



City of Madison

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

Meeting Minutes - Approved PLAN COMMISSION

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Monday, February 4, 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 5:35 p.m.

Present: 11 -

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

Excused: 1 -

John L. Finnemore

Fey was chair for this meeting. Andrzejewski arrived at 6:50 p.m. during the discussion on Item 3.

Staff present: Steve Cover, Secretary; Bill Fruhling, Heather Stouder, Michael Waidelich, Kevin Firchow, Amy Scanlon and Tim Parks, Planning Division; Tom Woznick, Parking Utility; Scott Langer, Traffic Engineering Division, and; Chuck Kamp, Metro Transit.

PUBLIC COMMENT

There were no registrations for public comment.

DISCLOSURES AND RECUSALS

Heifetz recused himself from Item 4 for professional reasons.

Ald. King noted that he work for SSM Health Care System/ St. Mary's Hospital, but that he did not feel that his professional position would affect his consideration of Item 4 and that he would not recuse himself.

Various other members noted a personal affiliation with UW Health, University Hospital or Unity Health Insurance regarding Item 4 but none of those members indicated that their affiliation would affect their consideration of that matter.

Fey disclosed that she lived in a building managed by ULI, who was the applicant on Item 3, but that it would not impact her consideration of that item.

Rewey disclosed that he had been involved with Pacific Cycle securing a lease to park in the Beltline Highway right of way in his past capacity as an engineer with the Wisconsin Department of Transportation, but that he did not feel that past association would impact his consideration of Items 5, 6 and 7.

Ald. Schmidt disclosed that he had a conversation with Carol Schaeffer.

MINUTES OF THE JANUARY 28, 2013 MEETING

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

Ayes: 5 -

Eric W. Sundquist; Anna Andrzejewski; Michael G. Heifetz; Michael W. Rewey and Bradley A. Cantrell

Abstentions: 3 -

Steve King; Marsha A. Rummel and Chris Schmidt

Non Voting: 3 -

Melissa M. Berger; Tonya L. Hamilton-Nisbet and Nan Fey

SCHEDULE OF MEETINGS

February 18 and March 4, 18, 2013

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.

Conditional Use/ Demolition Permits

1. [28788](#) Consideration of a conditional use to allow construction of an accessory building on a lakefront lot at 5840 Thorstrand Road; 19th Ald. Dist.

The Plan Commission found the standards for conditional uses met and granted approval subject to the comments and conditions contained in the Plan Commission materials.

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

Registered in support and available to answer questions was Amy Hasselman, Architecture Network, Inc., 116 E. Dayton Street.

2. [28789](#) Consideration of a conditional use to allow construction of a single-family residence in excess of 10,000 square feet and an accessory building in excess of 800 square feet at 809 Big Stone Trail; 9th Ald. Dist.

The Plan Commission found the standards for conditional uses met and granted approval subject to the comments and conditions contained in the Plan Commission materials and the following condition:

 - That the proposed residence be an Energy Star-certified home.

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

Registered in support and available to answer questions was the applicant, Justin Temple, Temple Builders, LLC; 120 E. Wilson Street, Suite 2.

3. [28791](#) Consideration of a conditional use to allow construction of an addition and major exterior alterations to an existing office building with an outdoor eating area for future restaurant tenant at 25 W. Main Street; 4th Ald. Dist.

The Plan Commission found the standards for conditional uses met and granted approval subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

 - That the applicant explore the addition of public art or wall display cases to the W. Doty Street wall of the parking structure to enliven and add visual interest to that facade;
 - On a motion by Ald. King, seconded by Cantrell, that condition #45 of the staff report be revised to now

read: "The Applicant shall reimburse the City of Madison Parking Utility \$39,550 for each a maximum of one metered on-street parking space lost due to the proposed development. This is to compensate the Parking Utility for the lost revenue stream of the parking space. Please contact Thomas Woznick at 266-4761 if you have any questions." The motion to add this condition to the main motion failed due to the following 4-4 vote: AYE: Ald. King, Sundquist, Heifetz, Cantrell; NAY: Ald. Schmidt, Ald. Rummel, Berger, Rewey; NON-VOTING: Fey, Hamilton-Nisbet; EXCUSED: Andrzejewski, Finnemore.

