



City of Madison

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

Meeting Minutes - Approved PLAN COMMISSION

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Monday, December 7, 2015

5:30 PM

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

CALL TO ORDER/ ROLL CALL (FOR ALL ITEMS EXCEPT #11)

The meeting was called to order at 5:35 p.m.

Present: 10 - Steve King; Ledell Zellers; Sheri Carter; Ken Opin; Maurice C. Sheppard; Melissa M. Berger; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell and James E. Polewski

Opin was chair for this meeting.

Rewey left at 10:00 p.m. following consideration of Items 7-9.

Staff present: Natalie Erdman, Secretary; Chris Wells, Heather Stouder, Bill Fruhling, Linda Horvath, Jule Stroick, Tim Parks, Trent Schultz and Angela Puerta, Planning Division; Jim O'Keefe, Community Development Division, and; Matt Wachter, Community Development Authority.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures and recusals.

MINUTES OF THE NOVEMBER 16, 2015 MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: January 11, 25 and February 8, 22, 2016

Special Meeting/ Working Session: Thursday, December 10, 2015 at 5:00 p.m.; Room LL- 110, Madison Municipal Building

ROUTINE BUSINESS

1. [40541](#) Authorizing the execution of an Underground Electric Line Easement to Madison Gas and Electric Company, across a portion of the City Water Utility Operations Center property, located at 110 South Paterson Street.

A motion was made by Cantrell, seconded by Rewey, to Return to Lead with the Recommendation for Approval to the WATER UTILITY BOARD. The motion

passed by voice vote/other.

- 2. [40677](#) Authorizing the execution of a Release of a Platted Public Utility Easement and the grant of a Declaration of Easement for Public Utility Purposes through a portion of Owl’s Creek Subdivision, at 10 Horned Owl Court.

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.

- 3. [40840](#) Authorizing the Mayor and the City Clerk to execute a Consent to Occupy Easement for the benefit of NADD 1, LLC to permit a private monument sign within a public sanitary sewer easement at 7202 Mineral Point Road.

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

PUBLIC HEARING-5:45 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 5:45 p.m. where there are no registrants wishing to speak in opposition regardless of its placement on the agenda.

Tax Incremental District

- 4. [40903](#) Approving an Amendment to the Project Plan for Tax Incremental District (TID) #32 (Upper State St), City of Madison.

On a motion by Cantrell, seconded by Berger, the Plan Commission recommended to Return to Lead with a Recommendation for Approval to the Board of Estimates on the following 7-1 vote: AYE: Ald. Carter, Ald. King, Ald. Zellers, Berger, Cantrell, Rewey, Sheppard; NAY: Heifetz; NON-VOTING: Opin, Polewski.

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

Ayes: 7 - Steve King; Ledell Zellers; Sheri Carter; Maurice C. Sheppard; Melissa M. Berger; Michael W. Rewey and Bradley A. Cantrell

Noes: 1 - Michael G. Heifetz

Non Voting: 2 - Ken Opin and James E. Polewski

There were no registrants on this matter.

Neighborhood Plans

- 5. [39335](#) Adopting the University Hill Farms Neighborhood Plan as a supplement to the City of Madison’s Comprehensive Plan.

On a motion by Cantrell, seconded by Sheppard, the Plan Commission recommended approval of the neighborhood plan subject to recommendations contained in the Planning Division staff report dated December 7, 2015, except as modified by #2, 3, 6, 8, and 10 in the document entitled "Community

Gardens Committee Responses to Staff Recommendations", submitted on December 7, 2015, and a revision to #7 of the Planning memo to add a preference for locating community gardens on public lands or private lands that may become public in the future.

The motion to recommend approval of the plan as amended herein passed by voice vote/ other.

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

Speaking in support of the neighborhood plan were: Joseph Keyes of Regent Street, representing the University Hill Farms Neighborhood Plan Ad Hoc Committee; Jack Kloppenburg of Rowley Avenue and Jim Baumann of Fairway Drive, both representing Sheboygan Avenue Community Garden.

