



City of Madison

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

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Monday, August 24, 2015

5:00 PM

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

****Note Special Starting Time****

CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:00 p.m.

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

Excused: 1 - Melissa M. Berger

Opin was chair for this meeting.

Ald. Zellers arrived at 5:05 p.m. following approval of the July 27 meeting minutes.

Ald. Carter arrived at 5:10 p.m. during Item 1, left at 5:40 p.m. prior to the beginning of the public hearing, and returned at 7:00 p.m. during the public hearing for Item 18.

Heifetz arrived at 5:40 p.m. prior to the beginning of the public hearing.

Staff present: Katherine Cornwell, Heather Stouder and Tim Parks, Planning Division; Matt Tucker, Zoning Administrator, and; Dan Rolfs, Office of Real Estate Services.

PUBLIC COMMENT

There were no registrations for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures or recusals by members of the Commission.

MINUTES OF THE JULY 27, 2015 MEETING

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

MINUTES OF THE AUGUST 10, 2015 MEETING

The Plan Commission noted the cancellation of the August 10, 2015 meeting due to lack of quorum.

SCHEDULE OF MEETINGS

September 21 and October 5, 19, 2015

SPECIAL ITEM OF BUSINESS

- Plan Commission appointment to the Community Gardens Committee

Ald. King was re-appointed to the Community Garden Committee by unanimous consent of the Plan Commission.

- 1. [39688](#) Informational presentation by the University of Wisconsin-Madison regarding its 2015-2016 Campus Master Plan update

The Plan Commission received an informational presentation by Gary Brown of the University of Wisconsin-Madison regarding its 2015-2016 Campus Master Plan.

Speaking on behalf of the University of Wisconsin-Madison was Gary Brown, 610 Walnut Street.

Registered in support and available to answer questions was Bill Elvey, University of Wisconsin-Madison, 610 Walnut Street and Bill Patek of Wedgewood Way.

ROUTINE BUSINESS

- 2. [39374](#) Authorizing the Mayor and the City Clerk to execute a Release of Water Main Easement and the grant of a Water Main Easement over a portion of Lot 1 of CSM 9518, located at 4198 Nakoosa Trail.

On a motion by Ald. Carter, seconded by Cantrell, the Plan Commission recommended approval of this resolution by voice vote/ other.

A motion was made by Carter, seconded by Cantrell, to Return to Lead with the Recommendation for Approval to the WATER UTILITY BOARD. The motion passed by voice vote/other.

- 3. [39473](#) Authorizing the execution of an assignable Private Driveway Access Easement Agreement with Madison Area Rehabilitation Centers, Inc. for a private driveway across City of Madison Fire Station No. 8 property, located at 3945 Lien Road.

On a motion by Ald. Carter, seconded by Cantrell, the Plan Commission recommended approval of this resolution by voice vote/ other.

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

- 4. [39499](#) Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and Reverend Larry V. Jackson and Katherine M. Jackson for the purchase of a parcel located at 2049 Baird Street.

On a motion by Ald. Carter, seconded by Cantrell, the Plan Commission recommended approval of this resolution by voice vote/ other.

A motion was made by Carter, seconded by Cantrell, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. 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 6:00 p.m. where there are no registrants wishing to speak in opposition regardless of its placement on the agenda.

Tax Incremental District

- 5. [39435](#) SUBSTITUTE Approving the Creation of and the Project Plan and Boundary for Tax Incremental District (TID) #46 (Research Park), City of Madison.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission recommended approval of the tax incremental district on the following 7-1 vote: AYE: Ald. Carter, Ald. King, Cantrell, Heifetz, Polewski, Rewey, Sheppard; NAY: Ald. Zellers; NON-VOTING: Opin; EXCUSED: Berger.

A motion was made by Cantrell, seconded by King, 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; Sheri Carter; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell; Maurice C. Sheppard and James E. Polewski

Noes: 1 - Ledell Zellers

Excused: 1 - Melissa M. Berger

Non Voting: 1 - Ken Opin

Speaking in opposition to the proposed tax incremental district was Ron Shutvet of Lake Court.

Annexation

- 6. [39538](#) Creating Section 15.01(597) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Aldermanic Districts and Wards" annexing to the 18th Aldermanic District the Cherokee Annexation and assigning a temporary zoning classification of A Agriculture District, creating Section 15.02(135) of the Madison General Ordinances to assign the attached property to Ward 135, and amending Sec. 15.03(18) to assign the attached property to the Eighteenth Aldermanic District.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission recommended approval of this annexation by voice vote/ other. 14 votes are required.

