



City of Madison

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

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Monday, September 16, 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: 9 -

Steve King; Ledell Zellers; Ken Opin; Eric W. Sundquist; Melissa M. Berger; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell and Tonya L. Hamilton-Nisbet

Excused: 2 -

Scott J. Resnick and John L. Finnemore

Opin was chair for this meeting.

Berger arrived at 6:00 p.m. during consideration of Item 6.

Ald. Resnick arrived at 7:10 p.m. during consideration of Item 7.

Ald. King and Mr. Heifetz left prior to consideration of Item 15.

Staff present: Katherine Cornwell, Kevin Firchow and Tim Parks, Planning Division; Janet Dailey, City Engineering Division, and; Anne Monks, Mayor's Office.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Ald. King disclosed that he works for St. Mary's Hospital and that he would be recusing himself on Item 15. He requested, and the Commission approved, Items 16 and 17 being taken out of order, thereby making Item 15 the last item considered. Ald. King also noted that he had been contacted by Carole Schaeffer regarding Item 7.

Heifetz disclosed that he worked for Dean Healthcare and that he would be recusing himself on Item 15.

MINUTES OF THE AUGUST 26, 2013 MEETING

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

SCHEDULE OF MEETINGS

September 30 and October 14, 2013

ROUTINE BUSINESS

1. [31179](#) Authorizing the execution of an Underground Telecommunications Line Easement to Wisconsin Bell, Inc. d/b/a AT&T Wisconsin across a portion of Cypress Spray Park, located at 902 Magnolia Lane.

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

2. [31239](#) Authorizing the execution of an Underground Electric Line Easement to Madison Gas and Electric Company across a portion of the City Fire Station #13 property, located at 6350 Town Center Drive.

A motion was made by Sundquist, seconded by Hamilton-Nisbet, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

3. [31252](#) Authorizing the execution of a Release of an Age Deed Restriction to Atwood Courtyard LLC, for their property located at 1924 Atwood Avenue.

A motion was made by Cantrell, seconded by Sundquist, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Registered in support and available to answer questions was Bruce Felland, Wileman Drive, Edgerton.

4. [31343](#) Accepting a Permanent Limited Easement for Public Sanitary Sewer Purposes from Linda M. Layman across a property located at 4938 Lake Mendota Drive.

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

5. [31401](#) Accepting a Public Sanitary Sewer Easement from David P. Pientok and Laura J. Tomasko as Co-Trustees of the Pientok-Tomasko Joint Revocable Trust dated December 31, 2008 across property located at 2704 Waunona Way.

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

NEW BUSINESS

- 6. [31386](#) Creating an ad hoc committee to advise the Plan Commission and the Common Council about an appropriate vision and special area plan for the Lamp House block.

On a motion by Ald. Zellers, seconded by Sundquist, the Plan Commission recommended approval of the resolution with the following revisions as noted:

- That the sixth "Whereas" clause be amended as follows: "WHEREAS, buildings designed by Frank Lloyd Wright are known to be of significant value in drawing visitors and contribute to the stature of a city; and"

- That the first resolved clause be amended as follows: "NOW, THEREFORE, BE IT RESOLVED that the Mayor and the Common Council of the City of Madison do hereby create an ad hoc committee to advise the Plan Commission and the Common Council about an appropriate vision and special area plan for this important heritage block, such plan to be completed on or before March 15, 2014."

- That the second resolved clause be amended as follows: "BE IT FURTHER RESOLVED that this Committee shall consist of seven (7) members, five (5) of whom shall be citizens and two (2) of whom shall be members of the Common Council. Of the five (5) citizen members, ~~four (4)~~ two (2) shall have significant knowledge about Frank Lloyd Wright, architecture and/or cultural resources and one (1) shall be a neighborhood resident. The Committee will be staffed by the Planning Division to include the Preservation Planner."

