



# City of Madison

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

## Meeting Minutes - Approved PLAN COMMISSION

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Monday, May 12, 2014

5:30 PM

210 Martin Luther King, Jr. Blvd.  
Room 201 (City-County Building)

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### CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:40 p.m.

**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 Maurice C. Sheppard

**Excused:** 1 -

Tonya L. Hamilton-Nisbet

Opin was chair for this meeting.

Staff present: Steve Cover, Secretary; Katherine Cornwell, Kevin Firchow and Tim Parks, Planning Division; Scott Langer, Traffic Engineering Division, and; Matt Tucker, Zoning Administrator.

### PUBLIC COMMENT

There were no registrants for public comment.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

Ald. Zellers disclosed that her son worked for Vierbicher Associates, Inc., who were be involved with applications on this agenda, but that her relationship would not impact her ability to consider any of those items.

Regarding Items 9-11, Rewey noted that he previously worked for the Wisconsin Department of Transportation and was the supervisor in the office that reviewed land divisions adjacent to state highway rights of way. However, he did not work in that office at the time the property in question was subdivided in 1974 and that he would be able to consider those items.

### MINUTES OF THE APRIL 28, 2014 MEETING

On a motion by Cantrell, seconded by Rewey, the Plan Commission approved the April 28, 2014 minutes with the revision to the motion and second on Item 6 (ID 33390) from Ald. Zellers/ Sundquist to Berger/ Ald. Zellers as noted by staff and Ms. Berger. The minutes as amended were approved by voice vote/ other. Staff will revise the minutes accordingly.

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

### SCHEDULE OF MEETINGS

June 9, 23 and July 7, 28, 2014

### SPECIAL ITEM OF BUSINESS

By unanimous consent, the Plan Commission re-appointed Mike Rewey as its representative to the Pedestrian/ Bicycle/ Motor Vehicle Commission.

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**ROUTINE BUSINESS**

1. [33821](#) Authorizing the Mayor and City Clerk to execute a lease with Lake Monona Sailing Club, Inc. allowing for the continued use of part of Olin-Turville Park to accommodate a pier and boat hoists for private sailboats and no more than three commercial boats.

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

2. [33906](#) Accepting various conveyances, at no cost to the City of Madison, from the owners of six (6) properties located on Morrison Court, including warranty deeds dedicating land for public right-of-way, permanent limited easements for sloping and grading, and easement declarations for public utility purposes, for the properties located at 1241, 1242, 1244, 1245, 1252 Morrison Court and 802 South Baldwin Street.

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

**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.

**Zoning Map Amendments & Related Requests**

3. [33590](#) Creating Section 28.022 - 00124 and Section 28.022 - 00125 of the Madison General Ordinances to change the zoning of property generally addressed as 501-517 Commerce Drive, 9th Aldermanic District, from A (Agricultural) District and PD (Planned Development) District to Amended PD(GDP-SIP) (Planned Development (General Development Plan - Specific Implementation Plan) District to allow construction of Phase III of All Saints Campus, with 50 age-restricted apartments, 60-unit community based residential facility and common facilities.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission found the standards met and recommended approval of the planned development subject to the comments and conditions contained in the Plan Commission materials. The recommendation to approve passed by voice vote/ other.

**A motion was made by Cantrell, seconded by Zellers, 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 David C. Baum of E. Chicago Avenue, Milwaukee.

Sharon E. Mann of Commerce Drive registered neither in support nor opposition but not wishing to speak after the project had been approved on the consent agenda.