The main motion to approve the conditional use passed by voice vote/ other.

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

Speaking in support of the project were: Brad Binkowski, Urban Land Interests, 10 E. Doty Street, the applicant; Peter Ostlind, 533 W. Main Street, representing the Bassett District of Capitol Neighborhoods, Inc., and; Ald. Mike Verveer, 614 W. Doty Street #407.

Registered in support and available to answer questions were Mark Timmerman, 1509 Red Tail Drive, Verona, and David Jennerjahn, Valerio DeWalt Train Associates, 2550 W. Berteau Street, Chicago, Illinois, representing the applicant.

4. [28792](#)

Consideration of a conditional use to allow construction of a hospital with a helipad in the American Center at 4602 Eastpark Boulevard; 17th Ald. Dist.

The Plan Commission found the standards for conditional uses met and granted approval subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- That the hospital not open until transit service is available as generally outlined in Metro Transit's January 23, 2013 memo regarding the project, which calls for a transit stop located within a quarter-mile walk from the entrance to the proposed facility with service at least every 30 minutes year round for the entire span of service operated each day. Such service would encompass roughly 111 hours per week (16.5 hours each weekday, 14.5 hours on a Saturday, and 14 hours on a Sunday).
- That condition #2 of the staff report be removed (the hospital will have an Emergency Department at the time it opens);
- That condition #3 of the staff report be revised to now read: " That the final Transportation Demand Management (TDM) plan be approved by the ~~Director of the Planning Division~~ Plan Commission following a recommendation by the City Traffic Engineer prior to issuance of building permits. "

The motion to approve the conditional use followed a motion by Sundquist, seconded by Ald. Rummel to refer the project to March 4, 2013 to allow the TDM plan for the hospital to be refined and brought back to the Plan Commission prior to approval of the project. The motion to refer failed 2-6 on the following vote: AYE: Ald. Rummel, Sundquist; NAY: Ald. Schmidt, Ald. King, Andrzejewski, Cantrell, Heifetz, Rewey; NON-VOTING: Fey, Berger, Hamilton-Nisbet; EXCUSED: Finnemore.

The motion to approve the project with the above conditions passed by voice vote/ other.

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

Speaking in support of the proposed development were the applicants, Ralph Turner & Andrew Howick, University of Wisconsin Hospitals and Clinics Authority, 600 Highland Avenue, and Ald. Joe Clausius, 106 Clarendon Court, representing the 17th District.

Registered in support and available to answer questions were: Clark Solowicz, 300 Westridge Parkway, Verona; Laura Serebin, 555 S. Midvale Boulevard; Jeff DeLaura, 801 Bear Claw Way; Jeff Raasch, 6957 Apprentice Place, Middleton; Jason Lietha, Ruckert Millke, 258 Corporate Drive; John Lichtenheld, SAA, 101 E. Badger Road; Jim Yehle, 6710 Colony Drive, all representing the applicants, and; LeeAnn Glover, American Family Insurance, 6002 American Parkway.

Pacific Cycle-Related Requests

5. [28711](#)

Creating Section 28.06(2)(a)3654. of the Madison General Ordinances rezoning property from R1 (Single-Family Residence) District and C2 (General Commercial District) to C2 (General Commercial District); creating Section 28.00023 of the Madison General Ordinances rezoning property from SR-C1 (Suburban Residential - Consistent) District 1 and SE (Suburban

Employment) District to SE (Suburban Employment) District. Proposed Use: Demolish single-family residence to allow construction of an addition to office building; 10th Aldermanic District; 4902-4908 Hammersley Road.

