



# City of Madison

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

## Meeting Minutes - Approved PLAN COMMISSION

*Consider: Who benefits? Who is burdened?  
Who does not have a voice at the table?  
How can policymakers mitigate unintended consequences?*

*This meeting may be viewed LIVE on Charter Spectrum Channel 994, AT&T U-Verse Channel 99 or at [www.madisoncitychannel.tv](http://www.madisoncitychannel.tv).*

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Monday, July 13, 2020

5:30 PM

**\*\*Virtual Meeting\*\***

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**Some or all of the members of the body, applicants, or members of the public, may participate in the meeting remotely by teleconference or videoconference.**

### CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:30 p.m.

**Present:** 8 - Patrick W. Heck; Marsha A. Rummel; Ledell Zellers; Kathleen L. Spencer; Jason S. Hagenow; Eric W. Sundquist; Nicole A. Solheim and Bradley A. Cantrell

**Excused:** 3 - Lindsay Lemmer; Keetra S. Burnette and Andrew J. Statz

Zellers was chair for this meeting.

Staff present: Heather Stouder, Tim Parks, Colin Punt, and Chris Wells, Planning Division; Matthew Tucker and Jacob Moskowitz, Office of the Zoning Administrator

Alders present: Ald. Syed Abbas, Dist. 12; Dist. Tag Evers, Dist. 13; Ald. Keith Furman, Dist. 19

### PUBLIC COMMENT

1. [60306](#) Plan Commission Public Comment Period

There were no registrants for public comment.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

Commissioner Solheim recused herself from consideration of Item 10.

Chair Zellers discussed the potential for a special meeting at a date to be determined or a special item of business on August 10 to discuss methods to make Plan Commission meetings less lengthy.

### MINUTES OF THE JUNE 29, 2020 MEETING

Commissioners Sundquist and Hagenow clarified conditions regarding the transportation demand management plan for the items at 4728 Sheboygan Avenue (Legislative ID 60242) and 702 Gardener Road (Legislative ID 60243).

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

## SCHEDULE OF MEETINGS

Regular Meetings: July 27 and August 10, 24, 2020

Special Working Session: July 30, 2020 virtual meeting; 5:00-8:00 p.m.

## 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.

### Zoning Text Amendments

2. [60888](#) Creating Section 28.129 of the Madison General Ordinances requiring bird-safe vision glass treatment on specified buildings and structures.
- On a motion by Cantrell, seconded by Ald. Rummel, the Plan Commission recommended to Common Council to adopt the zoning text amendment creating Section 28.129 MGO, with the following condition:

- That subsection 'C' of the proposed amendment be deleted.

The motion to recommend approval passed by voice vote/ other.

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

Registered in support and wishing to speak were Bryan Lenz, 4301 Connecticut Ave. NW, Washington, D.C., representing the American Bird Conservancy; Matthew Reetz, 1400 E. Washington Ave. Ste. 170, Madison, representing the Madison Audubon Society, Inc.; Peter Cannon, 5 Cherokee Cir. #202, Madison; and Christina Ciano, 351 E. Main St. #212, Sun Prairie.

