



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved PLAN COMMISSION

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Monday, December 3, 2012

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 5:40 p.m.

Present: 9 -

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

Excused: 3 -

Anna Andrzejewski; Melissa M. Berger and John L. Finnemore

Fey was chair for this meeting.

Staff present: Steve Cover, Secretary, and; Brad Murphy, Bill Fruhling and Tim Parks, Planning Division.

PUBLIC COMMENT

There were no registrants for public comment.

DISCLOSURES AND RECUSALS

Ald. Schmidt disclosed that he had been contacted by Brian Munson regarding the Copps grocery store at Grandview Commons (Item 3 on this agenda), and by Carol Schaefer regarding projects at 313-315 N. Frances Street (Items 11 & 12 on this agenda) and 619-625 N. Henry Street, et al (scheduled for December 17 Plan Commission).

MINUTES OF THE NOVEMBER 19, 2012 MEETING

The Plan Commission approved the minutes with the following correction:

- That Heifetz be shown as "Recused" from the roll call vote on Item 2 (1402 S. Park Street).

The minutes will be corrected accordingly.

A motion was made by Rewey, seconded by Schmidt, to Approve the Minutes.

The motion passed by voice vote/other.

SCHEDULE OF MEETINGS

December 17, 2012 and January 14, 28, 2013

ROUTINE BUSINESS

1. [28182](#) Authorizing the execution of a Temporary Limited Easement for grading and sloping purposes and various Release of Rights conveyances by the City of Madison in favor of the State of Wisconsin Department of Transportation, in connection with the USH 12-14 and Verona Road interchange reconstruction project - Transportation Project Plat No. 1206-07-26.

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

NEW BUSINESS

2. [28065](#) Adopting the Downtown Urban Design Guidelines for New Development and Additions and Alterations to Existing Development in the Downtown Core (DC) and Urban Mixed Use (UMX) Zoning Districts Pursuant to Secs. 28.074 and 28.076 MGO.

The Plan Commission discussed this item through informal consideration.

On a motion by Ald. Schmidt, seconded by Cantrell, the Plan Commission recommended adoption of the proposed design guidelines as recommended by the Urban Design Commission on November 28, 2012, with the following revisions:

- That the first paragraph of the Purpose section be revised to read as follows: "The Downtown Urban Design Guidelines provide additional guidance on the desired design qualities of buildings within the Downtown Core and Urban Mixed Use zoning districts. They complement the design standards found in the Zoning Ordinance, including those associated with the allowable building forms. Where the design standards are requirements and must be met, these guidelines are expectations that must be addressed but may be achieved in numerous ways. Since these guidelines are not generally quantifiable, they don't lend themselves to the prescriptive structure of an ordinance. Accordingly, these guidelines were (will be) adopted by a resolution." [A comma in the third sentence was struck.]
- That section A.2.b. be revised as follows: "Driveways should be oriented 90 degrees to the street, and shared driveways are encouraged. Designs should provide clear vision of pedestrians on sidewalks crossing any driveway."
- That section A.3.b. be revised as follows to only state: "All residents should have access to some form of open space, whether it is private (such as patios or balconies) or common space (such as yards or roof decks). A suggested minimum size for a balcony is 4.5 feet by 8 feet."
- That section A.5.d. be revised as follows to only state: "Full cut-off fixtures should be used. Lighting should not spill into the sky encroach on neighboring properties, nor cause excessive glare."
- That section B.2.b. be revised as follows to only state: "A positive visual termination at the top of the building should be an integral part of the design from both the distant view and the pedestrian perspective. A positive visual termination could include projections or relief from the building façade or visual interest in the building form as it meets the sky."
- That the preamble/ purpose of section 3 be entitled "Visual Interest" and read as follows: "As emphasized in the Downtown Plan, it is especially important to create a comfortably-scaled and thoughtfully detailed urban environment through the use of well-designed architectural forms and details. Well-designed buildings add visual interest and variety to the massing of a building, help define the public space, engage the street, create an interesting pedestrian environment, and help break up long, monotonous facades. Articulation also is a primary means of providing a human scale through change in plane, contrast and intricacy in form, color, and materials." [Note two wording changes.]
- That section B.5.b. be revised as noted: "All sides of a structure should exhibit design continuity and be finished with high-quality materials. Materials should be those typically found in urban settings."
- That section B.8.c. be deleted.

