



# City of Madison

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

## Meeting Minutes - Approved PLAN COMMISSION

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Monday, August 8, 2016

5:30 PM

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

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### CALL TO ORDER/ROLL CALL

**Present:** 6 - Ledell Zellers; Ken Opin; Melissa M. Berger; Michael W. Rewey; Bradley A. Cantrell and James E. Polewski

**Excused:** 4 - Steve King; Sheri Carter; Maurice C. Sheppard and Fatima Bendada

Opin was the Chair for this meeting.

Staff present: Heather Stouder, Tim Parks, Chris Wells, and Jessica Vaughn, Planning Division; Matt Tucker, Zoning Administrator; and Chuck Kamp and Tim Sobota, Metro Transit.

### PUBLIC COMMENT

There were no registrants for public comment.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

Ken Opin recognized Jay Wendt for his service to the Plan Commission .

### MINUTES OF THE JULY 25, 2016 MEETING

**A motion was made by Cantrell, seconded by Polewski, to Approve the minutes. This item passed by voice vote / other.**

### SCHEDULE OF MEETINGS

Regular Meetings: Monday, August 29 and September 19, 2016

Special Meeting: Thursday, September 8, 2016 at 5:00 p.m. (Room and agenda TBA)

Plan Commission Bus Tour of west side project sites: September 22, 2016 (Time and itinerary TBA)

### SPECIAL ITEM OF BUSINESS

- Plan Commission representative to Mayor's Design Award Committee

On a motion by Cantrell, seconded by Rewey, the Plan Commission nominated Ken Opin as the Plan Commission representative to the Mayor's Design Award Committee.

### ROUTINE BUSINESS

1. [43720](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the acquisitions of additional lands for Central Park. Located in part of SE1/4 of the NE1/4 of Section 13, T7N R9E, and in the SW1/4 of the NW1/4 of Section 7, T7N

R10E. (6th AD)

On a motion by Rewey, seconded by Cantrell, the Plan Commission recommended approval of this item.  
This motion passed by voice vote / other.

**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.**

2. [43875](#)

Authorizing the City of Madison to accept ownership of a various improvements, including a neighborhood sign, fence, sculptures, and landscaping features from the Eken Park Neighborhood Association to be located in the public right-of-way near the intersection of Commercial Avenue, Mayer Avenue and North Street.

On a motion by Rewey, seconded by Cantrell, the Plan Commission recommended approval of this item.  
This motion passed by voice vote / other.

**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.**

3. [43876](#)

Authorizing the grant of a License to Verizon Wireless Personal Communications, LP for the installation of telecommunications equipment on the Prairie Road Water Tower located at 2829 Prairie Road.

On a motion by Rewey, seconded by Cantrell, the Plan Commission recommended approval of this item.  
This motion passed by voice vote / other.

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

4. [43885](#)

Authorizing the City of Madison to accept a Permanent Limited Easement for Public Sidewalk and Bus Pad purposes from The American Center Owner’s Association, Inc. and American Family Mutual Insurance Company across portions of Outlots 3, 4, 5, 6, 7, 9 and Lot 1 of The American Center Plat which will contain non-standard indemnification language.

On a motion by Rewey, seconded by Cantrell, the Plan Commission recommended approval of this item.  
This motion passed by voice vote / other.

**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.**

There were no registrants on the Routine Business items.

**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.

**Alteration to Planned Development District**

- 5. [43001](#) Consideration of an alteration to an approved Planned Development-Specific Implementation Plan for alterations to site, utility, landscape, and building plan alterations for 115-117 S. Bassett Street; 4th Ald. District.

On a motion by Cantrell, seconded by Berger, the Plan Commission found that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials. This motion was passed by voice vote / other.

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

Speaking in support was Peter Ostlind of West Main Street, representing the Bassett Neighborhood. Registered in support and available to answer questions was the applicant, Brandon Cook of North Baldwin Street.