Registered in support but not wishing to speak were Megan R. Morrow, 626 S. Midvale Blvd., Madison; Molly Wight, 2640 Stevens St., Madison; Jim Shurts, 2822 Chamberlain Ave., Madison; Mary Murrell, 5701 Winnequah Rd., Monona; Lance Green, 186 Dixon St., Madison; Brittany Thomson, 1459 E. Main St. #317, Madison; Lindsey Abel, 5019 Old Middleton Rd. #13, Madison; Brenna Marsicek, 1609 Ellen Ave., Madison; Robin Wagner, 814 Ottawa Trl., Madison; Lisa Lepeak, 814 Ottawa Trl., Madison; Amy D. Owen, 3129 Buena Vista St., Madison; Anne Walker, 1704 Winnebago St., Madison; Megan Schliesman, 105 Ohio Ave., Madison; Carolyn Cooper, 50 S. Henry St., Madison; Debra Z. Weitzel, 6602 Whittlesey Rd., Middleton; Kathleen, 2109 Anvil Ln., Madison; Rebecca Gilman, W9302 White Oak Rd., Argyle; Wilma Ross, 1118 University Bay Dr., Madison; Gene P. Masers, 5917 Riva Rd., Madison; Anita Ashland, 5512 Winnequah Rd., Monona; Linda Lehnertz, S. Paterson St., Madison; Kathryn B. dike, 2613 Waltham Rd., Madison; Pilar Gomez-Ibanez, 1326 Dewey Ct., Madison; Frederic E. Dike, 2613 Waltham Rd., Madison; Wendy Johnson, 3320 River Birch Ln., Middleton; Dylan Hughes, 614 S. Dickinson St., Madison; Diane Hills, 104 N. Grove St., Mt. Horeb; Amy Ihlenfeldt, 121 S. Butler St., Madison; Drew Lehmann, 4139 S. Sunset Ct., Madison; Sharon Gaskill, 10405 Bell Rd., Black Earth; Frank Iltis, 1830 Baird St., Madison; Richard Beiffuss, 444 Jean St., Madison; Tracy Dietzel, 515 S. Paterson St., Madison; Susan Savage, 4218 Hillcrest Dr., Madison; Elaine Poche, 313 Cardinal Crescent, Monona; Sharla J. Hanson, 5345 Westport Rd., Madison; Paige Pederson, 110 N. Livingston St. #460, Madison; Sharon Kay Bisgard, 2511 Millers Way, Madison; Jenifer Robinn Thompson, W8288 Thompson Rd., Poynette; Triet Tran, 2 Boothbay Cir., Madison; Sharon Cline, 1121 E. Mifflin St., Madison; Linda K. Crubaugh, 1142 Erin St., Madison; Susan Laufer, 5324 Lake Mendota Dr., Madison; Sharon Weisenberger, W7934 Jodi Dr., Pardeeville; Thomas C. Weisenberger, W7934 Jodi Dr., Pardeeville; Otto William Bruins, 3111 Pheasant Branch Rd. #305C, Middleton; Nancy Moore, 6225 Mineral Point Rd. D87, Madison; Lesleigh Luttrell, 1906 Kropf Ave., Madison; Sylvia Grace Johns, 35 Sherman Terraces, Madison; Sue Goldwomon, 350 S. Hamilton St. #1102, Madison; Anne Pearce, 3129 Hermina St., Madison; Dawn Hinebaugh, 4701 Barby

Ln., Madison; Donald Savage, 4318 Hillcrest Dr., Madison; Perri Liebl, 2318 Hollister Ave., Madison; Terrie Howe, 3726 Odana Rd., Madison; Deborah Turski, 3821 Signature Dr., Middleton; Patrick Turski, 3821 Signature Dr., Middleton; Karolyn Beebe, 220 Merry St., Madison; Scott Semroc, 1010 E. Washington Ave. #516, Madison; Daniel Durtsche, 15 Frederick Cir., Madison; and Arlene Zaucha, 350 S. Hamilton St. #1102, Madison.

Registered in support and available to answer questions were Aaron Williams, 30 N. Mills St. 4th FL, Madison, representing UW-Madison; Anne Boucher, 1411 Squire Cir., Middleton; Crystal Sutheimer, 2921 Fish Hatchery Rd. #219, Fitchburg; and Joan Bell-Kaul, 4225 Esch Ln., Madison.

Registered in opposition and wishing to speak were Bill Connors, 25 W. Main St. 5th Floor 33, Madison, representing Smart Growth Greater Madison, Inc.; Cathy O'Donnell, 8040 Excelsior Dr. #200, Madison, representing The Gialamas Company, Inc.; Aris Gialamas, 8040 Excelsior Dr. #200, Madison, representing The Gialamas Company, Inc.; Bradley Hutter, 3001 W. Beltline Hwy. #202, Madison, representing MIG Commercial Real Estate, LLC; and Robert Procter, 2 E. Mifflin St. #200, Madison, representing Realtors Association of South Central Wisconsin.

Registered neither in support nor opposition and wishing to speak was Matt Apter, 613 Williamson St. #210, Madison, representing CRESA.