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

A motion was made by Zellers, seconded by Sundquist, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by the following vote:

Ayes: 7 -
Steve King; Ledell Zellers; Eric W. Sundquist; Melissa M. Berger; Michael W. Rewey; Bradley A. Cantrell and Tonya L. Hamilton-Nisbet

Noes: 1 -
Michael G. Heifetz

Excused: 1 -
Scott J. Resnick and John L. Finnemore

Non Voting: 1 -
Ken Opin

Speaking in support of the resolution were: David Waugh & Bob Klebba, E. Gorham Street; Bill Gates, N. Hamilton Street; Gary Tipler, Jenifer Street; John O. "Jack" Holzhueter, Katzenbuechel Road, Mazomanie, representing the Frank Lloyd Wright Building Conservancy of Chicago and Wisconsin; Jason Tish, LaFollette Avenue, representing the Madison Trust for Historic Preservation, and; Franny Ingebritson, Wisconsin Avenue.

Speaking in opposition to the resolution were: Bill White, Lakeland Avenue, representing Rouse Management; Bruce Bosben, Commercial Avenue (owner of the Lamp House); Lupe Montes, N. Hancock Street; Rosemary Lee, W. Wilson Street, and; Carole Schaeffer, Alpine Meadow Circle, Oregon.

Registered in support of the resolution and available to answer questions was Marilyn Martin, N. Hamilton Street.

Registered in support but not wishing to speak were: Gigi Holland, Sherman Avenue; Louise Smoczynski, N. Hamilton Street; Guy V. Martin, N. Hamilton Street, and; Annie Stoelting, N. Hamilton Street.

Registered in opposition to the resolution and available to answer questions were: Fred Rouse, Rouse Management, Perry Street and Randy Bruce, Knothe & Bruce Architects, LLC, University Avenue, Middleton, representing Fred Rouse.

ROLL CALL

- Present:** 10 -
Steve King; Ledell Zellers; Scott J. Resnick; Ken Opin; Eric W. Sundquist; Melissa M. Berger; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell and Tonya L. Hamilton-Nisbet
- Excused:** 1 -
John L. Finnemore

OLD BUSINESS

- 7. [30661](#) Approving a Certified Survey Map of property owned by NEW WEI, LLC generally located at 9414 Silicon Prairie Parkway; 9th Ald. Dist.
 The Plan Commission recommended approval of the Certified Survey Map subject to the comments and conditions contained within the Plan Commission materials and the following conditions:
 - That conditions #1a and 1b of the July 22, 2013 staff report be approved as currently stated;
 - That entire cost of the construction of the streets required in conditions #1a and 1b be assessed to Welton Enterprises, the current property owner, over a period of 8 years;
 - That condition #1c be amended to require 40 feet of right of way dedication along the eastern property line instead of 80 feet;
 - That condition #1e be revised to read as follows: "That a note be included on the final Certified Survey Map stating that future roads will be required at the time Outlot 1 is further developed or rezoned."
 The motion passed by voice vote/ other.
A motion was made by King, seconded by Rewey, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.
 Speaking in opposition to the request was Kurtis D. Welton, Keyes Avenue, the property owner.
 Speaking neither in support nor opposition to the request were Joanna Burish, Starr Grass Drive and Carole Schaeffer, Alpine Meadow Circle, Oregon, both representing Welton Enterprises.
 Registered in support of the request and available to answer questions was John McKenzie, Hidden Cave Road.

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

- 8. [30659](#) Consideration of a conditional use to allow construction of a hotel at 610 John Nolen Drive; 14th 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.
 Members of the Plan Commission encouraged the applicant to make a connection from the cul-de-sac to

the adjacent bike path and to scatter the bike parking around the site.

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

Ayes: 7 -

Scott J. Resnick; Melissa M. Berger; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell; Ledell Zellers and Steve King

Noes: 1 -

Eric W. Sundquist

Non Voting: 2 -

Ken Opin and Tonya L. Hamilton-Nisbet

Speaking in support of the proposed development was Josh Wilcox, Gary Brink Associates, Excelsior Drive, representing Nolen Hotel Investment LLC.