On a substitute motion by Andrzejewski, seconded by Ald. Rummel, the Plan Commission recommended re-referral of this item to its February 18, 2013 meeting to allow for the applicant to revise their plans to move the proposed addition at least 15 feet to the east to provide more separation between the building and the residences to the west and to adjust the parking to accommodate this move; add acoustic screening to the roof of the building to limit noise impacts from rooftop mechanical equipment on properties to the west; explore reducing the proposed parking to serve the addition, and; provide a pedestrian walkway from the building entrance to the Hammersley Road sidewalk and to the mid-block pedestrian crossing to connect to the accessory parking lot proposed on the south side of Hammersley Road. Members of the Commission also noted that the project may also require a revised agreement between the applicant and the Wisconsin Department of Transportation to note modifications to the proposed stormwater management facility in the right of way. The motion to re-refer this zoning map amendment passed 6-2 on the following vote: AYE: Ald. King, Ald. Rummel, Andrzejewski, Cantrell, Heifetz, Sundquist; NAY: Ald. Schmidt, Rewey; NON-VOTING: Fey, Berger, Hamilton-Nisbet; EXCUSED: Finnemore.

The motion to re-refer superseded a motion by Ald. Schmidt, seconded for discussion by Heifetz to approve the project subject to conditions, which included relocating the proposed addition to the east, screening the rooftop mechanical equipment, and adding a pedestrian walkway from the building entrance to the Hammersley Road sidewalk and to the mid-block pedestrian crossing to connect to the accessory parking lot proposed on the south side of Hammersley Road.

A motion was made by Andrzejewski, seconded by Rummel, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION, due back on February 18, 2013. The motion passed by the following vote:

Ayes: 6 -

Marsha A. Rummel; Eric W. Sundquist; Anna Andrzejewski; Michael G. Heifetz; Bradley A. Cantrell and Steve King

Noes: 2 -

Chris Schmidt and Michael W. Rewey

Non Voting: 3 -

Melissa M. Berger; Tonya L. Hamilton-Nisbet and Nan Fey

6. [28784](#)

Consideration of a demolition permit to allow a single-family residence at 4908 Hammersley Road to be demolished to allow expansion of an office building located at 4902 Hammersley Road; 10th Ald. Dist.

On a substitute motion by Andrzejewski, seconded by Ald. Rummel, the Plan Commission referred the demolition permit to its February 18, 2013 meeting to allow for the applicant to allow for the applicant to revise their plans to move the proposed addition at least 15 feet to the east to provide more separation between the building and the residences to the west and to adjust the parking to accommodate this move; add acoustic screening to the roof of the building to limit noise impacts from rooftop mechanical equipment on properties to the west; explore reducing the proposed parking to serve the addition, and; provide a pedestrian walkway from the building entrance to the Hammersley Road sidewalk and to the mid-block pedestrian crossing to connect to the accessory parking lot proposed on the south side of Hammersley Road. Members of the Commission also noted that the project may also require a revised agreement between the applicant and the Wisconsin Department of Transportation to note modifications to the proposed stormwater management facility in the right of way. The motion to refer the demolition permit and related zoning map amendment passed 6-2 on the following vote: AYE: Ald. King, Ald. Rummel, Andrzejewski, Cantrell, Heifetz, Sundquist; NAY: Ald. Schmidt, Rewey; NON-VOTING: Fey, Berger, Hamilton-Nisbet; EXCUSED: Finnemore.

The motion to re-refer superseded a motion by Ald. Schmidt, seconded for discussion by Heifetz to approve the project subject to conditions, which included relocating the proposed addition to the east, screening the rooftop mechanical equipment, and adding a pedestrian walkway from the building entrance to the Hammersley Road sidewalk and to the mid-block pedestrian crossing to connect to the accessory parking lot proposed on the south side of Hammersley Road.