Speaking neither in support nor opposition to the neighborhood plan were: Nan Fey of W. Wilson Street, representing the Community Garden Committee, and Cindy Statz of Shawano Terrace, representing Sheboygan Avenue Community Garden.

Registered in support and available to answer questions were: Melissa Huggins, Urban Assets of N. Carroll Street, and Tom Favour of Marinette Trail.

Registered in support but not wishing to speak was Brian Ohm of S. Segoe Road.

Registered neither in support nor opposition and available to answer questions was Patricia Soderholm of Sheboygan Avenue, representing the Sheboygan Avenue Community Garden.

6. [39906](#)

Adopting the Emerson East-Eken Park-Yahara Neighborhood Plan (EEEEPY) as a Supplement to the City of Madison Comprehensive Plan.

On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended approval of the neighborhood plan subject to recommendations contained in the Planning Division staff report dated December 7, 2015 and the following revision:

- On a motion Ald. Carter, seconded by Heifetz, that the height recommendation in Focus Area 5 be 4 stories instead of 5. The amended motion passed on the following 7-1 vote: AYE: Ald. Carter, Ald. King, Ald. Zellers, Berger, Cantrell, Heifetz, Sheppard; NAY: Rewey; NON-VOTING: Opin, Polewski.

A substitute motion by Heifetz, seconded by Berger, to refer the neighborhood plan to January 25, 2016 to allow staff to revisit the recommendations for Focus Area 5 and Burrows Park failed on the following 2-6 vote: AYE: Berger, Heifetz; NAY: Ald. Carter, Ald. King, Ald. Zellers, Cantrell, Rewey, Sheppard; NON-VOTING: Opin, Polewski.

The main motion to recommend approval of the plan as amended above passed by voice vote/ other.

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

Speaking in support of the neighborhood plan was Arthur Hackett of McCormick Avenue .

Speaking in opposition to the neighborhood plan was Jennifer Argelander of Eric Court .

Speaking neither in support nor opposition to the neighborhood plan were Jim Schuler of Lakewood Boulevard and Dolores Kester of Winchester Street.

Registered in opposition and available but not wishing to speak were Sarah Fuelleman of Superior Street; Michelle Martin of Martin Street, and; Don Lindsay of Northfield Place.

Zoning Map Amendments & Related Requests

7. [40663](#)

Creating Section 28.022 - 000207 and Section 28.022 - 00208 of the Madison General Ordinances to change the zoning of properties located at 820 South

Park Street, 905-911 Delaplaine Court, 910-930 Haywood Drive and 825-831 South Brooks Street, 13th Aldermanic District, from TSS (Traditional Shopping Street) District and TR-V1 (Traditional Residential - Varied 1) District to TSS (Traditional Shopping Street) District and TR-C3 (Traditional Residential - Consistent 3) District.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission found that the standards were met and recommended approval of the zoning map amendment (ID 40663) and preliminary plat (ID 40410) of 8Twenty Park to the Common Council, and approved the demolition permit and conditional use (ID 40408) all subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- A condition of approval shall be that no residential parking permits shall be issued for 820 S. Park Street et al. The applicant shall inform all tenants of this restriction in their leases. In addition, the applicant shall submit a copy of the lease for the project noting the above condition when requesting final sign-off.
- The applicant will step back the fourth floor of the "Phase 2 building" from Haywood Drive, obtaining a 0.9:1.0 parking ratio for underground stalls only, with additional above ground stalls.
- Utilities on the property facing S. Park Street will be undergrounded at the expense of the applicant.
- The applicant will provide and maintain at least one dog waste station on the property.

The Plan Commission noted that the applicant filed a binding letter with City Attorney acknowledging that rezoning for the entire project is contingent on approval of WHEDA funding for Phase 1 (Delaplaine Court and S. Park Street building).

The motion to recommend approval passed on the following 6-2 vote: AYE: Ald. Carter, Ald. King, Ald. Zellers, Cantrell, Rewey, Sheppard; NAY: Berger, Heifetz; NON-VOTING: Opin, Polewski.