Speaking in opposition to the proposed development was Ron Shutvet, Lake Court.

Registered in support and available to answer questions were: Neil Densmore, Nolen Hotel Investment LLC, Horizon Drive, Verona; Mark Landgraf, Executive Drive, Fitchburg, representing Nolen Hotel Investment LLC; Kevin Page, Williamson Street, and; John Kothe, Fuller Court.

9. [31298](#)

Consideration of a conditional use for an animal day care and boarding facility/ kennel at 1019 Jonathon Drive; 14th 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 Cantrell, to Approve. The motion passed by voice vote/other.

Registered in support of the request and available to answer questions were: Amy Hasselman, E. Dayton Street; Laura Schorack & Shawn Gardner, Whenona Drive, and; Debbie Crawley, Chesapeake Drive, Fitchburg.

10. [31299](#)

Consideration of a demolition permit and conditional use to allow a single-family residence to be razed and a new residence to be constructed on a lakefront property at 401 Woodward Drive. 18th Ald. Dist.

The Plan Commission found that the standards were met and approved the demolition permit and conditional use subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- That the applicant complies with State Statute 157.7 (Burial Site Preservation) for construction and excavation;
- That a condition be added noting the applicant's commitment to have a qualified archaeologist monitor the removal of the existing basement foundations and the excavation of previously undisturbed areas.
- A friendly amendment was added to the main motion requiring that the applicant corrects inconsistencies in the labeled square footage in the plans and letter of intent.

That motion was amended after the Plan Commission voted to separate the main motion to approve the request from the non-staff recommended conditions. The motion to separate the question passed by voice vote.

A subsequent motion by Ald. Zellers, seconded by Rewey, requested that the following conditions be added:

- That the applicant complies with State Statute 157.7 (Burial Site Preservation) for construction and excavation.
- That a condition be added noting the applicant's commitment to have a qualified archaeologist monitor the removal of the existing basement foundations and the excavation of previously undisturbed areas. That motion failed by the following 3-5 vote: AYE: Ald. Zellers; Berger, Rewey; NAY: Ald. King, Ald.

Resnick, Heifetz, Sundquist, and Cantrell; NON-VOTING: Opin and Hamilton-Nisbet; EXCUSED: Finnemore)

A subsequent motion by Ald. King, seconded by Heifetz, to add a condition stating that the applicant corrects inconsistencies in the labeled square footage in the plans and letter of intent submitted for final sign-off passed unanimously.

The amended main motion passed by voice vote/ other.

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

Speaking in support of the request was John Thompson, Lexington Street, representing the applicant, Doug Redman.

Speaking neither in support nor opposition to the request was Ald. Anita Weier, Golf Course Road, representing the 18th District.

11. [31300](#)

Consideration of a major alteration to an approved conditional use for an automobile service station/ convenience store at 2801 Atwood Avenue, 6th Ald. Dist., to remove or modify a condition of approval prohibiting the sale of alcohol.

The Plan Commission found that the standards were met and approved an amendment to the approved conditional use to allow the sale of beer subject to the comments and conditions contained in the Plan Commission materials.

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

Ayes: 5 -

Scott J. Resnick; Eric W. Sundquist; Melissa M. Berger; Michael G. Heifetz and Michael W. Rewey

Noes: 3 -

Bradley A. Cantrell; Ledell Zellers and Steve King

Non Voting: 2 -

Ken Opin and Tonya L. Hamilton-Nisbet

Speaking in support of the request was the applicant, Shariff Syed, Atwood Avenue.

Speaking in opposition to the request were Angelo Castillo, S. Marquette Street and Ald. Marsha Rummel, Spaight Street, representing the 6th District.