A motion was made by Andrzejewski, seconded by Rummel, to Refer to the PLAN COMMISSION, due back on February 18, 2013. The motion passed by the following vote:

Ayes: 6 -
Eric W. Sundquist; Anna Andrzejewski; Michael G. Heifetz; Bradley A. Cantrell; Steve King and Marsha A. Rummel

Noes: 2 -
Chris Schmidt and Michael W. Rewey

Non Voting: 3 -
Melissa M. Berger; Tonya L. Hamilton-Nisbet and Nan Fey

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

Speaking in support of the proposed development were: Chris Hornung, 7719 Greenwood Road, Verona, the applicant; Robert Feller, Iconica, 901 Deming Way, representing the applicant; Larry D. Nelson, 1506 Cameron Drive, representing the Orchard Ridge Neighborhood Association, and; Robert Silvis & Alice Tillet, Pacific Cycle, 4902 Hammersley Road.

Speaking in opposition to the proposed development were: David Woldseth, 38 Whitcomb Circle; Margaret Buettner, 28 Whitcomb Circle; Patty Peterson, 42 Whitcomb Circle, representing the Whitcomb Village Association; Mary Kay Vasquez, 24 Whitcomb Circle; Mike Marcoe, 16 Whitcomb Circle; Ann Schwartz, 20 Whitcomb Circle; Christopher Dodge, Fuhrman-Dodge, SC, 7005 Hubbard Avenue, Middleton, representing the Whitcomb Village Association, and; Sherman Geib, 12 Whitcomb Circle.

Registered in opposition but not wishing to speak were: Lisa Haas, 34 Whitcomb Circle; Christina & John Caputo, 40 Whitcomb Circle; Denise Spahn, 36 Whitcomb Circle, and; Celia M. & Gert T. Anderson, 22 Whitcomb Circle.

7. [28785](#)

Consideration of a demolition permit to allow a single-family residence to be demolished and a conditional use for an accessory parking lot at 4817 Hammersley Road; 10th Ald. Dist.

The Plan Commission referred this matter to its February 18, 2013 meeting to allow the applicant to modify their project plans to address the comments raised by the Plan Commission regarding the zoning map amendment and demolition permit for 4902-4908 Hammersley Road (Items 5 and 6, this agenda). The motion to refer passed 7-1 by the following vote: AYE: Ald. King, Ald. Rummel, Ald. Schmidt, Rewey, Andrzejewski, Cantrell, Sundquist; NAY: Heifetz; NON-VOTING: Fey, Berger, Hamilton-Nisbet; EXCUSED: Finnemore.

A motion was made by Rewey, seconded by King, to Refer to the PLAN COMMISSION, due back on February 18, 2013. The motion passed by the following vote:

Ayes: 7 -
Eric W. Sundquist; Anna Andrzejewski; Michael W. Rewey; Bradley A. Cantrell; Steve King; Marsha A. Rummel and Chris Schmidt

Noes: 1 -
Michael G. Heifetz

Non Voting: 3 -
Melissa M. Berger; Tonya L. Hamilton-Nisbet and Nan Fey

Speaking in support of the proposed development were: Chris Hornung, 7719 Greenwood Road, Verona, the applicant; Robert Feller, Iconica, 901 Deming Way, representing the applicant, and; Larry D. Nelson, 1506 Cameron Drive, representing the Orchard Ridge Neighborhood Association.

Speaking neither in support nor opposition was Paul Steven, 1301 Reetz Road.

Patty Peterson, 42 Whitcomb Circle and Mary Kay Vasquez, 24 Whitcomb Circle were registered in opposition to this request and wishing to speak but not present when called.

Zoning Map Amendments & Related Requests

8. [28706](#)

Creating Section 28.06(2)(a)3655. of the Madison General Ordinances rezoning property from A (Agriculture) and PUD(SIP) Planned Unit

Development Plan (Specific Implementation Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District; creating Section 28.022 - 00024 of the Madison General Ordinances rezoning property from A (Agriculture) and PD(SIP) Planning Development (Specific Implementation Plan) District to Amended PD(GDP) Planned Development (General Development Plan) District; and creating Section 28.06(2)(a)3656. of the Madison General Ordinances rezoning property from Amended PUD(GDP) Planned Unit Development (General Development Plan) District to Amended PUD(SIP) Planned Unit Development Plan (Specific Implementation Plan) District; and creating 28.022 - 00025 of the Madison General Ordinances rezoning property from Amended PD(GDP) Planned Development (General Development Plan) to Amended PD(SIP) Planned Development (Specific Implementation Plan) District. Proposed Use: Amend and expand PUD for existing quarry facilities; 3rd Aldermanic District; 5709 Milwaukee Street.