A motion was made by Cantrell, seconded by King, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER (14 VOTES REQUIRED). The motion passed by voice vote/other.

There were no registrants on this item.

Zoning Text Amendments

- 7. [39494](#) Creating Section 28.102(28) of the Madison General Ordinances to establish Wellhead Protection District No. 31.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission recommended approval of this zoning text amendment. The motion to recommend approval passed by voice vote/ other.

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

Registered in support of the proposed wellhead protection zone and available to answer questions was Joe Grande, Madison Water Utility, 119 E. Olin Avenue.

- 8. [39497](#) Amending Sections 28.042, 28.043, 28.044, 28.045, 28.047, 28.048, 28.050. 28.051 and 28.053 of the Madison General Ordinances to allow a maximum front yard setback of greater than 30 feet in the TR-C1, TR-C2, TR-C3, TR-C4, TR-V1, TR-V2, TR-U1, TR-U2 and TR-P Districts.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission recommended approval of this zoning text amendment. The motion to recommend approval passed by voice vote/ other.

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

There were no registrants on this item.

- 9. [39500](#) Amending Sections 28.151, 28.211 and 28.061 of the Madison General Ordinances to allow limited production and processing as a conditional use in TSS, CC-T and the CC Districts.

On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended approval of this zoning text amendment. The motion to recommend approval passed 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.

Speaking in opposition to the proposed zoning text amendment was Ron Shutvet of Lake Court.

Zoning Map Amendments & Related Requests

- 10. [39050](#) SUBSTITUTE Creating Section 28.022-00175 of the Madison General Ordinances to change the zoning of property located at 109 East Lakeside Street, 13th Aldermanic District, from TR-V1 (Traditional Residential - Varied 1) District to LMX (Limited Mixed Use) District.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 39050) and approved the related conditional use (ID 38935) subject to the comments and conditions in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

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

- 11. [38935](#) Consideration of a conditional use to allow the establishment of a furniture and households goods store at 109 East Lakeside Street; 13th Ald. District.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission found the standards met and recommended approval of this zoning map amendment (ID 39050) and approved the conditional use (ID 38935) subject to the comments and conditions in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

A motion was made by Cantrell, seconded by King, to Approve. The motion

passed by voice vote/other.

Registered in support of Items 10 and 11, which were considered together, and available to answer questions were Janelle Munns of W. Lakeside Street, the applicant, and Jim Glueck of N. Few Street.

- 12. [39296](#) Creating Section 28.022-00177 of the Madison General Ordinances to change the zoning of property located at 5902 Tranquility Trail, 17th Aldermanic District, from TR-C3 (Traditional Residential - Consistent 3) District to CN (Conservancy) District.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission found the standards met and recommended approval of this zoning map amendment. The motion to recommend approval passed by voice vote/ other.

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

- 13. [39297](#) Creating Section 28.022-00181 of the Madison General Ordinances to change the zoning of property located at 5922 Lien Road, 17th Aldermanic District, from TR-P (Traditional Residential - Planned) District to CC-T (Commercial Corridor - Transitional) District

On a motion by Cantrell, seconded by Ald. King, the Plan Commission found the standards met and recommended approval of this zoning map amendment. The motion to recommend approval passed by voice vote/ other.

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

- 14. [39298](#) Creating Section 28.022-00178 of the Madison General Ordinances to change the zoning of property located at 1702 Autumn Lake Parkway, 17th Aldermanic District, from TR-P (Traditional Residential - Planned) District to CC-T (Commercial Corridor - Transitional) District.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission found the standards met and recommended approval of this zoning map amendment. The motion to recommend approval passed by voice vote/ other.

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

Registered in support of Items 12-14, which were considered together, and available to answer questions was Brian Munson, Vandewalle & Associates of E. Lakeside Street, representing the applicant, Veridian Homes.

- 15. [39299](#) Creating Section 28.022 -- 00179 of the Madison General Ordinances to change the zoning at property located at 6851 McKee Road, 7th Aldermanic District, from Planned Development (General Development Plan) District to Planned Development (Specific Implementation Plan) District.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission found the standards met and recommended approval of the proposed specific implementation plan subject to the comments and conditions in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

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

Registered in support of the planned development and available to answer questions were: Michael L. Morey, Oakbrook Corp. of Science Court, the applicant; Michael Morey of Noll Valley Road, Verona, and; Kevin Burow, Knothe & Bruce Architects, LLC of University Avenue, Middleton, representing the applicant.