**Land Division**

- 6. [43586](#) Approving a Certified Survey Map of property owned by Sara Matthews located at 5725 Old Middleton Road; 19th Ald. Dist, which creates a deep residential lot.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and recommended approval subject to the comments and conditions contained in the Plan Commission materials. The motion was 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.**

There were no registrants for this item.

**Conditional Use and Demolition Permits**

- 7. [41146](#) Consideration of an alteration to an approved conditional use to consider design modifications for a mixed-use building at 425 W. Washington Avenue; 4th Ald. Dist.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission found that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials with the following modifications:

- That the rooftop fence be installed per original approval.
- That condition 2 of the August 8 Planning Division Staff Report be revised to state that "In the event that the Applicant requests approval of an alternate screening fence design, the Plan Commission requests this detail be approved as a major alteration by the Plan Commission following a recommendation by the Urban Design Commission."

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

Speaking in support was John Sutton of King Street, representing the Bassett Neighborhood. Speaking in opposition was Peter Ostlind of West Main Street, representing the Bassett Neighborhood.

- 8. [43157](#) Consideration of a conditional use to allow indoor recreation and animal boarding in an existing multi-tenant industrial building at 3032 Progress Road; 16th Ald. Dist.

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

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

Registered neither in support no opposition and available to answer questions was Michael Wheeler of Progress Road.

- 9. [43422](#) Consideration of a conditional use for a residential building complex containing 94 multi-family dwellings in 6 buildings at 114 Milky Way; 3rd Ald. Dist.

On a motion by Cantrell, seconded by Berger, 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 and the following condition:

- That the bicycle parking and access be improved.

The motion passed by the following 3:2 vote: (AYE: Cantrell, Berger, and Rewey; NO: Polewski and Ald. Zellers; NON-VOTING: Opin; EXCUSED: Sheppard, Ald. King, Ald. Carter and Bendata)

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

**Ayes:** 3 - Melissa M. Berger; Michael W. Rewey and Bradley A. Cantrell

**Noes:** 2 - Ledell Zellers and James E. Polewski

**Excused:** 4 - Steve King; Sheri Carter; Maurice C. Sheppard and Fatima Bendada

**Non Voting:** 1 - Ken Opin

Speaking in support were the applicant Terrell Walter, Royal Capital Group of West Silver Spring Drive, Glendale, WI, representing the applicant and Brian Munson of East Lakeside Drive, representing Royal Capital Group. Registered in support and available to answer questions was Mark Ernest of West Washington Avenue, representing Engberg Anderson Architects.

- 10. [43423](#) Consideration of a conditional use to allow construction of a building (police station) in excess of 10,000 square feet in TR-C1 (Traditional Residential - Consistent 1 District) zoning at 4018 Mineral Point Road; 11th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, 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. This motion 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 and available to answer questions were Ald. Tim Gruber of Owen Drive, representing District 11 and Mark Ernest of West Washington Avenue, representing Engberg Anderson Architects. Registered neither in support nor opposition and not wishing to speak was Peter Krug of Westmoreland Boulevard.

- 11. [43429](#) Consideration of a conditional use to allow construction of a 10,000 square-foot multi-tenant commercial building with vehicle access sales and service window at 2201 Zeier 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 subject to the comments and conditions contained in the Plan Commission materials. This motion 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 and available to answer questions was Brad Koning, Shulfer Architects of Elmwood Avenue, representing the applicant.

12. [43575](#)

Consideration of a conditional use to allow a convenience store as part of an existing auto repair garage and auto service station at 902 Atlas Avenue; 3rd Ald. Dist.

On a motion by Cantrell, seconded by Rewey, 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. This motion 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 and available to answer questions were Richard Blatter of Woodfield Lane , Lake Mills and David Blatter of Wilmore Way , Cottage Grove.

13. [43576](#)

Consideration of a demolition permit and conditional use to allow a street-facing facade to be demolished as part of the renovation of a restaurant and modification to its vehicle access sales and service window at 2901 Dryden Drive; 12th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, 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. This motion 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 item.