The Plan Commission found the standards and criteria met and recommended approval of the proposed zoning map amendment subject to the comments and conditions in the Plan Commission materials.

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.

Registered in support of the project and available to answer questions was the applicant, Chris Homburg, Homburg Equipment, Inc. 4621 Tonyawatha Trail, Monona.

9. [28707](#)

Creating Section 28.06(2)(a)3651. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District; and creating Section 28.022-00020 of the Madison General Ordinances rezoning property from PD(GDP) Planned Development (General Development Plan) to Amended PD(GDP) Planned Development (General Development Plan District. Proposed Use: Amend the general development plan for Attic Angels-Prairie Point to increase the permitted density and future building heights for 2 multi-family building sites; 9th Aldermanic District; 302 Samuel Drive and 8552 Elderberry Drive.

The Plan Commission recommended approval of the amended planned unit development subject to the comments in the Plan Commission materials by voice vote/ other, including the note regarding the potential future need for a PILOT agreement as noted by the City Attorney's Office.

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

Registered in support and available to answer questions was the applicant, Mary Ann Drescher, Attic Angels-Prairie Point, 640 Junction Road.

10. [28708](#)

Creating Section 28.06(2)(a)3652. of the Madison General Ordinances rezoning property from R6 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District; in the Zoning Code effective January 2, 2013, creating Section 28.022-00021 of the Madison General Ordinances rezoning property from DR2 Downtown Residential 2 District to PD(GDP) Planned Development (General Development Plan) and creating Section 28.06(2)(a)3653. 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 00022 rezoning property from PD(GDP) Planned Development (General Development Plan) District to PD(SIP) to Planned Development (Specific Implementation Plan) District. Proposed Use: Demolish existing fraternity house and construct new fraternity house with 33 bedrooms; 2nd Aldermanic District; 210 Langdon Street.

The Plan Commission found the standards and criteria met and recommended approval of the proposed planned unit development subject to the comments and conditions in the Plan Commission materials.

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

11. [28880](#)

Consideration of a demolition permit to allow an existing fraternity house to be demolished as part of a Planned Unit Development rezoning to allow a new fraternity house with 33 bedrooms to be constructed at 210 Langdon Street; 2nd Ald. Dist.

The Plan Commission found the standards for demolition permits met and granted approval 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.

The following were registered on Items 10 and 11, which were considered together:

Registered in support of the project and wishing to speak on the proposed development were Randy Bruce, Knothe & Bruce Architects, 7601 University Avenue, Middleton; Stephanie Stender, 601 N. Henry Street, and; Fred Mohs, 512 Wisconsin Avenue.

Registered in support but not wishing to speak were: Gary Kolpin, 6605 Carlsbad Drive; Rebecca Anderson, 615 Howard Place, and; Anne Lawrence, 1057 O’Keeffe Avenue #146, Sun Prairie, representing Theta Building Association.

12. [28414](#)

Creating Section 28.06(2)(a)3643. of the Madison General Ordinances rezoning property from R6 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District; in the Zoning Code effective January 2, 2013, creating Section 28.022-00012 of the Madison General Ordinances rezoning property from DR2 Downtown Residential 2 District to PD(GDP) Planned Development (General Development Plan) and creating Section 28.06(2)(a)3644. 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 00013 rezoning property from PD(GDP) Planned Development (General Development Plan) District to PD(SIP) to Planned Development (Specific Implementation Plan) District. Proposed Use: 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. 2nd Aldermanic District; 619-625 N. Henry Street; 140 and 145 Iota Court; and 150 Langdon Street.