- 16. [39301](#) Creating Section 28.022 -- 00180 of the Madison General Ordinances to change the zoning of properties located at 115-117 South Bassett Street, 4th Aldermanic District, from PD(GDP-SIP) (Planned Development- General Development Plan-Specific Implementation Plan) District to Amended PD(GDP-SIP) Amended Planned Development (General Development Plan-Specific Implementation Plan) District.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission recommended re-referral of this planned development to September 21, 2015 (October 6, 2015 Common Council) pending a recommendation by the Urban Design Commission. The motion to recommend re-referral to the Plan Commission passed by voice vote/ other.

A motion was made by Cantrell, seconded by King, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by September 21, 2015. The motion passed by voice vote/other.

There were no registrants on this item.

Conditional Use & Demolition Permits

- 17. [38158](#) Consideration of a conditional use for a private parking facility at 665 E. Washington Avenue in Urban Design District 8; 6th Ald. Dist.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials, including the addendum dated August 24, 2015. The motion to approved passed by voice vote/ other.

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

Registered in support of the project and available to answer questions were: Curtis Brink of E. Washington Avenue, the applicant; Ken Saiki, Ken Saiki Design of S. Paterson Street, and; Tim Bliefert, Madison Gas & Electric of S. Blount Street.

- 18. [38731](#) Consideration of a demolition permit to allow demolition of an existing single-family residence and construction of a new single-family residence at 4022 Manitou Way; 10th Ald. Dist.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission found the standards met and approved the demolition permit subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- That the midline of the main front elevation of the new house may be placed within 30 feet of the front lot line, which will provide just over 22 feet of clearance behind the garage for vehicular maneuvering.

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

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

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

Noes: 2 - Michael W. Rewey and James E. Polewski

Excused: 1 - Melissa M. Berger

Non Voting: 1 - Ken Opin

Speaking in support of project were: Sean & Jerilyn Shannahan of Manitou Way, the applicants; Carmine Durham of Mandan Crescent; Glenna Shannahan of Mandan Crescent; Paul Cuta & Marc Schellpfeffer, CAS4 Architecture of S. Paterson Street, representing the applicants; Mark Schemmel of Parmenter Street, Middleton, Tom Boehnen of Sunset Court, Middleton, and Wade Wyse of E. Main Street, Mount Horeb, all representing the applicants; Sean Bina of Manitou Way; Christopher Arena of Manitou Way; Victor Mohoney, of Manitou Way; Connie Cronin of Manitou Way, and; John Maher of Mandan Crescent.

Speaking in opposition of project were: Mary Odell of Cherokee Drive; Todd K. Bender of Mandan Crescent; Kevin Pomeroy of Iroquois Drive, and; Peter Manley of W. McKinley Street, Stoughton.

Registered in support and available to answer questions were: Don G. Cronin of Manitou Way; Jayne Polelle of Iroquois Drive, and; Katherine Knoepfer, no address given.

Registered in support but not wishing to speak were Chris & Heather Buettner of Manitou Way and Ralph & Kay Kamps or Mandan Crescent.

Registered in opposition but not wishing to speak were: Myra J. Schultz of Seneca Place; Norma Hove of Manitou Way, and; Patricia Bender of Mandan Crescent;

19. [38734](#) Consideration of a demolition permit and conditional use to allow demolition of a restaurant and construction of an auto service station, convenience store and car wash at 3520-3546 E. Washington Avenue; Urban Design District 5; 15th Ald. Dist.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission referred this matter to September 21, 2015 pending a recommendation by the Urban Design Commission by voice vote/ other.

A motion was made by Cantrell, seconded by King, to Refer to the PLAN COMMISSION and should be returned by September 21, 2015. The motion passed by voice vote/other.

There were no registrants on this item.

20. [39078](#) Consideration of a conditional use to allow construction of a multi-tenant retail building at 5235 High Crossing Boulevard; 17th Ald. Dist.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission found the standards 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 King, to Approve. The motion passed by voice vote/other.

There were no registrants on this item.

21. [39088](#) Consideration of a conditional use to allow construction of an accessory building exceeding 800 square feet in floor area on a SR-C1-zoned property at 729 Pulley Drive; 15th Ald. Dist.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission found the standards 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 King, to Approve. The motion passed by voice vote/other.