**Zoning Text Amendments**

14. [43518](#)

Amending Section 28.211 of the Madison General Ordinances to amend the definition of "Lodging Room."

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and recommended approval of the zoning text amendment subject to comments and conditions contained in the Plan Commission materials. This motion was 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.**

15. [43569](#)

Amending Sections 28.151, 28.061, 28.068(5)(a)15., 28.082(1) and 28.091(1) of the Madison General Ordinances to allow the keeping of chickens as an accessory use at day care centers.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and recommended approval of the zoning text amendments subject to comments and conditions contained in the Plan Commission materials. This motion was 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.**

There were no registrants for the Zoning Text Amendment items .

**Zoning Map Amendments and Related Requests**

- 16. [42642](#) Creating Section 28.022-00233 of the Madison General Ordinances changing the zoning of properties located at 404-410 West Washington Avenue and 8-14 North Broom Street, 4th Aldermanic District from PD (Planned Development) District to DR-2 (Downtown Residential 2) District; and creating 28.022-00234 establishing a five (5) foot front-yard setback of the above-described property along North Broom Street.

This request was withdrawn by the applicant. On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended that this application be placed on file without prejudice. The motion was passed by voice vote/other.

**A motion was made by Cantrell, seconded by Rewey, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -RECESSED PUBLIC HEARING. The motion passed by voice vote/other.**

- 17. [42308](#) Consideration of a demolition permit and conditional use to allow for the demolition of six residential buildings and construction of an 85-unit apartment building on properties addressed as 404-410 W. Washington Avenue and 8-14 N. Broom Street; 4th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission placed this item on file without prejudice at the request of the applicant. The motion passed 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 for Items 16 & 17.

- 18. [43647](#) Creating Section 28.022-00243 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan at properties located at 702 North Midvale Boulevard, 11th Aldermanic District, and creating Section 28.022-00244 to amend a Planned Development District to approve a Specific Implementation Plan.

On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended approval subject to the comments and conditions contained in the Plan Commission materials. The motion 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.**

Registered in support and available to answer questions were Katherine Wetherbee , WS Development Associates, LLC. of Boylston Street, Chestnut Hill, MA, and Amanda Patterson, WS Development Associates, LLC. of Boylston Street, Chestnut Hill, MA, and Brian Munson of East Lakeside Drive, representing WS Development Associates, LLC and Ald. Tim Gruber of Owen Drive, representing District 11.

- 19. [43648](#) Creating Section 28.022 - 00246 of the Madison General Ordinances to change the zoning of property located at 418 Division Street, 6th Aldermanic District, from TE (Traditional Employment) District to TSS (Traditional Shopping Street) District to demolish industrial building to construct 29-unit apartment building.

On a motion by Rewey, seconded by Ald. Zellers, the Plan Commission did not find the standards met and recommended that the zoning map amendment (ID 43648) be placed on file without prejudice and

placed the demolition permit and conditional use (ID 43416) on file without prejudice. In regards to the Conditional Use Standards, the Plan Commission stated the Conditional Use Standards 3 & 12 were not met. The Plan Commission stated that the zoning change to the TSS District was not compatible with the existing uses of the neighborhood and that due to the narrowness of Division and Helena Streets, the transition from one side to the other is insufficient as proposed. In giving due consideration of the recommendations in the City of Madison Comprehensive Plan, the Plan Commission also found that the density was incompatible with the Comprehensive Plan. In regards to the Zoning Map Amendment Standards, they found that it did not conform with the adopted plans ( Map Amendment Standard per Sec. 28.182(7)) including the Comprehensive Plan.