4. [33592](#) Creating Section 28.022 -- 00119 of the Madison General Ordinances to change the zoning of properties located at 403 and 404 Schewe Road, 9th Aldermanic District, from Temp A (Agricultural) District to SR-C2 (Suburban Residential - Consistent 2) District to provide zoning for future residential development
- On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 33592) and preliminary plat (ID 33671) subject to the comments and conditions contained in the Plan Commission materials. The recommendation to approve passed by voice vote/ other.
- A motion was made by Cantrell, seconded by Zellers, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.**
5. [33671](#) Approving the preliminary plat of Autumn Ridge Reserve on property generally addressed as 403 & 404 Schewe Road; 9th Ald. Dist.
- On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 33592) and preliminary plat (ID 33671) subject to the comments and conditions contained in the Plan Commission materials. The recommendation to approve passed by voice vote/ other.
- A motion was made by Cantrell, seconded by Zellers, 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.**
- Registered in support of the subdivision (Items 4 and 5) and available to answer questions were the applicants, Cari Fuss and Chad Wuebben, Encore Real Estate Services, Inc./ Encore Construction of Schneider Road, Middleton, and Michelle Burse and Pete Fortlage, Burse Surveying & Engineering, Inc. of E. Washington Avenue, both representing the applicants.
6. [33594](#) Creating Section 28.022 - 00122 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan, and creating Section 28.022 - 00123 to amend a Planned Development District to approve an Amended Specific Implementation Plan to construct a roof-aging research farm at 6401 American Parkway, 17th Aldermanic District.
- On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 33594) and approved the conditional use (ID 33983) for this project subject to the comments and conditions contained in the Plan Commission materials. The recommendation to approve passed by voice vote/ other.
- A motion was made by Cantrell, seconded by Zellers, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.**
7. [33983](#) Consideration of a conditional use to allow construction of a roof-aging research farm for American Family Mutual Insurance Co. at 6401 American Parkway adjacent to North-East Park; 17th Ald. Dist.
- On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 33594) and approved the conditional use (ID 33983) for this project subject to the comments and conditions contained in the Plan Commission materials. The recommendation to approve passed by voice vote/ other.
- A motion was made by Cantrell, seconded by Zellers, to Approve. The motion passed by voice vote/other.**
- Registered in support of the project (Items 6 and 7) and available to answer questions was the applicant, Dan Swift, American Family Insurance of American Parkway.

8. [33596](#)

SUBSTITUTE. Creating Section 28.022 -- 00120 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan, for properties located at 2340, 2504 and 2507 Winnebago Street - Union Corners, 6th Aldermanic District, to include various medical offices, retail, mixed-use and residential buildings

On a motion by Rewey, seconded by Cantrell, the Plan Commission found the standards met and recommended approval of the amended planned development subject to the comments and conditions contained in the Plan Commission materials with the following revision:

- That condition #24 of the staff report be revised to read: "The approval of this general development plan does not include the approval of changes to the roadways or sidewalks. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for any modifications to the roadway. This would not include possible removal of the roundabout at the Sixth Street-Winnebago Street intersection as previously requested by the applicant. Removal of the roundabout is not recommended by the Traffic Engineering Division as doing so would substantially reduce the operational safety of the intersection."

The recommendation to approve 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.**

Speaking in support of the amended planned development were: Gary Gorman and Joe Schwenker of Gorman & Company of Main Street, Oregon, the applicants; Lou Host-Jablonski of Lansing Street, representing the Schenk-Atwood-Starkweather-Yahara Neighborhood Association.

Also speaking in support of the project was Ald. Marsha Rummel, 1029 Spaight Street, representing the 6th District.

Registered in support but not wishing to speak were Bill White of Lakeland Avenue and Susan Thering of Lakeland Avenue.

9. [33597](#)

Creating Section 28.022 -- 00121 of the Madison General Ordinances to change the zoning of property located at 6313 Odana Road, 19th Aldermanic District, from SE (Suburban Employment) District to CC (Commercial Center) District to allow construction of an addition to a retail building at 6301 Odana Road

On a motion by Sundquist, seconded by Ald. Resnick, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 33597) and Certified Survey Map (ID 33677) and approved the demolition permit (ID 33458) for this project subject to the comments and conditions contained in the Plan Commission materials, with the minor revision to condition #24 of the staff report to say 42 feet and not 41 feet as written.

The recommendation of approval passed on the following 6-2 vote: AYE: Ald. King, Ald. Resnick, Ald. Zellers, Berger, Heifetz, Sundquist; NAY: Cantrell, Rewey; NON-VOTING: Opin, Sheppard; EXCUSED: Hamilton-Nisbet.

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

- Ayes:** 6 - Steve King; Ledell Zellers; Scott J. Resnick; Eric W. Sundquist; Melissa M. Berger and Michael G. Heifetz
- Noes:** 2 - Michael W. Rewey and Bradley A. Cantrell
- Excused:** 1 - Tonya L. Hamilton-Nisbet

**Non Voting:** 2 -  
Ken Opin and Maurice C. Sheppard

10. [33458](#) Consideration of a demolition permit to allow a retail building at 6313 Odana Road to be demolished to accommodate construction of an addition to a retail building at 6301 Odana Road; 19th Ald. Dist.

On a motion by Sundquist, seconded by Ald. Resnick, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 33597) and Certified Survey Map (ID 33677) and approved the demolition permit (ID 33458) for this project subject to the comments and conditions contained in the Plan Commission materials, with the minor revision to condition #24 of the staff report to say 42 feet and not 41 feet as written.