Registered in support but not wishing to speak was Nabeel Syed, Auburn Drive.

Note: The applicant submitted a petition signed by approximately 285 individuals. Due to current privacy policies, the petition has not been scanned and attached to this legislative file. It has been placed in the case file for this request. Persons wishing to view the petition and case file may do so by contacting the Planning Division at 608.266.4635 during normal business hours.

12. [31302](#)

Consideration of a conditional use to allow construction of an addition to a single-family residence on a lakefront property at 1118 Sherman Avenue; 2nd 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 Resnick, to Approve. The motion passed by voice vote/other.

Speaking in support of the request were: Diane Krause-Stetson & James Stetson, Sherman Avenue, the applicants; Tyler Smith, Destree Design, W. Washington Avenue, representing the applicants, and; Gigi Holland, Sherman Avenue.

Speaking in opposition to the request was Cyril M. Hetsko, Sherman Avenue.

Registered in support but not wishing to speak was Emily Miller, Emerald Street.

Registered in opposition but not wishing to speak was Dana Lytle, Sherman Avenue.

Registered neither in support nor opposition but not wishing to speak was Cheryl Parzych, Sherman Avenue.

Extraterritorial Land Division

- 13. [31297](#) Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating four lots at 2891-2917 CTH MN, Town of Pleasant Springs.
 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.
A motion was made by Cantrell, seconded by Zellers, to Approve. The motion passed by voice vote/other.
 Registered in support of the request and available to answer questions was the applicant James Alme, Spring Road, Stoughton.

Zoning Text Amendment

- 14. [31136](#) Amending Sections 28.032, 28.061, 28.072, 28.082, 28.091 28.151, and 28.211 of the Madison General Ordinances to add Tourist Rooming House to the Zoning Code.
 The Plan Commission recommended re-referral of this zoning text amendment to the October 14, 2013 meeting at the request of members of the Common Council.
A motion was made by Zellers, seconded by Rewey, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by October 14, 2013. The motion passed by voice vote/other.
 There were no registrants on this item.

Zoning Map Amendments & Related Requests

- 15. [30952](#) Creating Section 28.022 - 00069 of the Madison General Ordinances rezoning property from PD(SIP) Planned Development (Specific Implementation Plan) District to Amended PD (GDP) Planned Development (General Development Plan) District, and creating Section 28.022 - 00070 rezoning property from Amended PD (GDP) Planned Development (General Development Plan) District to Amended PD(SIP) Planned Development (Specific Implementation Plan) District. Proposed Use: Amend the general development plan and approve a specific implementation plan to convert Longfellow School into apartments and construct a new apartment building with 128 total units; 13th Aldermanic District: 210 South Brooks Street.
 The Plan Commission found that the standards and criteria met and recommended approval of the amended Planned Development subject to the comments and conditions contained in the Plan Commission materials with the following revisions:
 - That the applicant work with City staff to maintain some of the bike parking along the Mound Street side of the property;
 - On a motion by Ald. Zellers, seconded by Ald. Resnick, the Plan Commission amended the motion to add the following condition: "That the valet parking be eliminated if Meriter Hospital is sold at any point." The amendment passed 4-3 on the following vote: AYE: Ald. Resnick, Ald. Zellers, Berger, Rewey; NAY: Cantrell, Hamilton-Nisbet, Sundquist; EXCUSED: Ald. King, Heifetz, Finnemore; NON-VOTING: Opin.

A motion to suspend the rules to reopen the public hearing for the purposes of hearing from the applicants on the proposed amendment failed for lack of unanimous consent.

The motion to approve the Amended PD-GDP-SIP with the above conditions passed by voice vote/ other.

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

Speaking in support of the proposed development were: Randall Alexander, The Alexander Company, E. Badger Road, the applicant; John Seamon, Iconica, Deming Way and Bill White, Lakeland Avenue, both representing the applicant, and; Kevin Snitchler, Meriter Hospital, S. Park Street.