The motion to place on file without prejudice passed by the following 3:2 vote: ( AYE: Polewski, Ald. Zellers and Rewey; NO: Cantrell and Berger; NON-VOTING: Opin; EXCUSED: Sheppard, Ald. King, Ald. Carter and Bendata)

The original motion was made by Cantrell, seconded by Berger, to approve this zoning map amendment (ID #43648) subject to comments and conditions contained in the Plan Commission materials and the following conditions:

- Relocate the long term bike parking in the underground garage to a location that is closer to the elevator.
- The Developer shall work with Traffic Engineering and Planning Division staff to create a pedestrian crossing of Division Street at Helena Street & consider one at Division Street and Sommers Avenue.
- That Condition #35 of the Planning Division staff report be revised to state: "The Applicant shall install landscaping and/or a physical barrier (possible solution fencing) to prevent negative impacts to the public path adjacent this site. This may not be installed on public property."

This original motion failed by the following 2:3 vote: ( AYE: Cantrell and Berger; NO: Polewski, Ald. Zellers and Rewey; NON-VOTING: Opin; EXCUSED: Sheppard, Ald. King, Ald. Carter and Bendata)

**A motion was made by Rewey, seconded by Zellers, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -PUBLIC HEARING. The motion passed by voice vote/other.**

The public hearings for items 19 & 20 were considered together. Speaking in support were Tom Garver of Atwood Avenue and Randy Bruce, Knothke & Bruce Architects of 7601 University Avenue, representing the applicant, Joseph Krupp. Registered in support and not wishing to speak was Erik Wick. Registered in support and available to answer questions was the applicant, Joseph Krupp, Prime Urban Properties, of Woodland Trail, Middleton.

Speaking in opposition were Joanne Schilling of Russell Street and Kenneth Calhoun of Clemens Avenue, and Isabelle Girard of Clemens Avenue. Registered in opposition and not wishing to speak was Delores Norinska of Sommers Avenue and Tiffany Norinska of Sommers Avenue. Registered in opposition and available to answer questions were Lisa Pfalt of Center Avenue and Steve Rankin of Helena Street.

Registered neither in support nor opposition and wishing to speak was Kent Hill of Division Street.

**20. [43416](#)**

**Consideration of a demolition permit and conditional use to allow demolition of an industrial building and construction of an apartment building containing 29 units at 418 Division Street; 6th Ald. Dist.**

On a motion by Rewey, seconded by Ald. Zellers, the Plan Commission did not find the standards met and recommended that the zoning map amendment (ID 43648) be placed on file without prejudice and placed the demolition permit and conditional use (ID 43416) on file without prejudice. In regards to the Conditional Use Standards, the Plan Commission stated the Conditional Use Standards 3 & 12 were not met. The Plan Commission stated that the zoning change to the TSS District was not compatible with the existing uses of the neighborhood and that due to the narrowness of Division and Helena Streets, the transition from one side to the other is insufficient as proposed. In giving due consideration of the recommendations in the City of Madison Comprehensive Plan, the Plan Commission also found that the density was incompatible with the Comprehensive Plan. In regards to the Zoning Map Amendment Standards, they found that it did not conform with the adopted plans ( Map Amendment Standard per



Sec. 28.182(7)) including the Comprehensive Plan.

The motion to place on file without prejudice passed by the following 3:2 vote: ( AYE: Polewski, Ald. Zellers and Rewey; NO: Cantrell and Berger; NON-VOTING: Opin; EXCUSED: Sheppard, Ald. King, Ald. Carter and Bendata)

The original motion was made by Cantrell, seconded by Berger, to approve this zoning map amendment (ID #43648) subject to comments and conditions contained in the Plan Commission materials and the following conditions:

- Relocate the long term bike parking in the underground garage to a location that is closer to the elevator.
- The Developer shall work with Traffic Engineering and Planning Division staff to create a pedestrian crossing of Division Street at Helena Street & consider one at Division Street and Sommers Avenue.
- That Condition #35 of the Planning Division staff report be revised to state : "The Applicant shall install landscaping and/or a physical barrier (possible solution fencing) to prevent negative impacts to the public path adjacent this site. This may not be installed on public property."