**Zoning Map Amendments & Related Requests**

- 3. [60904](#) Creating Section 28.022 -- 00443 of the Madison General Ordinances to change the zoning of property located at 603 South Point Road, 9th Aldermanic District, from Temp A (Temporary Agricultural) District to TR-P (Traditional Residential - Planned) District.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 60904) to the Common Council and approved the conditional use for the residential building complex (ID 60486) subject to the comments and conditions in the Plan Commission material. The motion to approve passed by voice vote/ other.

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

- 4. [60486](#) 603 South Point Road (Formerly 3614 South Point); 9th Ald. Dist.: Consideration of a conditional use in the [Proposed] Traditional Residential-Planned (TR-P) District for a residential building complex, and consideration of a conditional use in the TR-P District to allow construction of a building taller than 52 feet, all to construct a four-story, 92-unit apartment building and two (2) two-family twin homes.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 60904) to the Common Council and approved the conditional use for the residential building complex (ID 60486) subject to the comments and conditions in the Plan Commission material. The motion to approve passed by voice vote/ other.

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

Items 3 and 4 were considered together. Registered in support and available to answer questions were Ulian Kissiov, 476 Presidential Lane; and Matt Saltzberry and Grant Pokos, both of 7530 Westward Way.

- 5. [60907](#) Creating Section 28.022 -- 00442 of the Madison General Ordinances to change the zoning of property located at 133 East Lakeside Street, 13th Aldermanic District, from SE (Suburban Employment) District to TE (Traditional Employment) District.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission voted to refer this item to August 10, 2020 at the request of the applicant and pending approval by the Urban Design Commission. The

motion passed by voice vote/other.

**A motion was made by Cantrell, seconded by Hagenow, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by August 10, 2020. The motion passed by voice vote/other.**

6. [60480](#)

REVISED - 133 E Lakeside Street; 13th Ald. Dist.: Consideration of a demolition permit to demolish a fraternal lodge; consideration of a conditional use in the Suburban Employment (SE) zoning district for multi-family dwellings; consideration of a conditional use in the SE District for dwelling units in a mixed-use building; and consideration of a conditional use in the SE District for accessory outdoor recreation, all to construct a four-story mixed-use building with approximately 1,250 square feet of commercial space and 66 apartments.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission voted to refer this item to August 10, 2020 at the request of the applicant and pending approval by the Urban Design Commission. The motion passed by voice vote/other.

**A motion was made by Cantrell, seconded by Hagenow, to Refer to the PLAN COMMISSION and should be returned by August 10, 2020. The motion passed by voice vote/other.**

There were no registrants for Items 5 and 6.

#### Conditional Use & Demolition Permits

7. [58786](#)

REVISED - 126 Langdon Street, 2nd Ald. Dist.: Consideration of final plans for a site previously approved for demolition of a residential building with no proposed use; consideration of a conditional use in the Downtown Residential 2 (DR2) District for a multi-family dwelling with more than eight (8) dwelling units; consideration of a conditional use to allow outdoor recreation; and consideration of a conditional use to construct two additional stories in Area F of the "Additional Heights Area Map" in MGO Section 28.071(2)(b), all to allow construction of a seven-story, 107-unit apartment building.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission voted to refer this item to July 27, 2020. The motion passed by voice vote/other.

**A motion was made by Cantrell, seconded by Hagenow, to Refer to the PLAN COMMISSION and should be returned by 7/27/2020. The motion passed by voice vote/other.**

Registered and speaking in opposition was Benjamin Norman Pierce, 146 Langdon Street.

Registered in opposition and not wishing to speak were Zach Seaborn, Amanda Zasada, and Alexandra Christensen, all of 146 Langdon Street.

8. [60173](#)

402-414 E Washington Avenue, 8-12 N Franklin Street, and 9 N Hancock Street; Urban Design Dist. 4; 2nd Ald. Dist.: Consideration of a demolition permit to allow seven buildings to be demolished; consideration of a conditional use in the Urban Mixed-Use (UMX) District for a multi-family dwelling with more than eight (8) dwelling units; consideration of a conditional use in the UMX District for outdoor recreation; consideration of a conditional use in the UMX District for a new building greater than 20,000 square feet and more than four stories; and consideration of a conditional use to construct two additional stories in Area H of the "Additional Heights Area Map" in MGO Section 28.071(2)(b), all to allow construction of a ten-story, mixed-use

building containing 3,300 square feet of commercial space and 156 apartments.