The recommendation of approval passed on the following 6-2 vote: AYE: Ald. King, Ald. Resnick, Ald. Zellers, Berger, Heifetz, Sundquist; NAY: Cantrell, Rewey; NON-VOTING: Opin, Sheppard; EXCUSED: Hamilton-Nisbet.

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

**Ayes:** 6 -  
Steve King; Ledell Zellers; Scott J. Resnick; Eric W. Sundquist; Melissa M. Berger and Michael G. Heifetz

**Noes:** 2 -  
Michael W. Rewey and Bradley A. Cantrell

**Excused:** 1 -  
Tonya L. Hamilton-Nisbet

**Non Voting:** 2 -  
Ken Opin and Maurice C. Sheppard

11. [33677](#) Approving a Certified Survey Map of property owned by the District Council of Madison, Inc., Society of St. Vincent de Paul located at 6301-6313 Odana Road; 19th Ald. Dist., and modifying or removing a 42-foot building setback line adjacent to US Highways 12 and 14, which affects the proposed lot.

On a motion by Sundquist, seconded by Ald. Resnick, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 33597) and Certified Survey Map (ID 33677) and approved the demolition permit (ID 33458) for this project subject to the comments and conditions contained in the Plan Commission materials, with the minor revision to condition #24 of the staff report to say 42 feet and not 41 feet as written.

The recommendation of approval passed on the following 6-2 vote: AYE: Ald. King, Ald. Resnick, Ald. Zellers, Berger, Heifetz, Sundquist; NAY: Cantrell, Rewey; NON-VOTING: Opin, Sheppard; EXCUSED: Hamilton-Nisbet.

**A motion was made by Sundquist, seconded by Resnick, 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:** 6 -  
Steve King; Ledell Zellers; Scott J. Resnick; Eric W. Sundquist; Melissa M. Berger and Michael G. Heifetz

**Noes:** 2 -  
Michael W. Rewey and Bradley A. Cantrell

**Excused:** 1 -  
Tonya L. Hamilton-Nisbet

**Non Voting:** 2 -  
Ken Opin and Maurice C. Sheppard

Speaking in support of the project (Items 9-11) was Bill Montelbano of E. Hudson Street, Mazomanie.

Registered in support and available to answer questions was Ralph Middlecamp of Caddis Bend, Fitchburg.

12. [33394](#)

Creating Section 28.022 -- 00115 of the Madison General Ordinances to change the zoning of property located at 617 North Segoe Road, 11th Aldermanic District, from NMX (Neighborhood Mixed-Use) District to PD (Planned Development) District to demolish an office building to allow construction of a 115-unit apartment building.

On a motion by Sundquist, seconded by Ald. Resnick, the Plan Commission found the standards met and recommended approval of the planned development (ID 33394) and approved the demolition permit (ID 33220) for this project subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- That the family definition be revised to establish the occupancy of each unit as a family or a number of unrelated persons equal to the number of bedrooms per unit plus one; i.e. an efficiency or one-bedroom unit would be limited to 2 unrelated persons, a two-bedroom unit would be limited to 3 unrelated persons, and a three-bedroom unit would be limited to 4 unrelated persons.

The recommendation of approval passed on the following 6-2 vote: AYE: Ald. King, Ald. Resnick, Ald. Zellers, Berger, Rewey, Sundquist; NAY: Cantrell, Heifetz; NON-VOTING: Opin, Sheppard; EXCUSED: Hamilton-Nisbet.

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

**Ayes:** 6 -  
Steve King; Ledell Zellers; Scott J. Resnick; Eric W. Sundquist; Melissa M. Berger and Michael W. Rewey

**Noes:** 2 -  
Michael G. Heifetz and Bradley A. Cantrell

**Excused:** 1 -  
Tonya L. Hamilton-Nisbet

**Non Voting:** 2 -  
Ken Opin and Maurice C. Sheppard

13. [33220](#)

Consideration of a demolition permit to allow an office building to be demolished as part of a Planned Development for a 115-unit apartment building at 617 N. Segoe Road; 11th Ald. Dist.

On a motion by Sundquist, seconded by Ald. Resnick, the Plan Commission found the standards met and recommended approval of the planned development (ID 33394) and approved the demolition permit (ID 33220) for this project subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- That the family definition be revised to establish the occupancy of each unit as a family or a number of unrelated persons equal to the number of bedrooms per unit plus one; i.e. an efficiency or one-bedroom unit would be limited to 2 unrelated persons, a two-bedroom unit would be limited to 3 unrelated persons, and a three-bedroom unit would be limited to 4 unrelated persons.