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

This Resolution was RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

Ayes: 6 -

Steve King; Marsha A. Rummel; Eric W. Sundquist; Michael W. Rewey;
Bradley A. Cantrell and Tonya L. Hamilton-Nisbet

Noes: 2 -

Chris Schmidt and Michael G. Heifetz

Excused: 2 -

Anna Andrzejewski; Melissa M. Berger and John L. Finnemore

Non Voting: 1 -

Nan Fey

There were no registrants on this item.

OLD BUSINESS

3. [28116](#)

Creating Section 28.06(2)(a)3632. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) to PUD(SIP) Planned Unit Development (Specific Implementation Plan) District and in the Zoning Code effective January 2, 2013, creating Section 28.022--00001 rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PD(SIP) Planned Development (Specific Implementation Plan) District. Proposed Use: Construct 58,000 square foot grocery store in Grandview Commons Town Center; 3rd Aldermanic District: 6002 Cottage Grove Road.

Citing the superior design of the grocery store and the presence of unique site features including geometric limitations on the site due to platting, the Plan Commission granted the waivers to Section 33.24(4)(f) outlined in the December 3, 2012 staff report addendum, and reaffirmed its November 19, 2012 recommendation of approval of the proposed specific implementation plan subject to the November 7, 2012 report of the Urban Design Commission, the comments and conditions contained in the November 19, 2012 Plan Commission report, the conditions recommended by the Plan Commission on November 19, 2012, the staff report addendum dated December 3, 2012, and the following specific waivers and conditions:

- That a waiver to Sec. 33.24(4)(f)4.a is granted because the smaller, more frequent wall plane relief proposed represents a better design solution than what is prescribed by ordinance;

- That a waiver to Sec. 33.24(4)(f)4c&d is granted because the proposed facade design represents a better design solution than what is prescribed by ordinance;

- That Sec. 33.24(4)(f)5.a, Sec. 33.24(4)(f)7.b and Sec. 33.24(4)(f)11.d are addressed through the recommended conditions;

- That a waiver to Sec. 33.24(4)(f)8.b is granted based on the phased development shown on the Grandview Commons Town Center General Development Plan; the requirement will be met along Gemini Drive when the entire C-block development is completed in the future;

- That a waiver to Sec. 33.24(4)(f)8.d is granted because the proposed landscaping plan represents a better design solution than what is prescribed by ordinance;

- That the final TDM plan be approved by the Director of the Planning Division following a recommendation by the City Traffic Engineer prior to issuance of building permits per Sec. 33.24(4)(f)9.d ;

- That a waiver to Sec. 33.24(4)(f)11.c is granted because widening the sidewalk along the north wall of the store would have a direct impact on the quality of the proposed landscaping plan, which the Commission felt was the bigger goal; and

- That Sec. 33.24(4)(f)10.c is met with the overall design of the grocery store.

The motion to grant the waivers and reaffirm the recommendation of approval of the project passed by voice vote/ other.

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

4. [28117](#) Creating Section 28.06(2)(a)3633. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development (Specific Implementation Plan) District and in the Zoning Code effective January 2, 2013, creating Section 28.022--00002 rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PD(SIP) Planned Development (Specific Implementation Plan) District. Proposed Use: Construct approximately 3,800 square foot multi-tenant retail building in Grandview Commons Town Center; 3rd Aldermanic District: 5925 Sharpsburg Drive.

The Plan Commission reaffirmed its November 19, 2012 recommendation of approval of the proposed specific implementation plan subject to the comments and conditions contained in the November 19 meeting materials.

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

The following were registered on Items 3 & 4, which were considered together:

Speaking in support of the proposed developments was Brian Munson, Vandewalle Associates, 120 E. Lakeside Street, representing the applicants, Veridian Homes and Rolie Winter Associates, and; Ald. Lauren Cnare, 5218 Kevins Way, representing the 3rd Ald. District.

Speaking in opposition to one or both of the projects were: Paul Reilly, 1218 Alexandria Lane; Dean Matuszak, 738 McLean Drive; Barbara Davis, 729 Orion Trail, and; Ald. Jill Johnson, 6102 Fairfax Lane, representing the 16th Ald. District.