On a motion by Ald. Heck, seconded by Ald. Rummel, the Plan Commission found that the conditional uses did not meet the standards for approval and placed the project on file without prejudice, citing that standards 4, 9, and 14a were not met. In finding that those standards were not met, members of the Commission noted that the proposed development is inconsistent with the existing character of the surrounding area. The motion to place on file without prejudice passed by voice vote/ other.

An earlier motion by Cantrell, seconded by Sundquist, to find that the standards for demolition permits and conditional uses were met and approve the proposed development subject to the comments and conditions in the Plan Commission materials, including additional conditions related to delaying the demolition of 402-410 E Washington Avenue for 60 days, installing a pet waste station, and providing lease extensions for existing tenants until October 31, 2020, failed on the following 4-3 vote: AYE: Cantrell, Solheim, Spencer, Sundquist; NAY: Ald. Heck, Ald. Rummel, Hagenow; NON-VOTING: Zellers; EXCUSED: Ald. Lemmer, Burnette, Statz.

Per MGO Section 33.01(8)(d) and the Plan Commission's Policies and Procedures Manual, any motion of the Plan Commission shall be passed by an affirmative vote of not less than a majority of the commission in attendance so long as such majority vote is not less than a majority of the quorum. As there were eight (8) members present, an affirmative vote of five (5) members of the Plan Commission was required in order for this motion to pass.

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

Registered and speaking in support were Angie Black, 222 W. Washington Ave. Ste. 705, Madison, representing LZ Ventures; Rowan Davidson, 960 Clarence St. #2, Madison, representing Legacy Architecture, Inc.; John Leja, 5603 Surrey Ln., Waunakee; Duane Johnson, 7601 University Ave. Ste. 201, Middleton, representing LZ Ventures; Randy Bruce, 7601 University Ave. Ste. 201, Middleton, representing LZ Ventures; and Robert Lewin, 123 W. Washington Ave. #709, Madison.

Registered in support but not wishing to speak were John Stromme, 135 N. Hancock St., Madison; and Andrew Horn, 123 N. Blount St. #203, Madison.

Registered in support and available to answer questions was Justin Zampardi, 999 Fourier Dr., Madison, representing Vierbicher & LZ Ventures;

Registered and speaking in opposition were Dawn O'Kroley, 646 E. Gorham St. #1, Madison; Sofia Brichford, 404 E. Washington Ave. #1, Madison; David Neuman, 117 N. Franklin St. #3, Madison; Alexander Galas, 318 E. Mifflin St. #1, Madison; David Schwab, 20 N. Franklin St., Madison; Caide Jackson, 20 N. Franklin St., Madison; Andrea Fresen, 20 N. Franklin St., Madison; Ian Graves, 116 E. Gilman St. 4B, Madison; Araceli Esparza, 3533 Concord Ave., Madison; Alexandra Demers, 15 N. Hancock St. #303, Madison; Anthony Brylski, 911 E. Johnson St. #5, Madison; Bob Klebba, 704 E. Gorham St., Madison; and Mariah Renz, 23 N. Franklin St., Madison.