The recommendation of approval passed on the following 6-2 vote: AYE: Ald. King, Ald. Resnick, Ald. Zellers, Berger, Rewey, Sundquist; NAY: Cantrell, Heifetz; NON-VOTING: Opin, Sheppard; EXCUSED: Hamilton-Nisbet.

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

**Ayes:** 6 -  
Ledell Zellers; Scott J. Resnick; Eric W. Sundquist; Melissa M. Berger; Michael W. Rewey and Maurice C. Sheppard

Noes: 2 -  
Michael G. Heifetz and Bradley A. Cantrell

Excused: 1 -  
Tonya L. Hamilton-Nisbet

Non Voting: 2 -  
Ken Opin and Steve King

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

Speaking in support of the planned development were: James Stopple, Venture II Properties of Regent Street, the applicant; J. Randy Bruce, Knothe & Bruce Architects of University Avenue, Middleton, Bill White of Lakeland Avenue, and Eric Hansch of S. Pinckney Street, all representing the applicant.

Also speaking in support of the proposed development was Ald. Chris Schmidt, 4210 Odana Road, representing the 11th District.

Speaking in opposition to the proposed planned development were: Beverly Belakhovsky of N. Segoe Road; Jude Dereszynski of N. Segoe Road; Megan Hornung of N. Segoe Road; Katie Metzinger of N. Segoe Road; Belle Frink of N. Segoe Road; Karen Schwarz of N. Segoe Road; Grace Frudden of N. Segoe Road, and; John Lindholm of N. Segoe Road.

Registered in opposition and available to answer questions was Clayton Frink of N. Segoe Road.

Registered in opposition but not wishing to speak were: Bruce Frudden of N. Segoe Road; Scott Miller of N. Segoe Road; Alyn Bress of N. Segoe Road; Michael Dereszynski of N. Segoe Road, and; Rosemary and Allan Wong of N. Segoe Road.

**Subdivision**

- 14. [33674](#) Approving the final plat of White Oak Ridge on land generally addressed as 80 White Oaks Lane; 20th Ald. Dist.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission recommended approval of the final plat subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

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

Registered in support of the subdivision and available to answer questions was the applicant, John DeWitt of Mariners Cove Drive.

**Conditional Use & Demolition Permits**

- 15. [33457](#) Consideration of a demolition permit and conditional use to allow a bank to be demolished and a multi-tenant retail building to be constructed at 4602 E. Washington Avenue; Urban Design Dist. 5; 17th 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 by voice vote/ other.

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

Registered in support of the project and available to answer questions was the applicant, Ryan Conrad, ECC Washington Avenue Property, LLC of E. 65th Street, Indianapolis, Indiana.

- 16. [33459](#) Consideration of a demolition permit to allow an existing single-family residence to be demolished and a new single-family residence to be constructed at 6901 Old Sauk Court; 19th Ald. Dist.



The Plan Commission found that the standards were met and approved the demolition permit subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

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

Registered in support of the project and available to answer questions was the applicant, Jose Madera of Old Sauk Court.

17. [33466](#)

Consideration of a conditional use for a residential building complex to allow construction of 146 apartment units in 4 buildings on Lot 2 of the approved Paragon Place final plat, generally addressed as 9601 Elderberry Road; 9th Ald. Dist.

The Plan Commission referred this request to June 9, 2014 pending a recommendation by the Urban Design Commission.

**A motion was made by Cantrell, seconded by Zellers, to Refer to the PLAN COMMISSION and should be returned by June 9, 2014. The motion passed by voice vote/other.**

There were no registrants on this matter.

18. [33467](#)

Consideration of a demolition permit and conditional use to demolish 3 existing apartment buildings and construct 12-story mixed-use building with 2,100 square feet of retail space and 148 apartments at 425-435 W. Johnson Street; 4th Ald. Dist.

The Plan Commission referred this request to June 9, 2014 at the request of the applicant.

**A motion was made by Cantrell, seconded by Zellers, to Refer to the PLAN COMMISSION and should be returned by June 9, 2014. The motion passed by voice vote/other.**

There were no registrants on this matter.

19. [33670](#)

Consideration of a conditional use to allow construction of an accessory building exceeding 576 square feet in floor area on a TR-C2-zoned property at 3026 Atwood Avenue; 6th 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 by voice vote/ other.