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

Ayes: 6 - Ledell Zellers; Sheri Carter; Maurice C. Sheppard; Michael W. Rewey; Bradley A. Cantrell and Steve King

Noes: 2 - Melissa M. Berger and Michael G. Heifetz

Non Voting: 2 - Ken Opin and James E. Polewski

8. [40408](#)

Consideration of a demolition permit and conditional use to allow demolition of a commercial building at 820 S. Park Street and demolition or removal/relocation of 10 residential buildings at 909-911 Delaplaine Court, 910-930 Haywood Drive & 825-831 S. Brooks Street to allow construction of a mixed-use building with 2,000 square feet of commercial space and 103 apartments; Urban Design Dist. 8; 13th Ald. Dist.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission found that the standards were met and recommended approval of the zoning map amendment (ID 40663) and preliminary plat (ID 40410) of 8Twenty Park to the Common Council, and approved the demolition permit and conditional use (ID 40408) all subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- A condition of approval shall be that no residential parking permits shall be issued for 820 S. Park Street et al. The applicant shall inform all tenants of this restriction in their leases. In addition, the applicant shall submit a copy of the lease for the project noting the above condition when requesting final sign-off.
- The applicant will step back the fourth floor of the "Phase 2 building" from Haywood Drive, obtaining a

0.9:1.0 parking ratio for underground stalls only, with additional above ground stalls.

- Utilities on the property facing S. Park Street will be undergrounded at the expense of the applicant.

- The applicant will provide and maintain at least one dog waste station on the property.

The Plan Commission noted that the applicant filed a binding letter with City Attorney acknowledging that rezoning for the entire project is contingent on approval of WHEDA funding for Phase 1 (Delaplaine Court and S. Park Street building).

The motion to recommend approval passed on the following 6-2 vote: AYE: Ald. Carter, Ald. King, Ald. Zellers, Cantrell, Rewey, Sheppard; NAY: Berger, Heifetz; NON-VOTING: Opin, Polewski.

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

Ayes: 6 - Steve King; Ledell Zellers; Sheri Carter; Maurice C. Sheppard; Michael W. Rewey and Bradley A. Cantrell

Noes: 2 - Melissa M. Berger and Michael G. Heifetz

Non Voting: 2 - Ken Opin and James E. Polewski

9. [40410](#)

Approving the preliminary plat of 8Twenty Park on property addressed as 820 S. Park Street, 905-911 Delaplaine Court, 910-930 Haywood Drive and 825-831 S. Brooks Street; 13th Ald. Dist.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission found that the standards were met and recommended approval of the zoning map amendment (ID 40663) and preliminary plat (ID 40410) of 8Twenty Park to the Common Council, and approved the demolition permit and conditional use (ID 40408) all subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- A condition of approval shall be that no residential parking permits shall be issued for 820 S. Park Street et al. The applicant shall inform all tenants of this restriction in their leases. In addition, the applicant shall submit a copy of the lease for the project noting the above condition when requesting final sign-off.

- The applicant will step back the fourth floor of the "Phase 2 building" from Haywood Drive, obtaining a 0.9:1.0 parking ratio for underground stalls only, with additional above ground stalls.

- Utilities on the property facing S. Park Street will be undergrounded at the expense of the applicant.

- The applicant will provide and maintain at least one dog waste station on the property.

The Plan Commission noted that the applicant filed a binding letter with City Attorney acknowledging that rezoning for the entire project is contingent on approval of WHEDA funding for Phase 1 (Delaplaine Court and S. Park Street building).

The motion to recommend approval passed on the following 6-2 vote: AYE: Ald. Carter, Ald. King, Ald. Zellers, Cantrell, Rewey, Sheppard; NAY: Berger, Heifetz; NON-VOTING: Opin, Polewski.