Registered in support of the request and available to answer questions were the applicant, Kerry McAllen of Pulley Drive, and Dave Nelsen of Red Oak Court, Middleton, representing Ruedebusch Development and Construction.

22. [39457](#) Consideration of a demolition permit to allow a fire-damaged single-family residence to be demolished and a new single-family residence to be constructed at 133 Silver Road; 15th Ald. Dist.
- On a motion by Cantrell, seconded by Ald. King, the Plan Commission found the standards 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 King, to Approve. The motion passed by voice vote/other.**
- Registered in support of the project and available to answer questions was Greg Iversov of Portage Road.
23. [39478](#) Consideration of an alteration to an approved Planned Development (Specific Implementation Plan) and a conditional use to allow a dog daycare in a tenant space in an existing mixed-use building at 502 S. Park Street; 13th Ald. Dist.
- On a motion by Rewey, seconded by Ald. Zellers, the Plan Commission found the standards met and approved the PD(SIP) alteration and conditional use subject to the comments and conditions contained in the Plan Commission materials and the following revised condition:
- That condition #2 of the Planning Division staff report be revised as follows: "That the hours of operation for the overall animal daycare be limited to 6:00 AM to 6:30 PM, Monday through Friday per the letter of intent. The Director of the Department of Planning and Community and Economic Development may consider a minor alteration to the conditional use in the future to further modify the hours of operation for the animal daycare and related dog run following a recommendation by the district alder."
- The motion to approve passed by voice vote/ other.
- A motion was made by Rewey, seconded by Zellers, to Approve. The motion passed by voice vote/other.**
- Speaking in support of the project were Craig Enzenroth, Gallina Co. of E. Main Street, Mount Horeb, the applicant and Nathan Mathis-Vargas of Rockefeller Lane.
- Registered in support and available to answer questions were Brian McCloven of Washington Place and Steven Vargas-Mathis of Rockefeller Lane.
- Registered in opposition but not wishing to speak was Ron Shutvet of Lake Court.
24. [39479](#) Consideration of a conditional use to allow a single-family residence to be converted into a two-family two-unit at 2055 Winnebago Street; 6th Ald. Dist.
- On a motion by Cantrell, seconded by Ald. King, the Plan Commission found the standards 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 King, to Approve. The motion passed by voice vote/other.**
- There were no registrants on this item.
25. [39481](#) Consideration of a conditional use to construct a two-family-twin dwelling at 1803-1805 Dondee Road; 16th Ald. Dist.
- On a motion by Cantrell, seconded by Ald. King, the Plan Commission found the standards 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 King, to Approve. The motion passed by voice vote/other.**

Registered in support of the request was the applicant, Brian Hagey of Emerald Terrace, Lodi.

- 26. [39482](#) Consideration of a conditional use to construct a two-family-twin dwelling at 1821-1823 Dondee Road; 16th Ald. Dist.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission found the standards 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 King, to Approve. The motion passed by voice vote/other.

Registered in support of the request was the applicant, Karim Abrouq of St. John Street, Cottage Grove.

- 27. [39484](#) Consideration of a conditional use to convert a tenant space in an existing NMX (Neighborhood Mixed-Use)-zoned building at 821 E. Johnson Street; 2nd Ald. Dist. into a restaurant-tavern.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission found the standards 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 King, to Approve. The motion passed by voice vote/other.

Registered in support of the request was the applicant, Jacob Morrison of Keyes Avenue.

- 28. [39483](#) Consideration of a demolition permit and conditional use to demolish 3 commercial buildings and construct 6,700 sq. ft. of commercial space and 60 apartments at 2107-2249 Sherman Avenue; 12th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission referred the demolition permit and conditional use to the Urban Design Commission and Planning Division staff to work with applicant to redesign the project. In referring the project, the Commission stated that it could not find the standards for approval met at this time, in particular conditional use standards 9 and 12, but that the size of the proposed building is appropriate at this unique intersection and can fit in.

Members of the Commission requested that the applicant explore a flatiron treatment at the corner, make changes to the facade rhythm and vehicle pass-through, simplify the building materials, and pedestrian access and entries. Opin added that the development team should work with staff to address design concerns, and consider the value of a flatiron corner as an opportunity.

The motion to refer the project passed by voice vote/ other.