Speaking in opposition to the proposed development were: Karen Stevenson, Vilas Avenue; Zaccai Lewis, Emerald Street; Emily Miller, Emerald Street; Duane Steinhauer, Erin Street; Cynthia Williams, Drake Street; James Matson, Vilas Avenue; Donald MacCrimmon, Mound Street, and; Eric Shusta, Chandler Street.

Speaking neither in support nor opposition to the proposed development was Tom Grantham, Chandler Street.

Registered in support and available to answer questions was Jeremy Frommelt, Iconica of Madison, representing the applicant.

Registered in support but not wishing to speak was Mark Landgraf, Executive Drive, Fitchburg.

Registered in opposition but not wishing to speak were: Sven Middelfort, Mound Street; Petra Ressler, Mound Street; Ed Mason, Emerald Street; Barbara MacCrimmon, Mound Street; Cindy Koschmann, Emerald Street, and; Susan Antoni, S. Brooks Street.

16. [30899](#)

Creating Section 28.022 -- 00068. of the Madison General Ordinances rezoning property from DR-2 (Downtown Residential 2) District to UMX (Urban Mixed Use) District.

Proposed Use: Demolish medical office building to construct mixed-use building containing 7,700 square feet of commercial space and 50 apartments

4th Aldermanic District
425 West Washington Avenue

The Plan Commission found that the standards and criteria met and recommended approval of the proposed Substitute zoning map amendment ordinance and approved the related demolition permit and conditional use (ID 30974) subject to the comments and conditions contained in the Plan Commission materials with the following conditions:

- That Parks Division condition #41 of the September 16, 2013 staff report be revised as follows: "Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the entire terrace area between the curb and sidewalk, including the adjacent area between the driveways at 425 and 433 W. Washington Avenue. No excavation is permitted within the terrace area. If excavation within the terrace area is necessary, the contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in Section 107.13 of City of Madison Standard Specifications for Public Works Construction..."

- Prior to the staff sign-off of plans and the issuance of permits, the applicant shall return to the Urban Design Commission for final approval of the planting plan, lighting plan and garage details as specified in their report of September 11, 2013.

- Final plans submitted for staff review and approval shall include a roof garden and terrace management plan. The plan shall include issues of amplification, hours of operation and security.

- Final plans submitted for staff review and approval shall include a trash and recycling management plan, and adequate dedicated space to accommodate trash and recycling generated by the commercial and residential tenants. The intended pathway from the trash area to collection vehicles shall be indicated in final plans.

- A condition of approval shall be that no residential parking permits will be issued for 425 W. Washington Avenue, which would be consistent with other projects in the area. In addition, the applicant shall inform all tenants in the apartment leases. The applicant shall submit for 425 W. Washington Avenue a copy of

the lease noting the above condition in the lease when submitting plans for City approval.

On a motion by Heifetz, seconded by Ald. King, the Plan Commission voted 2-6 to remove the second condition above regarding final Urban Design Commission approval on the following vote: AYE: Ald. King, Heifetz; NAY: Ald. Resnick, Ald. Zellers, Berger, Cantrell, Rewey, Sundquist; EXCUSED: Finnemore; NON-VOTING: Hamilton-Nisbet; Opin.

The motion to recommend approval of the zoning map amendment with the above conditions on the following 7-1 vote: AYE: Ald. King, Ald. Resnick, Ald. Zellers, Cantrell, Heifetz, Rewey, Sundquist; NAY: Berger; EXCUSED: Finnemore; NON-VOTING: Hamilton-Nisbet; Opin.