This original motion failed by the following 2:3 vote: ( AYE: Cantrell and Berger; NO: Polewski, Ald. Zellers and Rewey; NON-VOTING: Opin; EXCUSED: Sheppard, Ald. King, Ald. Carter and Bendata)

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

The public hearings for items 19 & 20 were considered together. Speaking in support were Tom Garver of Atwood Avenue and Randy Bruce, Knothke & Bruce Architects of 7601 University Avenue, representing the applicant, Joseph Krupp. Registered in support and not wishing to speak was Erik Wick. Registered in support and available to answer questions was the applicant, Joseph Krupp, Prime Urban Properties, of Woodland Trail, Middleton.

Speaking in opposition were Joanne Schilling of Russell Street and Kenneth Calhoun of Clemens Avenue, and Isabelle Girard of Clemens Avenue. Registered in opposition and not wishing to speak was Delores Norinska of Sommers Avenue and Tiffany Norinska of Sommers Avenue. Registered in opposition and available to answer questions were Lisa Pfaff of Center Avenue and Steve Rankin of Helena Street.

Registered neither in support nor opposition and wishing to speak was Kent Hill of Division Street.

21. [43695](#)

**SUBSTITUTE Creating Section 28.022 -- 00248 of the Madison General Ordinances to change the zoning of property located at 414 South Baldwin Street, 6th Aldermanic District, from TR-C4 (Traditional Residential - Consistent District 4) District to TSS (Traditional Shopping Street) District.**

On a motion by Cantrell, seconded by Polewski, the Plan Commission found the standards met and recommended approval of this zoning map amendment (ID #43695). On a motion by Cantrell, seconded by Polewski, the Plan Commission also found the standards met and recommended approval of this conditional use request (ID 43417) subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- Long term bike parking be maintained year round by the property owner.
- As related to this conditional use request, the sale of alcohol is prohibited. The future sale of alcohol related to this conditional use request will require a Conditional Use Alteration , subject to Plan Commission review and approval.

The motion passed by voice vote / other.

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



The public hearings for items 21 & 22 were considered together. Speaking in support were Jim Glueck of North Few Street, representing the applicant, James Montgomery; Adam Charn of School Road; Nicole Anderson of Clemons Avenue; Jessica Rippenburg of Commercial Avenue; and Jess Walkman of Jenifer Street. Registered in support and not wishing to speak were Chris Stephens of Superior Street; Anne Rubin of East Main Street; Ash Woolson of Boulder Terrace; Isis Newman of East Johnson Street; Joan Grosse of Jenifer Street; Michael Hoffman of Malvern Hill Drive; Randolph Mullis of Tally Ho Lane; Karen Mullis of Tally Ho Lane; Rachel Mullis of Tally Ho Lane; Elizabeth Truong of South Marquette Street; and Kirk Mullis of South Marquette Street. Registered in support and available to answer questions were Lisa Jacobson of Williamson Street; Jessica Newman; James Montgomery of South Baldwin Street; and Katie Montgomery of Bashford Avenue.

Speaking in opposition was Heidi Fassnacht of Jenifer Street.

22. [43417](#)

Consideration of a conditional use to convert and expand an existing building into a hotel and restaurant-tavern with outdoor eating areas and a parking reduction at 412-414 S. Baldwin Street; 6th Ald. Dist.

On a motion by Cantrell, seconded by Polewski, the Plan Commission found the standards met and recommended approval of this zoning map amendment (ID #43695). On a motion by Cantrell, seconded by Polewski, the Plan Commission also found the standards met and recommended approval of this conditional use request (ID 43417) subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- Long term bike parking be maintained year round by the property owner.
- As related to this conditional use request, the sale of alcohol is prohibited. The future sale of alcohol related to this conditional use request will require a Conditional Use Alteration , subject to Plan Commission review and approval.

The motion passed by voice vote / other.