Registered in opposition to the project but not wishing to speak were: Heather McFadden, 617 North Star Drive; Nicole Jenkel, 617 North Star Drive, and; Carolyn A. Montgomery, 1205 McLean Drive.

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.

Land Divisions & Related Requests

5. [28255](#) Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating two lots at 4781 Norton Drive, Town of Sun Prairie.
- 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, including the revised conditions contained in the December 3, 2012 staff report addendum.
- A motion was made by Rewey, seconded by Cantrell, to Approve. The motion passed by voice vote/other.**
- Registered in support and available to answer questions was John Klement, 6936 N. Braeburn Lane, Glendale, representing the applicant, Kevin Miller.
6. [28094](#) Vacation/Discontinuance of River Birch Court from Trappers Trail / Big Stone Trail to the eastern terminus as platted by the Eighth Addition to Blackhawk Subdivision, being located in part of the Southwest one-quarter (1/4), of the Southwest one-quarter (1/4) of Section 16, Town 7 North, Range 8 East, City of Madison, Dane County, Wisconsin. (9th AD)

The Plan Commission approved the related Certified Survey Map (ID 28467) subject to the comments and conditions contained in the Plan Commission materials. The motions to recommend approval of the vacation and approve the CSM both passed by voice vote/ other.

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

7. [28467](#)

Approving a Certified Survey Map of property owned by McKenzie 300 Corporation located at 1-15 and 2-8 River Birch Court and 809 Big Stone Trail; 9th Ald. Dist.

Approval recommended subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/ other.

A motion was made by Cantrell, seconded by Schmidt, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS 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 6 & 7, which were considered together:

Registered in support of the vacation and proposed land division and available to answer questions were: Ron Guthrie and Sean Walsh, Mead & Hunt, 6501 Watts Road, representing the applicant, John McKenzie, McKenzie 300, Corp., 902 Hidden Cave Road, who was registered in support and available to answer questions; Aris Gialamas, 817 Silver Sage Trail, and; Paul Berns, 9906 Fallen Leaf Drive.

Registered in support of the proposed land division but not wishing to speak was Beth Ann Schulz, 1102 Windingway.

Zoning Map Amendments & Related Requests

8. [28118](#)

Creating Section 28.06(2)(a)3634. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development (Specific Implementation Plan) District and in the Zoning Code effective January 2, 2013, creating Section 28.022--00003 rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PD(SIP) Planned Development (Specific Implementation Plan) District. Proposed Use: Construct two apartment buildings containing 95 total units; 3rd Aldermanic District: 638 Hercules Trail.

The Plan Commission recommended approval of the proposed specific implementation plan subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

A motion was made by Rewey, seconded by Schmidt, 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 Brian Stoddard, 550 Sunrise Drive, Spring Green.

9. [28119](#)

Creating Section 28.06(2)(a)3635. of the Madison General Ordinances rezoning property from R6 General Residence District and C2 General Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District; in the Zoning Code effective January 2, 2013, creating Section 28.022--00004 of the Madison General Ordinances rezoning property from R6 General Residence District and C2 General Commercial District to PD(GDP) Planned Development (General Development Plan) District; creating Section 28.06(2)(a)3636. rezoning

property from PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development (Specific Implementation Plan) District; and in the Zoning Code effective January 2, 2013, creating Section 28.022--00005 rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PD(SIP) Planned Development (Specific Implementation Plan) District. Proposed Use: Demolish three residences and an office building to allow construction of a mixed-use building containing 1,700 square feet of retail space and 75 apartments; 4th Aldermanic District: 202-210 N. Bassett Street and 512-520 W. Dayton Street.

The Plan Commission recommended approval of the proposed specific implementation plan subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- That the applicant work with Planning staff prior to final approval to ensure that sufficient backing space is provided for the surface parking lot proposed off of N. Bassett Street;
- That handrails for the project not extend into the public right of way;
- That condition #4 of the Planning Division staff report be modified to allow the three parking stalls in question to be automobile parking stalls first, with the option to convert those into moped parking stalls later by minor alteration to the PUD-SIP, and;
- That the applicant work with Planning and Traffic Engineering staff prior to final approval to provide additional visitor bicycle parking to serve the development.