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

Ayes: 7 -

Ledell Zellers; Scott J. Resnick; Eric W. Sundquist; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell and Steve King

Noes: 1 -

Melissa M. Berger

Non Voting: 2 -

Ken Opin and Tonya L. Hamilton-Nisbet

17. [30974](#)

Consideration of a demolition permit and conditional use to allow an existing medical office building to be demolished to allow construction of a mixed-use building containing 7,700 square feet of commercial space and 50 apartments at 425 W. Washington Avenue; 4th Ald. Dist., which requires approval of a conditional use for additional height in Area C of the Additional Height Areas Map (Sec. 28.071(2)(b)).

The Plan Commission found that the standards met and approved the demolition permit and conditional use and related zoning map amendment (Substitute - ID 30899) subject to the comments and conditions contained in the Plan Commission materials with the following conditions:

- That Parks Division condition #41 of the September 16, 2013 staff report be revised as follows: "Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the entire terrace area between the curb and sidewalk, including the adjacent area between the driveways at 425 and 433 W. Washington Avenue. No excavation is permitted within the terrace area. If excavation within the terrace area is necessary, the contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in Section 107.13 of City of Madison Standard Specifications for Public Works Construction..."

- Prior to the staff sign-off of plans and the issuance of permits, the applicant shall return to the Urban Design Commission for final approval of the planting plan, lighting plan and garage details as specified in their report of September 11, 2013.

- Final plans submitted for staff review and approval shall include a roof garden and terrace management plan. The plan shall include issues of amplification, hours of operation and security.

- Final plans submitted for staff review and approval shall include a trash and recycling management plan, and adequate dedicated space to accommodate trash and recycling generated by the commercial and residential tenants. The intended pathway from the trash area to collection vehicles shall be indicated in final plans.

- A condition of approval shall be that no residential parking permits will be issued for 425 W. Washington Avenue, which would be consistent with other projects in the area. In addition, the applicant shall inform all tenants in the apartment leases. The applicant shall submit for 425 W. Washington Avenue a copy of the lease noting the above condition in the lease when submitting plans for City approval.

On a motion by Heifetz, seconded by Ald. King, the Plan Commission voted 2-6 to remove the second condition above regarding final Urban Design Commission approval on the following vote: AYE: Ald. King, Heifetz; NAY: Ald. Resnick, Ald. Zellers, Berger, Cantrell, Rewey, Sundquist; EXCUSED: Finnemore; NON-VOTING: Hamilton-Nisbet; Opin.

The motion to approve the demolition permit and conditional use with the above conditions on the following 7-1 vote: AYE: Ald. King, Ald. Resnick, Ald. Zellers, Cantrell, Heifetz, Rewey, Sundquist; NAY: Berger; EXCUSED: Finnemore; NON-VOTING: Hamilton-Nisbet; Opin.

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

Ayes: 7 -

Scott J. Resnick; Eric W. Sundquist; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell; Ledell Zellers and Steve King

Noes: 1 -

Melissa M. Berger

Non Voting: 2 -

Ken Opin and Tonya L. Hamilton-Nisbet

The following were registered on Items 16 and 17, which were considered together:

Speaking in support of the proposed development were: Erik Minton, N. Butler Street, the applicant; John W. Sutton, Sutton Architecture, King Street, and Bill White, Lakeland Avenue, both representing the applicant; John Bonsett-Veal, N. Main Street, Oregon, and; Ald. Mike Verveer, W. Doty Street, representing the 4th District.

Speaking neither in support nor opposition to the proposed development was Peter Ostlind, W. Main Street, representing the Bassett District of Capitol Neighborhoods.

Registered in support but not wishing to speak were: Natalie Hamilton, Langdon Street; William G. Ellickson, W. Washington Avenue; Modesta Montes, W. Washington Avenue; Matthew Fish, Thorp Street; Victoria Pagel, W. Washington Avenue; Ann-Katrin Bailey, W. Wilson Street; Justin Harder, Spaight Street; Debbie Skubal, Maywood Road, Monona; Jan Bonsett-Veal, N. Main Street, Oregon; Rosemary Lee, W. Wilson Street; Jozi Helland, E. Gorham Street; Jay Hazen, W. Washington Avenue; Tom Geier, W. Washington Avenue; William P. Lidstrom, W. Washington Avenue, and Tom Dunphy, N. Butler Street.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Tim Parks noted that the upcoming Plan Commission matters were noted on the agenda.