Registered in opposition but not wishing to speak were Rebecca Schober, 16 N. Franklin St. #2, Madison; Anya Piotrowski, 20 N. Franklin St., Madison; Matthew C. Strickland, 502 E. Main St., Madison; Elizabeth walker, 525 E. Mifflin St. #8, Madison; Amelia Brichford, 404 E. Washington Ave. #1, Madison; Kendall Poltzer, 15 N. Hancock St. #302, Madison; Miranda Smith, 117 N. Franklin St. #3, Madison; Brittany Hoban, 110 N. Livingston St., Madison; Blake Alvarenga, 745 E. Mifflin St. #L112, Madison; Jim Skrentny, 511 E. Main St., Madison; Yasmin Schamiloglu, 12 N. Butler St., Madison; Carol Crossman, 512 E. Main St., Madison; Jacob Harris, 1010 E. Washington Ave. #407, Madison; John Johnson, 409 Sidney St., Madison; Michael Metzger, 552 Gately Terr., Madison; Tracy Dietzel, 505 S. Paterson St., Madison; Amanda Wagner, 139 E. Johnson St., Madison; Dan Baker, 510 W. Main St. #109, Madison; Lucas Lehman, Madison; Collin Miller, 141 S. Hancock St. #1, Madison; Shivani Jain, 16 N. Franklin St. #4, Madison; Alia Ala, 121 W. Gorham St. #701, Madison; Aisha Anderson, 112 Langdon St., Madison; Maddie Block, 22 N. Franklin St., Madison; Amy Ihlenfeldt, 121 S. Butler St #1, Madison; Steve Rubin, 511 E. Main St., Madison; Karsten Kutschera, 133 W. Gilman St., Madison; Shea Draddy, 208 N. Blair St. #3, Madison; Brianna Patterson, 941 E. Gorham St. #4, Madison; Dan O'Brien, 110 S. Franklin St., Madison; Ada Lynn, 216 Oak St., Madison; Kyle Jones, 222 W. Washington Ave. #705, Madison; Yuliya Nemykina, 130 N. Hancock St. #102, Madison; Lesley Numbers, 15 Powers Ave., Madison; Ian Adcock, 3925 Paus St., Madison; Araceli Zuniga, 3329 Webb Ave., Madison; Margaret Earley, 130 N. Butler St. 2F, Madison;

Sara Meredith, 1708 Mayfield Ln., Madison; Kailea Saplan, 1328 Fish Hatchery Rd., Madison; Aaron Cochrane, 1328 Fish Hatchery Rd., Madison; Andrew Bea, 1055 E. Washington Ave. #303, Madison; Michelle McKiernan, 1148 Emerald St., Madison; Allison Baldwin, 1035 Spaight St. #4, Madison; Bianca Tomasini, 4926 Odana Rd., Madison; Vanessa Shipley, 117 E. Main St., Madison; Erin Leary, 815 Prospect Pl. Lower A, Madison; Ian Shay, 20 N. Franklin St., Madison; Claire Lewandowski, 20 N. Franklin St., Madison; Katie Styer, 20 N. Franklin St., Madison; Kevin Trotteir, 2913 Milwaukee St. #3, Madison; Bridgit Van Belleghem, 1145 Sherman Ave., Madison; Luke Semenas, 1145 Sherman Ave., Madison; Bennett Johnson, 947 E. Johnson St., Madison; Jennifer Griep, 50 Dixon St., Madison; Juli Wagner, 133 S. Franklin St., Madison; Kelly Clark, 1217 Spaight St., Madison; Francesca Hong, 4848 Violet Ln., Madison; and Philip Freeman, 50 Dixon St., Madison.

Registered in opposition and available to answer questions were Megan Helfand Berge, 1418 Jenifer St., Madison; Benny Ramirez, 2333 Superior St., Madison; and Jenie Gao, 628 E. Dayton St. #17, Madison.

Registered neither in support nor opposition and not wishing to speak were Peter Beeson, 322 E. Washington Ave., Madison; Mary Pulliam, 2221 Sherman Ave. #104, Madison.

9. [60477](#)

1937-1949 Winnebago Street and 316 Russell Street; 6th Ald. Dist.: Consideration of a demolition permit to demolish four commercial buildings and a single-family residence; consideration of a conditional use in the Traditional Shopping Street (TSS) District for a building exceeding 25,000 square feet of floor area for a mixed-use or multi-tenant building; and consideration of a conditional use in the TSS District to allow construction of a building taller than three stories and 40 feet, all to allow construction of a four-story mixed-use building with approximately 12,000 square feet of commercial space and 13 apartments.

On a motion by Ald. Rummel, seconded by Commissioner Hagenow, the Plan Commission found that the proposal did not meet Conditional Use approval standards 9 and 12, Demolition approval standard 2, and the district statement of purpose; and placed it on file without prejudice. The motion passed by voice vote/other.