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

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

10. [28464](#)

Consideration of a demolition permit to allow 3 residences and an office building to be demolished as part of a Planned Unit Development rezoning at 202-210 N. Bassett Street and 512-520 W. Dayton Street; 4th Ald. Dist.

The Plan Commission found the standards were met and granted approval subject to the comments and conditions contained within the Plan Commission materials and the conditions of approval for the related planned unit development.

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

The following were registered on Items 9 & 10, which were considered together:

Speaking in support of the proposed development were J. Randy Bruce, Knothe Bruce Architects, 7601 University Avenue, Middleton, representing the applicant Scott, Faust, Boardwalk Investments, 210 N. Bassett Street, who was registered in support and available to answer questions. Also speaking in support of the project was Ald. Mike Verveer, 614 W. Doty Street #407, representing the 4th District.

Registered neither in support nor opposition to the proposed development and available to answer questions was Tim Kamps, 333 W. Mifflin Street, representing the Capitol Neighborhoods, Inc. Mifflin West District.

11. [28120](#)

Creating Section 28.06(2)(a)3637. of the Madison General Ordinances rezoning property from C2 General Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District; in the Zoning Code effective January 2, 2013, creating Section 28.022--00006 of the Madison General Ordinances rezoning property from C2 General Commercial District to PD(GDP) Planned Development (General Development Plan) District; creating Section 28.06(2)(a)3638. rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development (Specific

Implementation Plan) District; and in the Zoning Code effective January 2, 2013, creating Section 28.022-00007 rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PD(SIP) Planned Development (Specific Implementation Plan) District. Proposed Use: Demolish two residences to allow construction of a mixed-use building containing 2,000 square feet of first floor of retail space and 42 apartments; 4th Aldermanic District: 313-315 North Frances Street.

The Plan Commission recommended re-referral of the proposed planned unit development to December 17, 2012 pending a recommendation by the Urban Design Commission. The motion passed by voice vote/ other.

A motion was made by Rewey, seconded by Schmidt, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by December 17, 2012. The motion passed by voice vote/other.

12. [28462](#)

Consideration of a demolition permit to allow 2 residences to be demolished as part of a Planned Unit Development rezoning at 313-315 N. Frances Street; 4th Ald. Dist.

The Plan Commission referred the demolition permit to December 17, 2012 pending a recommendation by the Urban Design Commission on the related planned unit development.

A motion was made by Rewey, seconded by Schmidt, to Refer to the PLAN COMMISSION and should be returned by December 17, 2012. The motion passed by voice vote/other.

There were no registrants on items 11 and 12.

13. [28121](#)

Creating Section 28.06(2)(a)3639. of the Madison General Ordinances rezoning property from R3 Single-Family and Two-Family Residence District and C3 Highway Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District; in the Zoning Code effective January 2, 2013, creating Section 28.022--00008 of the Madison General Ordinances rezoning property from R3 Single-Family and Two-Family Residence District and C3 Highway Commercial District to PD(GDP) Planned Development (General Development Plan) District; creating Section 28.06(2)(a)3640. rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development (Specific Implementation Plan) District; and in the Zoning Code effective January 2, 2013, creating Section 28.022--00009 rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PD(SIP) Planned Development (Specific Implementation Plan) District. Proposed Use: Demolish vacant bakery and single-family residence to allow construction of a mixed-use building containing 6,500 sq. ft. of first floor retail space and 40 apartments; 13th Aldermanic District: 448 South Park Street and 914 Drake Street.

The Plan Commission recommended re-referral of the proposed planned unit development to December 17, 2012 pending a recommendation by the Urban Design Commission. The motion passed by voice vote/ other.

A motion was made by Cantrell, seconded by Rewey, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by December 17, 2012. The motion passed by voice vote/other.

14. [28465](#) Consideration of a demolition permit to allow a single-family residence and vacant bakery to be demolished as part of a Planned Unit Development rezoning at 448 S. Park Street and 914 Drake Street; 13th Ald. Dist.

The Plan Commission referred the demolition permit to December 17, 2012 pending a recommendation by the Urban Design Commission on the related planned unit development.

A motion was made by Cantrell, seconded by Rewey, to Refer to the PLAN COMMISSION and should be returned by December 17, 2012. The motion passed by voice vote/other.