On a motion by Heifetz, seconded by Ald. Schmidt, the Plan Commission determined that the zoning map amendment was consistent with the Downtown Plan, found the standards and criteria met, and recommended approval of the proposed planned unit development subject to the comments and conditions in the Plan Commission materials by the following vote: AYE: Ald. King, Ald. Schmidt, Cantrell, Heifetz, Sundquist; NAY: Ald. Rummel, Andrzejewski, Rewey; NON-VOTING: Fey, Berger, Hamilton-Nisbet; EXCUSED: Finnemore.

A motion was made by Heifetz, seconded by Schmidt, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - RECESSED PUBLIC HEARING. The

motion passed by the following vote:

Ayes: 5 -

Eric W. Sundquist; Michael G. Heifetz; Bradley A. Cantrell; Steve King and Chris Schmidt

Noes: 3 -

Anna Andrzejewski; Michael W. Rewey and Marsha A. Rummel

Non Voting: 3 -

Melissa M. Berger; Tonya L. Hamilton-Nisbet and Nan Fey

13. [28592](#)

Consideration of a demolition permit to allow 3 apartment buildings located at 619-625 N. Henry Street and 145 Iota Court to be demolished, and consideration of a conditional use for waterfront development as part of a proposed Planned Unit Development rezoning of 619-625 N. Henry Street, 140 and 145 Iota Court, and 148-150 Langdon Street; 2nd Ald. Dist.

On a motion by Heifetz, seconded by Ald. Schmidt, the Plan Commission determined that the project was consistent with the Downtown Plan and found the standards met to grant approval of the demolition permit subject to the comments and conditions in the Plan Commission materials by the following vote: AYE: Ald. King, Ald. Schmidt, Cantrell, Heifetz, Sundquist; NAY: Ald. Rummel, Andrzejewski, Rewey; NON-VOTING: Fey, Berger, Hamilton-Nisbet; EXCUSED: Finnemore.

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

Ayes: 5 -

Chris Schmidt; Eric W. Sundquist; Michael G. Heifetz; Bradley A. Cantrell and Steve King

Noes: 3 -

Anna Andrzejewski; Michael W. Rewey and Marsha A. Rummel

Non Voting: 3 -

Melissa M. Berger; Tonya L. Hamilton-Nisbet and Nan Fey

The following were registered on Items 12 and 13, which were considered together:

Speaking in support of the proposed development were: Randy Bruce, Knothe Bruce Architects, LLC, 7601 University Avenue, Suite 201; Middleton, representing the applicants, Chris & Jeff Houden, Palisades Properties, LLC , 6417 Normandy Lane, the applicants, who were registered in support and available to answer questions; Bill White, 1835 Winnebago Street #212, representing the applicants; Carole Schaeffer, 282 Alpine Meadow Circle, Oregon, representing the applicants; Brian Munson, Vandewalle Associates, 120 E. Lakeside Street , representing the applicants;

Speaking in opposition to the project were: Stephanie Stender, 601 N. Henry Street, representing Kappa Kappa Gamma, Panhellenic House Corporation Board; Fred Mohs, 512 Wisconsin Avenue; Michael Pierce, 146 Langdon Street; Lisa Koob, 622 N. Henry Street; Emily Erickson, 152 Langdon Street, representing Alpha Chi Omega; Jason Tish, 2714 Lafollette Avenue, representing the Madison Trust for Historic Places; Benjamin Pierce, 556 State Street #10; Peter Ostlind, 533 W. Main Street; Franny Ingebritson, 516 Wisconsin Avenue #1, and; Tim Morgan, 146 Langdon Street.

Registered in support of the project but not wishing to speak were: Jason Batton, 2106 Sheridan Street; Ken Mehlberg, 66 S. Oakbridge Court #106; Sarah Dunn Carpenter, 406 Science Drive; Max Sternberg, 609 Howard Place; Todd Vitale, 4006 Nakoosa Trail; Bryce E. Keel, 3617 Harper Road; Charles Hacker, 420 W. Gorham Street; Kyle Verhasset, 1001 W. Dayton Street; Jason Udoff, 619 Langdon Street; Tim Slater, 615 N. Lake Street #301; Andrew Stebnitz, 915 Waban Hill, and; Gary Kolpin, 6605 Carlsbad Drive;