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

The public hearings for items 21 & 22 were considered together. Speaking in support were Jim Glueck of North Few Street, representing the applicant, James Montgomery; Adam Charn of School Road; Nicole Anderson of Clemons Avenue; Jessica Rippenburg of Commercial Avenue; and Jess Walkman of Jenifer Street. Registered in support and not wishing to speak were Chris Stephens of Superior Street; Anne Rubin of East Main Street; Ash Woolson of Boulder Terrace; Isis Newman of East Johnson Street; Joan Grosse of Jenifer Street; Michael Hoffman of Malvern Hill Drive; Randolph Mullis of Tally Ho Lane; Karen Mullis of Tally Ho Lane; Rachel Mullis of Tally Ho Lane; Elizabeth Truong of South Marquette Street; and Kirk Mullis of South Marquette Street. Registered in support and available to answer questions were Lisa Jacobson of Williamson Street; Jessica Newman; James Montgomery of South Baldwin Street; and Katie Montgomery of Bashford Avenue.

Speaking in opposition was Heidi Fassnacht of Jenifer Street.

23. [43696](#)

Creating Section 28.022 -- 00247 of the Madison General Ordinances to change the zoning of properties located at 707-713 East Johnson Street, 2nd Aldermanic District, from TR-V2 (Traditional Residential - Varied 2) District to NMX (Neighborhood Mixed-Use) District.

On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended referral to their August 29, 2016 meeting at the request of the applicant. This motion passed by voice vote/ other.

**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 8/29/2016. The motion passed by voice vote/other.**

24. [43418](#)

Consideration of a demolition permit and conditional use to allow demolition of 2 two-family residences and construction of a mixed-use building containing 2,900 square feet of commercial space and 21 apartments at 707-713 E.

Johnson Street; 2nd Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission referred this item to their August 29, 2016 meeting at the request of the applicant. This motion passed by voice vote / other.

**A motion was made by Cantrell, seconded by Rewey, to Refer to the PLAN COMMISSION and should be returned by 8/29/2016. The motion passed by voice vote/other.**

## BUSINESS BY MEMBERS

There was no Business By Members.

## SECRETARY'S REPORT

Heather Stouder summarized the upcoming matters.

### - Upcoming Matters - August 29, 2016

- TID 25 and TID 41 Amendment public hearings
- 5702-5712 Odana Road - Demolition Permit and Conditional Use - Demolish 2 commercial buildings and construct automotive sales facility in UDD 3
- 3391 Meadow Road [Approximate address] - Extraterritorial Preliminary Plat and Final Plat - Create 12 single-family lots, 1 outlot for stormwater management, 1 outlot for private open space, and 1 outlot for future development in the Town of Middleton
- 3331 Agriculture Drive - Conditional Use - Construct private parking facility in Urban Des. Dist. 1 to serve 3322 Agriculture Drive
- 219-223 W. Gilman Street - Demolition Permit - Demolish two-family residence at 219 W. Gilman to construct addition to place of worship/ student center at 223 W. Gilman in UMX zoning
- 7902 Watts Road - A to TR-U1 and Conditional Use - Construct residential building complex with 156 apartments in 2 buildings
- 2802 International Lane - Conditional Use - Convert office building into private school
- 2503 Monroe Street - Conditional Use - Allow limited production and processing and outdoor eating area at food & related goods sales business in TSS zoning
- 1325 Vilas Avenue - Conditional Use - Construct detached garage exceeding 576 sq. ft. in TR-C3 zoning
- 1810-1812 Dondoe Road - Conditional Use - Construct two-family-twin residence
- 940 E. Dayton Street - Demolition Permit and Conditional Use - Demolish two-family residence to construct single-family residence with accessory dwelling unit
- 834 Prospect Place - Conditional Use - Construct detached garage exceeding 576 sq. ft. in TR-C2 zoning on lakefront parcel
- 3427 Bailey Road - Extraterritorial Certified Survey Map - Create 1 residential lot from agricultural lands
- 1429 Monroe Street - Conditional Use - Construct addition to UW Police Station

## ANNOUNCEMENTS

There were no announcements.

## ADJOURNMENT

**A motion was made by Rewey, seconded by Berger, to Adjourn at 10:15 pm. The motion passed by voice vote/other.**