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

Speaking in support of the proposed development were: Mark Jorgensen, M&M Real Estate Development, 1947 Winnebago Street, the applicant; Greg Held, Knothe Bruce Architects, 7601 University Avenue, Middleton, representing the applicant; Ronald R. Klaas, D'Onofrio Kottke & Associates, 7530 Westward Way, representing the applicant;

Speaking in opposition to the proposed development were: Jim Rogers, 321 Russell Street; Laura Brunner, 2320 Russell Street; and David Schmieding, 311 Russell Street.

Registered in opposition but not wishing to speak were: Donna Peckett, 1957 Winnebago Street; Lynn Wimer, 1933 Winnebago Street; Pat Brown, 1949 E Main Street; Danielle Dresden, 1959 Winnebago Street; Anne Walker, 1704 Winnebago Street; Linda Lehnertz, 512 S Paterson Street; Peter J. Joyce, 170 Jackson Street; Aaron J. Konkol, 1933 Winnebago Street; and Ann Waidelich, 2150 Lakeland Avenue.

10. [60663](#)

8150 Excelsior Drive; 9th Ald. Dist.: Consideration of a demolition permit to demolish a restaurant and construct a four-story office building.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and approved the demolition permit subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other. Commissioner Solheim recused herself from the vote.

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

Registered in support and available to answer questions were Kirk Keller, 1717 Camelot Drive; Wade Wyse, 312 E Main Street, Mt. Horeb; and Edward Matkom, Gorman & Company, 200 N Main Street, Oregon.

11. [60664](#) 1020 Sherman Avenue; 2nd Ald. Dist.: Consideration of a conditional use for lakefront development to allow construction of an accessory building.
- On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.
- A motion was made by Cantrell, seconded by Hagenow, to Approve. The motion passed by voice vote/other.**
- There were no registrants for Item 11.
12. [60665](#) 1127 Merrill Springs Road; 19th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District for an accessory dwelling unit to allow construction of an accessory building containing an accessory dwelling unit.
- On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.
- A motion was made by Cantrell, seconded by Hagenow, to Approve. The motion passed by voice vote/other.**
- Registered in support and available to answer questions was Melissa Destree, 222 W Washington Avenue.
13. [60666](#) 1726 Monroe Street; 13th Ald. Dist.: Consideration of a conditional use in a Planned Development (PD) District for an outdoor eating area for a restaurant-tavern.
- On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.
- A motion was made by Cantrell, seconded by Hagenow, to Approve. The motion passed by voice vote/other.**
- Registered in support and available to answer questions was Garth Beyer, 1442 Dayflower Drive.
- Registered in support but not withing to speak was Jacob Harris, 1010 E Washington Avenue.
- Registered in opposition but not wishing to speak were Gera Bodley, 809 Grant Street; and David Gevers, 1819 Madison Street.
14. [60667](#) 1825-1837 Aberg Avenue; 12th Ald. Dist.: Consideration of a demolition permit to demolish an office building and garage; consideration of a conditional use to construct a mixed-use building with greater than 24 dwelling units in the Commercial Corridor-Transitional (CC-T) District; consideration of a conditional to allow multi-tenant buildings in the CC-T District exceeding 40,000 square feet floor area; consideration of a conditional use for a multi-family dwelling with greater than eight (8) units in the CC-T District; consideration of a conditional use in the CC-T District for a mixed-use building with less than 75% non-residential ground floor area; and consideration in the CC-T District of a building with a street-facing width greater than 40 feet, that at least 75% of the ground-floor frontage facing the primary street be non-residential unless approved as conditional use, all to construct a four-story mixed-use building with 1,100 square feet of commercial space and 64 apartments and a separate two-story, six-unit townhouse building.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and approved the demolition permits and conditional uses subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.

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

Registered in support and available to answer questions were Kevin Burow, 7601 University Avenue, Middleton; and Jim Rodgers, 4514 Surrey Circle.

15. [60668](#)

1023 Emerald Street; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 3 (TR-C3) District to allow construction of an accessory building exceeding 576 square feet.

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

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

Registered in support and available to answer questions was Alicia Butz, 1023 Emerald Street.