Registered in opposition to the project but not wishing to speak were: Jeffrey Smith, Eric Bailly, Harrison Stephen Charles Miller, Jordan Corning, Richard Batzler, Julian Cooper, Brent Norman Tollerud, Christopher Allen, John Fredericks, C.J. Terrell, Andrew Walker; Bryan Tessier, Michael Cupertino, Greg Hitch, Blake Roth, Benjamin Ganther, Gavin Denzer, Tim Ellis, Stephen Fabina, Daniel Schmitz, Ben Keesey, Alex Stein, 150 Iota Court; Owen Hull, 137 Langdon Street #3; 409 W. Gorham Street; Elizabeth Asher, 601 N. Henry Street; Jenna Sieracki, 103 Langdon Street; Devon Hamilton, 515 University Avenue; Arthur Kohl-Riggs, 703 E. Gorham Street #5; Linda Rand, 804 Lewis Court; Anne Lawrence,

1051 O'Keeffe Avenue #146, representing Theta Building Association; James Howard, no address given; Carly Paget & Natjumi Shiotani, 409 W. Gorham Street; Sam Lathers, 141 Langdon Street; Marisa Policiccino, 103 Langdon Street; Ryan Kreiter, 622 N. Henry Street; Elise Wirkens & Kathryn Schick, 103 Langdon Street; Ryan Punch, 615 W. Johnson Street; Tom Hemmings, 433 W. Dayton Street #3; Conner Christian Feldman, 7122 Franklin Avenue, Windsor Heights, Iowa; Travis Price, 1520 Tripp Circle; Zachary LaVallee, 17660 Westhampton Woods Drive, Chesterfield, Missouri; Ned Lefevre, 420 W. Gorham Street #111, representing Chi Psi Fraternity; Andrew Martzani, 615 W. Johnson Street; Miko Filion, 214 Swanson, Kronshage; Jon Papacek, 615 W. Johnson Street, representing Chi Psi Fraternity; Reid Dixon, 409 W. Gorham Street; Kirsten Kjar, 409 W. Gorham Street, and; Katherine Dunne, 103 Langdon Street.

Registered neither in support nor opposition but not wishing to speak was Rebecca Anderson, 615 Howard Place.

Subdivision

- 14. [28790](#) Approving the preliminary plat and final plat of Hawks Woods Estates located at 2033-2055 Woods Road; 1st Ald. Dist.

The Plan Commission referred this matter to February 18, 2013 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 February 18, 2013. The motion passed by voice vote/other.

There were no registrants on this matter.

BUSINESS BY MEMBERS

There was no business by members.

COMMUNICATIONS

There were no communications.

SECRETARY'S REPORT

Tim Parks summarized the upcoming matters for the Plan Commission.

- Upcoming Matters - February 18, 2013

- 457 North Star Drive et al - PUD-GDP & PUD-SIP to Amended PUD(PD)-GDP-SIP and Preliminary Plat & Final Plat - Second Addition to Grandview Commons, replatting 103 existing lots and various outlots into 101 single-family lots, 6 two-family lots and 5 outlots
- 2224 Regent Street - Demolition Permit and TR-C2 to TR-V1 - Demolish single-family residence to allow construction of four-unit apartment building
- 1221 Williamson Street - Conditional Use - Construct outdoor eating areas for restaurant/ grocery store
- 1219 N. Sherman Avenue - Conditional Use - Establish food processing facility in recently approved building

- Upcoming Matters - March 4, 2013

- 415 W. Johnson Street, 226 N. Broom Street & 424 W. Dayton Street - Demolition Permit, DR-2 & UMX to UMX and Conditional Use - Demolish 3 apartment buildings to allow construction of 319-unit apartment building
- 6801 Littlemore Drive - PD-GDP to PD-SIP - Construct apartment complex with 61 units
- 3934 Manitou Way - Demolition Permit - Demolish single-family residence to allow construction of new single-family residence

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by King, seconded by Schmidt, to Adjourn at 11:50 p.m.
The motion passed by voice vote/other.