- Upcoming Matters - September 30, 2013

- 2802 Monroe Street - Zoning Map Correction - TSS to TR-C4 - Downzone two-family residence
- 666 Crandall Street - Zoning Map Correction - TSS to TR-C4 - Downzone single-family residence
- 2820 Monroe Street - Zoning Map Correction - TSS to TR-C4 - Downzone two-family residence
- 668 Pickford Street - Zoning Map Correction - TSS to TR-C4 - Downzone single-family residence
- 2902 Monroe Street - Zoning Map Correction - TSS to TR-C4 - Downzone single-family residence
- 1220-1236 Mound Street - TR-C4 to PD-GDP-SIP and Final Plat - Construct 3 new single-family residences along St. James Court in rear yards of existing Mound Street residences, and St. James Cottage Homes plat, creating 7 residential lots
- 105-113 S. Mills Street & 1020-1022 Mound Street - Demolition Permit and PD-SIP to Amended PD-SIP
- Demolish 6 residential structures and approve amended specific implementation plan to construct new apartment building with 74 units
- Zoning Text Amendment - Amend MGO Sections 28.151 and 28.211 regarding portable mission shelters
- Zoning Text Amendment and Subdivision Regulations Amendment - Amend MGO Sections 16.23(8)(d)2, 28.135(2) and 28.211 to provide an exception to the street frontage rule for lots adjacent to a park
- Zoning Text Amendment - Amend MGO Zoning District-Site Standards and Sec. 28.11 to allow outdoor cooking
- 2502 Jeffy Trail - Conditional Use Alteration - Amend Residential Building Complex to reduce density and revise building types
- 89 East Towne Mall - Conditional Use - Construct electric vehicle charging station in East Towne Mall parking lot
- 1028 Sherman Avenue - Conditional Use - Construct new accessory building on lakefront property
- 2154 West Lawn Avenue - Conditional Use - Construct accessory building exceeding 10 percent of the

area of the lot

- Upcoming Matters - October 14, 2013

- (Tentative) Adopting the Hoyt Park Area Joint Neighborhood Plan (ID 30377)
- 10203 Mineral Point Road - SR-C1 & SR-V2 to TR-C3 & TR-U1 and Preliminary Plat and Final Plat - Birchwood Point, creating 230 single-family residential lots, 1 lot for future multi-family development, 41 public outlots, and 1 outlot to be maintained privately
- 801 Erin Street - Demolition Permit, Conditional Use and TR-C2 to TR-C3 - Demolish single-family residence and construct new residence in TR-C3 zoning and construct detached accessory building in excess of 10% of lot area
- 702 N. Midvale Boulevard - Amended PD-GDP-SIP - Amend Planned Development plans to allow the redevelopment of the "north wing" of Hilldale Shopping Center to convert enclosed retail spaces into open air spaces
- 4698 Eastpark Boulevard - Final Plat - The American Center - Hanson Second Addition, creating 1 lot for future development and 1 outlot for existing private drive
- 5402 Voges Road- Demolition Permit - Relocate single-family residence to allow construction of an office building
- 1403 Gilson Street - Demolition Permit and Conditional Use - Demolish partially collapsed commercial building and construct new building for a taxi business in the TE district
- 3051 E. Washington Avenue - Demolition Permit - Demolish restaurant with no proposed alternative use

ANNOUNCEMENTS

Ken Opin announced that he has two prints on display at Lakeview Library.

ADJOURNMENT

A motion was made by Hamilton-Nisbet, seconded by Berger, to Adjourn at 12:20 a.m., Tuesday, September 17, 2013. The motion passed by voice vote/other.