## BUSINESS BY MEMBERS

There was no business by members.

## SECRETARY'S REPORT

Heather Stouder summarized the upcoming matters for the Commission.

### - Upcoming Matters - July 27, 2020

- 160 Westgate Mall/ 617 S Whitney Way - CC to PD(GDP) and PD(SIP), Conditional Use, and Demolition Permit - Demolish Westgate Mall, approve General Development Plan to develop 464 multi-family units in five buildings and an up to eight-story, 256,000 sq. ft. office bldg.; approve Specific Implementation Plan to construct multi-family buildings
- 160 Westgate Mall/ 617 S Whitney Way - Preliminary Plat and Final Plat of "Westgate Redevelopment Plat," creating five lots for proposed redevelopment and one lot for existing grocery store and parking lot
- 502-516 W Washington Avenue and 8-14 N Bassett Street - DR-2 to PD(GDP-SIP) and Demolition Permit - Demolish nine residential buildings to construct six-story mixed-use building with approximately 1,500 sq. ft. of commercial space and 103 apartments
- 1802-1818 Packers Avenue - TR-C4 to NMX, Demolition Permit, and Conditional Use - Demolish two residential buildings and an office building to construct four-story mixed-use building with 1,100 sq. ft. of commercial space and 71 apartments
- 909-915 Jenifer Street - TR-V1 to TR-V2 and Conditional Use - Rezone 909 Jenifer Street to TR-V2 and convert two apartment buildings into a 25-bed housing cooperative
- 4000-4150 Packers Avenue and 4201 N Sherman Avenue - Temp. A to SR-C2, TR-C3, TR-V2, TR-U1 and CC-T and Preliminary Plat of "Raemisch Farm Development," creating 124 single-family lots and 7 lots for future multi-family or mixed-use development, two outlots to be dedicated for stormwater management and one outlot to be dedicated for public alley
- 2902 E Washington Avenue and 401 North Lawn Avenue - Demolition Permit and Conditional Use - Demolish office building, restaurant, and residence to construct mixed-use building with 8,000 sq. ft. of commercial space and 135 apartments
- 8355 Mansion Hill Avenue - Temp. A to TR-U2, Preliminary Plat, Certified Survey Map, and Final Plat of "Springs at Pleasant View," creating three lots for multi-family development, one outlot for public parkland, and two outlots for stormwater management (preliminary plat and final plat), and a CSM creating two lots for future development
- Part of 8355 Mansion Hill Avenue - Conditional Use - Construct residential building complex on Lots 1 and 2 of Springs at Pleasant View plat containing 300 apartments in 15 buildings with pool and clubhouse
- 1649 Thierer Road - Conditional Use - Construct one-story, 2,600 sq. ft. commercial building in planned



multi-use site

- 817 Williamson Street - Demolition Permit and Conditional Use - Demolish one-story commercial building to construct a three-story mixed-use building with approx. 800 square feet of commercial space and 24 apartments

#### **- Upcoming Matters - August 10, 2020**

- 115 W Doty Street/ 114 W Wilson Street - Amended PD(GDP-SIP) and Conditional Use - Renovation of Dane County Public Safety Building and construction of an eight-story, 280,000 sq. ft. jail addition along W Wilson Street

- 2649 East Springs Drive - Demolition Permit and Conditional Use - Demolish restaurant-tavern to construct restaurant with vehicle access sales and service window, outdoor eating area, and parking exceeding the maximum allowed

- 6003 Gemini Drive - PD to Amended PD(GDP-SIP) - Amend General Development Plan for Grandview Commons Town Center Block B and approve Specific Implementation Plan to construct six-story mixed-use bldg. with 5,800 sq. ft. of commercial space and 153 apartments

- 416 S Park Street - Conditional Use to convert existing tavern into nightclub - 2020 Vilas Avenue - Conditional Use to construct accessory building exceeding 576 square feet in TR-C2 zoning

#### **ANNOUNCEMENTS**

There were no announcements.

#### **ADJOURNMENT**

**A motion was made by Cantrell, seconded by Hagenow, to Adjourn at 10:55 p.m. The motion passed by voice vote/other.**