A motion was made by Cantrell, seconded by King, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24, & 2.25 - REPORT OF OFFICER. The motion passed by the following vote:

Ayes: 5 - Ledell Zellers; Sheri Carter; Maurice C. Sheppard; Bradley A. Cantrell and Steve King

Noes: 2 - Melissa M. Berger and Michael G. Heifetz

Excused: 1 - Michael W. Rewey

Non Voting: 2 - Ken Opin and James E. Polewski

The following were registered on Items 7-9, which were considered as one public hearing:

Speaking in support of the proposed development were: Melissa Huggins and Zia Brucaya, Urban Assets Consulting of N. Carroll Street and Randy Bruce, Knothe Bruce Architects, LLC of University Avenue, Middleton, all representing the applicant, JT Klein of Bear Claw Way, who also spoke in support; Dave Vogel of N. Wingra Drive; Fred Schnook of Hamlet Place, and; Nate Warnke of Chandler Street.

Speaking in opposition to the proposed development were: Patrick Godor of High Street; Jason Hagenow of High Street; Melissa Burack of High Street; Kitty Kocol of Haywood Drive; Lori Hawkins of High Street; Janet Stockhaussen of High Street; Carrie Rothburd of W. Lakeside Street, and; Barry Stoner of Haywood Drive.

Speaking neither in support nor opposition to the proposed development was John Perkins of Emerald Street, representing the Greenbush Neighborhood Association .

Registered in support and available to answer questions was Kelly Edwards of Aurora Street , Middleton, representing Oakbrook Corp.

Registered in opposition but not wishing to speak were: Martha Cash of High Street; Mille Everson (Zahn) of S. Park Street; Michelle Winsman of High Street; Fred Zahn of S. Park Street; David Salo of S. Brooks Street, and; Mike Mack of S. Brooks Street.

10. [40662](#)

Creating Section 28.022 -- 00211 of the Madison General Ordinances to change the zoning at property located at 6012 Gemini Drive 3rd Aldermanic District, from PD (GDP) Planned Development (General Development Plan) District to PD (SIP) Planned Development (Specific Implementation Plan) District.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and recommended approval of the planned development to the Common Council subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

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

Registered in support of the proposed development and available to answer questions was Brad Koning, Shulfer Architects, LLC of Parmenter Street, Middleton.

ROLL CALL (FOR ITEM 11)

Present: 9 - Steve King; Ledell Zellers; Sheri Carter; Ken Opin; Maurice C. Sheppard; Melissa M. Berger; Michael G. Heifetz; Bradley A. Cantrell and James E. Polewski

Excused: 1 - Michael W. Rewey

11. [40665](#)

Creating Section 28.022 - 00209 and Section 28.022 - 00210 of the Madison General Ordinances to change the zoning of property located at 7933 Tree Lane, 9th Aldermanic District, from CC (Commercial Center) District to PD(GDP-SIP) (Planned Development (General Development Plan-Specific Implementation Plan) District.

On a motion by Cantrell, seconded by Berger, the Plan Commission found that the standards were met and recommended approval of the planned development to the Common Council subject to the comments and conditions contained in the Plan Commission materials.

The motion to recommend approval passed on the following 7-1 vote: AYE: Ald. Carter, Ald. King, Ald. Zellers, Berger, Cantrell, Polewski, Sheppard; NAY: Heifetz; NON-VOTING: Opin, Rewey.

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

Ayes: 7 - Sheri Carter; Maurice C. Sheppard; Melissa M. Berger; Bradley A. Cantrell; James E. Polewski; Ledell Zellers and Steve King

Noes: 1 - Michael G. Heifetz

Excused: 1 - Michael W. Rewey

Non Voting: 1 - Ken Opin

Speaking in support of the proposed development were: Michael Goldberg, Kandysc McCoy Cunningham and Nadia Underhill of Heartland Housing/ Heartland Alliance, S. LaSalle Street, Chicago, Illinois; David Jennerjahn of N. Dearborn Street, Chicago, Illinois; Amy Noble of Hiawatha Circle; Joan Liegel of Farmington Way; Kristine Gionalista of Anchorage Avenue; Paulette Harden of Mountain Ash Trail, and; Ald. Paul Skidmore, 13 Red Maple Trail, representing the 9th District.