A motion was made by Cantrell, seconded by Rewey, to Refer to the URBAN DESIGN COMMISSION. The motion passed by voice vote/other.

Speaking in support of the proposed development were: John Fish of Lakewood Boulevard, the applicant; Kirk Keller, Plunkett Raysich Architects of Crossroads Drive, representing the applicant, and; Aaron Collins of Sherman Avenue.

Speaking in opposition to the proposed development were: Jim & Nancy Thayer-Hart of Harbort Drive; Don Lindsay of Northfield Place; Michelle Martin of Superior Street; Jennifer Argelander of Erie Court; Axel Lorenzson of Harbort Drive, and; Annie Johnson of Northfield Place.

Speaking neither in support nor opposition to the proposed development was Sup. Paul Rusk of Wyldewood Drive, County Board Dist. 12.

Registered in support and available to answer questions were Jeff Lee of Fuller Drive and Jason Batton of Sheridan Drive.

Registered in support but not wishing to speak was Timothy J. Kenmartin, Jr. of Northfield Place.

Registered in opposition but not wishing to speak was Nandini Lorenzson of Harbort Drive.

Subdivisions

29. [39455](#) Re-approving the preliminary plat and final plat of Hawks Valley generally located at 9603 Mid Town Road and 2052 Woods Road; 1st Ald. Dist.
- On a motion by Cantrell, seconded by Ald. King, the Plan Commission found the standards met and recommended re-approval of the preliminary plat and final plat of Hawks Valley subject to the conditions of the 2014 subdivision, rezoning and demolition permit approval. The motion to recommend approval passed by voice vote/ other.
- 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 voice vote/other.**
- There were no registrants on this item.
30. [39480](#) Approving the revised preliminary plat and final plat of Tennyson Ridge on land addressed as 1818-1910 Tennyson Lane; 12th Ald. Dist.
- On a motion by Cantrell, seconded by Ald. King, the Plan Commission referred this matter to September 21, 2015 at the request of the applicant by voice vote/ other.
- A motion was made by Cantrell, seconded by King, to Refer to the PLAN COMMISSION and should be returned by September 21, 2015. The motion passed by voice vote/other.**
- There were no registrants on this item.

BUSINESS BY MEMBERS

On a motion by Ald. Zellers, seconded by Rewey, the Plan Commission moved reconsideration of a PD(SIP) alteration approved at its July 27, 2015 for the purposes of adding a condition requested by Ald. Mike Verveer, 4th District. The motion to reconsider passed by voice vote/ other.

A public hearing for this matter will be scheduled for September 21, 2015, at which time the request will be formally considered.

There was no other business by members.

SECRETARY'S REPORT

Katherine Cornwell summarized the upcoming matters.

- Upcoming Matters - September 21, 2015

- Accepting the Greening America's Capitals: Brittingham - Triangle Green Project Report
- 4525 Secret Garden Drive - SR-V2 to TR-P and Conditional Use - Construct residential building complex containing 113 multi-family dwellings in 16 buildings
- 2524 Winnebago Street - PD(GDP) to PD(SIP) - Construct mixed-use building with 28,000 sq. ft. grocery store, 10,000 sq. ft. of general commercial space and 100 apartments at Union Corners
- 723 State Street - PD(GDP-SIP) Alteration - Revised plans for place of worship and student center to eliminate one floor of building
- 215 Martin Luther King Jr. Blvd. & 215 S. Pinckney Street - Certified Survey Map Referral - Create 2 lots for Judge Doyle Square mixed-use development and Government East parking facility (local landmark site-Madison Municipal Building)
- 702-750 University Row - PD(GDP) to PD(SIP) - Construct temporary surface parking lot at University Crossing (Lots 2 and 3)

- Zoning Text Amendment - Amend Sec. 28.185(6) to exempt from the demolition approval process single-family dwellings destroyed by fire where the bulk and placement of the replacement building meets certain requirements
- 1313 Regent Street - Certified Survey Map Referral - Create 1 lot for commercial development and 1 lot for residential development
- 1313 Regent Street - Conditional Use - Convert auto repair shop into restaurant-brewpub and reception hall with outdoor eating area and non-accessory temporary outdoor event area related to Camp Randall
- 1314 Bowen Court (Proposed address) - Conditional Use - Construct 26-unit apartment building

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Heifetz, seconded by King, to Adjourn at 9:40 p.m. The motion passed by voice vote/other.