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

Registered in support of the project and available to answer questions was the applicant, Andrew Martin of Atwood Avenue.

20. [33685](#)

Consideration of a conditional use to allow an addition to an existing apartment building to be constructed creating 117 total dwelling units at 626 Langdon Street; 8th Ald. Dist.

The Plan Commission referred this request to June 9, 2014 pending an advisory recommendation by the Urban Design Commission on the proposed conditional use.

**A motion was made by Cantrell, seconded by Zellers, to Refer to the PLAN COMMISSION and should be returned by June 9, 2014. The motion passed by voice vote/other.**

There were no registrants on this matter.



### Zoning Text Amendments

21. [33807](#) Amending Section 28.005(1)(b) of the Madison General Ordinances to create a shoreland zoning ordinance for county lands annexed after May 7 1982, as required by 2013 Wisconsin Act 80.
- On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission recommended approval of the zoning text amendment. The motion passed by voice vote/other.
- A motion was made by Cantrell, seconded by Zellers, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**
- There were no registrants on this matter.

### Planned Development-Specific Implementation Plan Alteration

22. [33669](#) Consideration of an alteration to an approved Planned Development-Specific Implementation Plan to allow a second 42-unit multi-family residential building to be constructed and operated as rental apartments instead of condominiums at 3864 Maple Grove Drive; 7th Ald. Dist.
- The Plan Commission found that the standards were met and approved the alteration to the Planned Development-Specific Implementation Plan subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.
- A motion was made by Cantrell, seconded by Zellers, to Approve. The motion passed by voice vote/other.**
- There were no registrants on this matter.

### BUSINESS BY MEMBERS

Sundquist notified the Plan Commission on the Common Council's May 6 action on the University Avenue Corridor Plan.

### SECRETARY'S REPORT

Tim Parks summarized upcoming agenda items.

He also noted that the Urban Design Commission had informally invited the Plan Commission to join the UDC on an upcoming tour they were planning. Opim commented that he would like the Plan Commission to take an annual tour and that the Plan Commission.

### - Upcoming Matters - June 9, 2014

- 502-504 W. Main Street - Demolition Permit, Conditional Use and DR-2 to UMX - Rezone 504 W. Main St. and demolish mixed-use building and single-family residence to construct mixed-use building with 3,200 square feet of retail space and 18 apartments
- 301 & 302 Samuel Drive - PD (GDP to SIP) - Construct 174-unit apartment building at 302 Samuel Drive and a two-family-twin residence at 301 Samuel Drive
- 2052 Woods Road and 9603 Mid Town Road - A, SR-C1 and SR-C2 to TR-C2, Demolition Permit, and Preliminary Plat and Final Plat - Demolish existing single-family residence for Hawks Valley, creating 99 single-family lots and 2 outlots for public park and stormwater management
- 1901 Hawks Ridge Drive - Preliminary Plat and Final Plat - Aspen Grove, creating 8 single-family lots and 1 outlot for private open space
- 2007-2011 Van Hise Avenue - Certified Survey Map Referral - Revise configuration of 2 lots in the University Heights local historic district
- 1409-1411 Theresa Terrace - Demolition Permit and Conditional Use - Demolish two-family twin residence to construct neighborhood center
- 5502 University Avenue - Conditional Use - Establish catering business and outdoor cooking at existing restaurant
- 4934 Felland Road - Extraterritorial Certified Survey Map - Create 4 lots in the Town of Burke (revised request)

- 6433 Nesbitt Road - Extraterritorial Certified Survey Map - Create 2 lots in the Town of Verona
- 33-45 Nob Hill Road - Extraterritorial Certified Survey Map - Create 2 lots in the Town of Madison
- 5844 Thorstrand Road - Conditional Use Alteration - Construct detached garage and landscaping improvements on lakefront lot
- 1325 Greenway Cross - Conditional Use - Establish reception hall in existing multi-tenant retail building in IL zoning
- 221 S. Midvale Boulevard - Conditional Use - Construct detached accessory dwelling unit

**- Upcoming Matters - June 23, 2014**

- 330 E. Wilson Street - Demolition Permit and Conditional Use - Demolish office building to allow construction of mixed-use building with 1,300 square feet of commercial space and 30 apartments

**ANNOUNCEMENTS**

There were no announcements.

**ADJOURNMENT**

**A motion was made by Rewey, seconded by Heifetz, to Adjourn at 9:50 p.m.  
The motion passed by voice vote/other.**