There were no registrants on items 13 and 14.

Planned Unit Development Alterations

15. [28471](#) Consideration of an alteration to an approved Planned Unit Development - Specific Implementation Plan to amend the zoning text to increase the occupancy of units in an existing apartment building at 1329 W. Dayton Street; 8th Ald. Dist.

The Plan Commission referred this request to December 17, 2012 at the request of the applicant.

A motion was made by Schmidt, seconded by Cantrell, to Refer to the PLAN COMMISSION and should be returned by December 17, 2012. The motion passed by voice vote/other.

There were no registrants on this item.

16. [28472](#) Consideration of an alteration to an approved Planned Unit Development - Specific Implementation Plan to allow 22 single-family residences to be constructed instead of the 13 two-family residences previously approved on land generally addressed as 9004-9041 Royal Oaks Circle (northern portion of property addressed as 1802 Maplecrest Drive); 1st Ald. Dist.

The Plan Commission approved the proposed planned unit development alteration subject to the comments and conditions contained in the Plan Commission materials.

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

Registered in support of the project and available to answer questions were the applicants Jeff Haen and Jack Mulvoy, Haen Real Estate, 9 Hawks Landing Circle.

Zoning Text Amendment

17. [28424](#) Amending Chapter 28 of the Madison General Ordinances to correct various errors in the recently adopted Zoning Code.

The Plan Commission recommended re-referral of the proposed text amendment to the December 17, 2012 meeting to allow the required public hearing notice to be provided. The motion passed by voice vote/ other.

A motion was made by King, seconded by Schmidt, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by December 17, 2012. The motion passed by voice vote/other.

There were no registrants on this item.

BUSINESS BY MEMBERS

At the request of Fey, Brad Murphy provided the Plan Commission with an update on the November 27, 2012 Common Council actions regarding the Nob Hill Apartments at 1108 Moorland Road.

COMMUNICATIONS

- Final 2013 Plan Commission/ Urban Design Commission schedule

SECRETARY'S REPORT

- Upcoming Matters - December 17, 2012

- 2628 Arbor Drive- PUD-SIP to Amended PUD(PD)-GDP-SIP - Construct previously approved 21-unit condominium building as a 36-unit apartment building following demolition of 3 residences (approved for demolition in 2007)
- 619-625 N. Henry Street, 140 & 145 Iota Court, and 150 Langdon Street - Demolition Permit and R6 to PUD(PD)-GDP-SIP - Demolish 3 apartment buildings at 619-625 N. Henry Street and 145 Iota Court to construct 84-unit apartment building; renovate apartment buildings at 140 Iota Court and 150 Langdon Street
- 1004-1504 S. Pleasant View Road (CTH M) - Assigning RDC (EC) & Conservancy (CN) zoning and approving the Preliminary and Final Plats of University Research Park 2 - Pioneer Addition, creating 14 lots for research park/ office development and 4 outlots for private open space and stormwater management
- (Tentative) 5840 Thorstrand Road - Conditional Use - Construct accessory building on lakefront lot
- 5225 University Avenue - Demolition Permit and Conditional Use - Demolish retail building to allow construction of multi-tenant retail building w/ drive-thru window
- 1401 Emil Street - Demolition Permit and Conditional Use - Demolish restaurant to allow construction of multi-tenant retail building w/ drive-thru window
- 413 S. Midvale Boulevard - Demolition Permit - Demolish fire-/ explosion-damaged single-family residence and construct new residence
- 1113 N. Sherman Avenue - Conditional Use - Planned Commercial Site - Construct new retail building at Northgate Shopping Center

- Upcoming Matters - January 14, 2013

- 5302 Tancho Drive - PUD-GDP to Amended PUD(PD)-GDP-SIP - Construct apartment complex with 263 units
- 1033 High Street (1012 Fish Hatchery Road) - PUD-GDP to Amended PUD(PD)-GDP-SIP - Construct 67-unit apartment building

ANNOUNCEMENTS

Fey asked members to retain their materials for the project at 313-315 N. Frances Street, which were included in the December 3 meeting materials.

ADJOURNMENT

A motion was made by Hamilton-Nisbet, seconded by King, to Adjourn at 8:35 p.m. The motion passed by voice vote/other.