.

The recommendation of approval of the subdivision plat passed by voice vote/ other.

A motion was made by Sundquist, 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 15 and 16, which were considered together:

Speaking in support of the proposed development were: Carl Ruedebusch, Ruedebusch Development Co. of Madison, the applicant; Bill White, DeWitt Ross & Stevens, SC of Madison, representing the applicant; Kathy Soukup of Madison, representing the Eastmorland Community Association; Jacky DaWatt of Madison; Sheila Guilfoyle of Madison, and Ald. David Ahrens, representing the 15th. Ald. Dist.

Speaking in opposition to the proposed development were: Pat Schneider of Madison and Monty Clifcorn of Madison.

Tony Tantillo of Madison was registered to speak in opposition to the development but was not present when the matter was called.

Registered in support and available to answer questions were: Kyle Adams of Madison, David Nelson of Middleton, and Jeff Ruedebusch of Middleton, Ruedebusch Development Co., the applicant; Tom Stoebig of Madison, and; BJ Obermeyer of Madison.

Registered in support but not wishing to speak were Sasha Lund of Madison and Chris Lund of Madison.

- 17. [29645](#) Creating Section 28.022 -- 00051 of the Madison General Ordinances rezoning property from PD-SIP (Planned Development- Specific Implementation Plan) District to Amended PD-SIP (Amended Planned Development - Specific Implementation Plan) District. Proposed Use: Construct addition to Door Creek Church to include two 300-seat worship venues, meeting rooms, and office space, and construct additional parking. 3rd Aldermanic District; 6602 Dominion Drive

The Plan Commission found that the standards and criteria met and recommended approval of the proposed zoning map amendment 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 Heifetz, seconded by King, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

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

Conditional Use/ Demolition Permits

- 18. [29563](#) Consideration of a demolition permit to allow demolition of a retail building and construction of a medical office building at 2635 University 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 Zellers, seconded by Heifetz, to Approve. The motion passed by voice vote/other.

Registered in support of the project and available to answer questions was Jeff Gillis of Madison, representing the applicant, Tom Steinhauer.

- 19. [29564](#) Consideration of a demolition permit and conditional use to allow an existing single-family residence to be demolished and a new residence to be constructed on a lakefront property at 1001 Woodward Drive; 18th 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 Andrzejewski, seconded by Rewey, to Approve. The motion passed by voice vote/other.

Registered in support of the project and available to answer questions was Gary Karls of Mount Horeb, representing the applicants, Brett & Kim Sprecher.

- 20. [29565](#) Consideration of a demolition permit to allow a single-family residence to be demolished and a new single-family residence to be constructed at 5236 Harbor Court; 19th 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 Resnick, seconded by Heifetz, to Approve. The motion passed by voice vote/other.

Registered in support of the project and available to answer questions was Michael Loveland of DeForest.

21. [29566](#) Consideration of a demolition permit to allow a single-family residence to be demolished and a new single-family residence to be constructed at 311 Highland 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 Heifetz, seconded by King, to Approve. The motion passed by voice vote/other.

Registered in support of the project and available to answer questions were Darcie Johnston of Madison, the applicant, and Daniel Eccles, The Builders Group, Inc. of Madison, representing the applicant.

22. [29567](#) Consideration of a conditional use to allow construction of a telecommunications facility/ tower at 1314 Parkside Drive; 17th 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 Resnick, seconded by Andrzejewski, to Approve. The motion passed by voice vote/other.

Registered in support of the project and available to answer questions was Rosemarie Barrette of Greenfield, representing the applicants, ERS Tower and Sprint.

23. [29724](#) Consideration of a demolition permit to allow the street-facing facade of an existing automobile dealership building to be removed and an addition to the building to be constructed at 6525 Odana Road; 19th 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 Rewey, seconded by Zellers, to Approve. The motion passed by voice vote/other.

Registered in support of the project and available to answer questions was Chad Kemnitz of Hartland, representing the applicant, Darrow Group.

LATE - NEW BUSINESS

24. [30068](#) Plan Commission communication to the Landmarks Commission regarding the proposed designation of a meeting house/ boarding house at 511 N. Carroll Street as a local landmark.

On a motion by Ald. Zellers, seconded by Sundquist, the Plan Commission communicated support the designation of the property as a local landmark by voice vote/ other.

In stating its support, members of the Plan Commission noted that while the building on the subject property had moderate architectural integrity, it has significant social history and personage worthy of landmarking. Members also encouraged staff to update the citywide survey of potentially historically significant properties.

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

There were no registrants on this item.

SECRETARY'S REPORT

- Upcoming Matters - May 20, 2013

- Election of Chair and Vice-Chair
- 1924 Atwood Avenue - PD-GDP to PD-SIP - Construct 50-unit apartment building

- 3370 Burke Road - Extraterritorial Final Plat - Wood Ger, creating 9 commercial lots, 1 lot for an existing single-family residence, and 1 lot for future other development in the Town of Burke
- 1030 Vilas Avenue - Conditional Use - Construct accessory building exceeding permitted size with accessory dwelling unit
- 418 E. Wilson Street - Conditional Use - Construct walk-up service window for a restaurant
- 1437 Morrison Street - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence and 2 accessory buildings on a lakefront property
- 10 Whitefish Court, generally - PD-SIP Alteration - Amend zoning text for Lots 1-53 and Lots 83-226 of Door Creek subdivision to allow the construction of one accessory building per lot
- 201 S. Bedford Street - PD-SIP Alteration - Add 59th dwelling unit and modify bike parking for approved apartment building under construction
- 1218 Artisan Drive - Demolition Permit - Demolish fire-damaged single-family residence with no proposed use

- Upcoming Matters - June 3, 2013

- 915 Haywood Drive - Demolition Permit - Demolish auto repair business to construct office building
- 1723 Waldorf Boulevard - PD-GDP to PD-SIP - Construct multi-family building complex containing 80 apartment units in 2 buildings
- 2919 University Avenue - Demolition Permit and Conditional Use - Demolish office building to construct private parking facility for an off-site bakery
- 1018 Mound Street - Demolition Permit and PD-SIP Alteration - Demolish two-family residence to allow construction of playground for daycare
- 5324 Loruth Terrace - Demolition Permit Follow-up - Approval of plans for single-family home on lot created by 2006 CSM/Demolition
- 2318 Atwood Avenue - Conditional Use - Convert residential/commercial building into two-family residence

BUSINESS BY MEMBERS

Heifetz thanked Andrzejewski in absentia for her service to the Plan Commission on the occasion of her final meeting.

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by King, seconded by Zellers, to Adjourn at 10:00 p.m. The motion passed by voice vote/other.