Speaking in opposition to the proposed development were: Jeanne Armstrong of Parmenter Street, Middleton; Sonya Huebner of E. Oakbrook Circle; Lila Hemlin of E. Oakbridge Way; Joseph Krzos of Sauk Creek Drive; Carol Sangler of W. Oakbrook Circle; Ron Trachtenberg of E. Doty Street, representing Orc, LLC, Dabida, LLC and RMain, LLC; Judith Susmilch of Tree Lane; Judy Bluel of Oak Creek Trail; Christine Harper of E. Oakbridge Way, and; Judith Grover of Oakbridge Way.

Registered in support and either available to answer questions or not wishing to speak were: Matt Melendes of E. Center Street, Milwaukee; Patricia LaCross of Lakeland Avenue; Jacob Blue, Ayres Associates of E. Badger Road; Scott Strong of Bishops Hill Circle; Patricia Gadow of Westview Lane, and; Torrie Kopp Mueller and Danielle Dieringer of E. Mifflin Street, representing the YWCA of Madison.

Registered in opposition and either available to answer questions or not wishing to speak were: Jennifer Rice of Signature Drive, Middleton; Patrick Choncholas of W. Oakbrook Circle; Tom Worden of Valley Creek Circle, Middleton; Karen Morris of E. Oakbrook Circle; Nancy Householder of S. High Point Road; Barbara J. Piegge of E. Oakbrook Circle, and Gary Choncholas of W. Oakbrooks Circle.

12. [40666](#)

Creating Section 28.022-00206 of the Madison General Ordinances to change the zoning of property located at 503 Schewe Road, 9th Aldermanic District, from Temp A (Temporary Agricultural) District to SR-C1 (Suburban Residential - Consistent 1) District.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and recommended approval of the zoning map amendment (ID 40666) and preliminary plat (ID 40392) of *The Willows II* to the Common Council subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

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

13. [40392](#)

Approving the preliminary plat of *The Willows II* on property addressed as 503 Schewe Road; 9th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and recommended approval of the zoning map amendment (ID 40666) and preliminary plat (ID 40392) of *The Willows II* to the Common Council subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

A motion was made by Cantrell, seconded by Rewey, to RECOMMEND TO

COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24, & 2.25 - REPORT OF OFFICER. The motion passed by voice vote/other.

- 14. [40667](#) Creating Section 28.022-00205 of the Madison General Ordinances to change the zoning of property located at 1917 Lake Point Drive, 14th Aldermanic District, from TR-V1 (Traditional Residential - Varied 1) District to TR-U1 (Traditional Residential - Urban 1) District.

On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended referral of the zoning map amendment (ID 40667) and demolition permit and conditional use (ID 40393) to January 11, 2016 (January 19, 2016 Common Council) pending a recommendation by the Urban Design Commission on the residential building complex.

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 January 11, 2016. The motion passed by voice vote/other.

- 15. [40393](#) Consideration of a demolition permit and conditional use to allow a neighborhood center to be demolished and 2 townhouse buildings containing 12 total units to be constructed on property generally addressed as 1917 Lake Point Drive; 14th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended referral of the zoning map amendment (ID 40667) and demolition permit and conditional use (ID 40393) to January 11, 2016 (January 19, 2016 Common Council) pending a recommendation by the Urban Design Commission on the residential building complex.

A motion was made by Cantrell, seconded by Rewey, to Refer to the PLAN COMMISSION and should be returned by January 11, 2016. The motion passed by voice vote/other.

There were no registrants on Items 14 and 15.

- 16. [40801](#) Amending Section 15.01(575) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Aldermanic Districts and Wards" attaching to the 17th Aldermanic District property addressed as 735 Eagle Crest Drive; creating Section 15.02(136) of the Madison General Ordinances entitled "Aldermanic Districts and Wards" to attach the property to Ward 136; amending Section 15.03(17) to add Ward 136 to Aldermanic District 17; and creating Section 28.022 - 00212 to assign the zoning of SR-C2 (Suburban Residential - Consistent District 2) District to said property.

On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended approval of the proposed zoning of the property by voice vote/ other.

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

There were no registrants on this matter.

Conditional Use & Demolition Permits

- 17. [37368](#) Consideration of a demolition permit and conditional use to allow a single-family residence to be demolished and a new single-family residence exceeding 10,000 gross square feet to be constructed on a lakefront property at 5404 Lake Mendota Drive; 19th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission placed this request on file without prejudice at the request of the applicant by voice vote/ other.

A motion was made by Cantrell, seconded by Rewey, to Place On File Without Prejudice. The motion passed by voice vote/other.

There were no registrants on this matter.

18. [40396](#)

Consideration of a conditional use alteration to revise the screening for an existing daycare playground located at 1356 MacArthur Road; 17th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and approved the conditional use alteration subject to the comments and conditions in the Plan Commission materials. The motion to approve passed by voice vote/ other.

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

There were no registrants on this matter.

19. [40405](#)

REVISED - Consideration of a demolition permit and conditional use to allow 2 commercial buildings at 1317-1325 Applegate Road to be demolished and an auto sales facility to be constructed at 1317-1325 Applegate Road and 1302-1326 Greenway Cross; 14th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and approved the demolition permit and conditional use subject to the comments and conditions in the Plan Commission materials. The motion to approve passed by voice vote/ other.

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

Registered in support of the proposed development and available to answer questions was Brian Beaulieu, Edge Consulting Engineers of Water Street, Prairie du Sac.

Land Division

20. [40173](#)

Approving a Certified Survey Map of property owned by the Quisling Clinic Apartment Homes, LLC and Gorman Properties, LLC located at 2 W. Gorham Street; Mansion Hill Historic Dist.; 2nd Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards and criteria were met and approved the land division subject to the comments and conditions in the Plan Commission materials. The motion to approve passed by voice vote/ other.

A motion was made by Cantrell, seconded by Rewey, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24, & 2.25 - REPORT OF OFFICER. The motion passed by voice vote/other.

Registered in support of the proposed land division was the applicant, Gary Gorman of N. Main Street, Oregon.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Tim Parks summarized the upcoming matters.

- Upcoming Matters - January 11, 2016

- 841 Jupiter Drive and 818 North Star Drive - PD(GDP) to Amended PD(GDP-SIP) - Construct 54-unit apartment building at 841 Jupiter Drive and amend site plan for adjacent building at 818 North Star Drive
- 427-439 W. Mifflin Street - PD(SIP) to DR-2, Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish 2 two-family dwellings and 1 single-family dwelling to construct 46-unit apartment building, and create 3 residential lots with shared access and parking
- 2230 W. Broadway - Conditional Use - Construct mixed-use building containing 14,000 sq. ft. neighborhood center and 36 apartments in Urban Design Dist. 1
- 1002-1046 E. Washington Avenue - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish industrial buildings to construct mixed-use building containing 55,600 sq. ft. of office, 23,300 sq. ft. of commercial space & 198 dwelling units and 3 mixed-use lots
- 3391 Meadow Road - Extraterritorial Preliminary Plat and Final Plat - Aspen Meadows Estates, Town of Middleton, creating 11 single-family lots, 1 outlot for stormwater management, and 1 outlot for future development

- Upcoming Matters - January 25, 2016

- 1101 Feather Edge Drive & 9807-9856 Hawks Nest Drive - Conditional Use Alteration - Construct undeveloped portion of Hawks Woods Condominiums with 21 single-family residences
- 6001-6033 Gemini Drive - PD(GDP) to Amended PD(GDP-SIP) - Construct up to 35,000 square feet of commercial space in 5 buildings on the "B" Block at Grandview Commons Town Center
- 1801 E. Washington Avenue - IL to TE, Demolition Permit and Conditional Use - Demolish building materials supply facility to construct mixed-use building with 20,000 sq. ft. of commercial space and 230 apartments in Urban Design Dist. 8
- 9025 Mid Town Road - Temp. A to SR-C1, Demolition Permit and Conditional Use - Demolish single-family residence to construct daycare facility

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

**A motion was made by Polewski, seconded by King, to Adjourn at 11:55 p.m.
The motion passed by voice vote/other.**