



# 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, September 14, 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 - Lindsay Lemmer; Patrick W. Heck; Ledell Zellers; Kathleen L. Spencer; Jason S. Hagenow; Eric W. Sundquist; Nicole A. Solheim and Bradley A. Cantrell

**Excused:** 2 - Marsha A. Rummel and Andrew J. Statz

Zellers was chair for this meeting.

Staff Present: Heather Stouder, Brian Grady, Sydney Prusak, and Tim Parks, Planning Division; Matt Tucker, Zoning Administrator; and Chris Petykowski, City Engineering Division

Also Present: Ald. Grant Foster, District 15 and Ald. Michael Tierney, District 16

### PUBLIC COMMENT

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

Speaking during public comment was Kathryn Pensack, 207 N Dickinson Street.

Registered in opposition under the public comment period was Catherine Lamb, 3837 Monona Drive.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures, or recusals.

### MINUTES OF THE AUGUST 5, 2020 SPECIAL MEETING

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

## MINUTES OF THE AUGUST 24, 2020 REGULAR MEETING

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

### SCHEDULE OF MEETINGS

Regular Meetings: October 5, 19 and November 9, 23, 2020

Special Work Session: October 29, 2020

### ROUTINE BUSINESS

2. [61868](#) Authorizing the City of Madison to execute a Termination of Declaration of Covenants, Conditions and Restrictions for the Fourth Addition to World Dairy Center. (16th A.D.)

**A motion was made by Cantrell, seconded by Sundquist, to RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER. The motion passed by voice vote/other.**

3. [61878](#) Discontinuing and vacating a portion of the public road right-of-way of Parkside Drive, being located in part of the SE ¼ of the SW ¼ and also part of the SW ¼ of the SE 1/4 of Section 28, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin. (17th AD)

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

4. [61879](#) Authorizing the Mayor and the City Clerk to execute a Consent to Occupy Public Sanitary Sewer Easement for the benefit of Malazi LLC, a Wisconsin limited liability company, or their successors and assigns, to allow certain private improvements within an existing easement granted to the public for sanitary sewer purposes on the property located at 1502 W. Broadway. (14th A.D.)

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

5. [61903](#) Authorizing the City to participate in the preparation of an amendment to the Town of Blooming Grove and City of Madison Cooperative Plan to allow for an alternate means of development of the "Cooperative Development Property"

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

6. [61905](#) Authorizing the acceptance of ownership from Crawford-Marlborough-Nakoma Neighborhood Association of an informational kiosk located in Nakoma Park at 3800 Nakoma Road. (10th AD)
- A motion was made by Cantrell, seconded by Lemmer, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**
7. [61920](#) Determining a Public Purpose and Necessity and adopting Relocation Orders for the acquisitions of land interests required for the construction of improvements for the reconstruction of S. Blair Street and the S. Blair Street Intersection with John Nolen Drive. Located in part of the SE ¼ of the SW ¼ (Government Lot 4) of Section 13, T7N, R9E, in the City of Madison. (2nd, 4th and 6th AD's)

**A motion was made by Cantrell, seconded by Lemmer, 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 for the Routine Business items.

## NEW BUSINESS

8. [61479](#) Amending the Yahara Hills Neighborhood Development Plan to remove the recommended northerly extension of Ohmeda Drive.
- A motion was made by Sundquist, seconded by Cantrell, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE-REPORT OF OFFICER. The motion passed by voice vote/other.**

Speaking in support of the plan amendment was Phil Jennings, 614 W Doty Street, Unit 108, representing HSA Commercial Real Estate, 100 S Wacker Drive, Suite 950, Chicago, Illinois

## 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.

## Official Map Amendment

9. [61588](#) Amending the *Marsh Road Neighborhood Development Plan* and City of Madison Official Map to modify the recommended street network and greenways for the portion of the planning area bounded by Voges Road, S Stoughton Road, Tradewinds Parkway, and Agriculture Drive/ Marsh Road.
- A motion was made by Cantrell, seconded by Sundquist, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**

There were no registrants on this item.

**Zoning Map Amendments & Related Requests**

- 10. [60914](#)      Creating Section 28.022 - 00454 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District, from Temp. A (Temporary Agricultural) District to SR-C2 (Suburban Residential-Consistent 2) District; and creating Section 28.002 - 00455 of the Madison General Ordinances to change the zoning of the property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District, from Temp. A (Temporary Agricultural) to TR-C3 (Traditional Residential-Consistent 3) District; and creating Section 28.022-456 of the Madison General Ordinances to change the zoning of the property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District from Temp. A (Temporary Agricultural) to TR-V2 (Traditional Residential-Varied 2) District; and creating Section 28.022 - 00457 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District from Temp. A (Temporary Agricultural) District to TR-U1 (Traditional Residential-Urban 1) District; and creating Section 28.022-458 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District from Temp. A (Temporary Agricultural) District to CC-T (Commercial Corridor-Transitional) District

On a motion by Cantrell, seconded by Solheim, the Plan Commission referred this matter to October 19, 2020 (October 20, 2020 Common Council) at the request of the applicant and district alder.

**A motion was made by Cantrell, seconded by Solheim, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by October 19, 2020. The motion passed by voice vote/other.**

- 11. [60683](#)      Approving the preliminary plat of *Raemisch Farm Development* on property addressed as 4000-4150 Packers Avenue and 4201 N Sherman Avenue; 12th Ald. Dist.

On a motion by Cantrell, seconded by Solheim, the Plan Commission referred this matter to October 19, 2020 (October 20, 2020 Common Council) at the request of the applicant and district alder.

**A motion was made by Cantrell, seconded by Solheim, to Refer to the PLAN COMMISSION and should be returned by October 19, 2020. The motion passed by voice vote/other.**

Registered neither in support nor opposition but not wishing to speak was Alison Lindsay Mares , 2122 Bashford Avenue

12. [61594](#)

Creating Section 28.022 - 00464 of the Madison General Ordinances to change the zoning of property located at 209 Cottage Grove Road, 15th Aldermanic District, from CC-T (Commercial Corridor-Transitional District) to NMX (Neighborhood Mixed-Use) District.

On a motion by Sundquist, seconded by Hagenow, the Plan Commission found that the standards for approval were not met and recommended to the Common Council that the zoning map amendment (ID 61594) and Certified Survey Map (ID 61387) be placed on file without prejudice, and placed the demolition permit and conditional use requests on file without prejudice. The motion to place on file passed on the following 5-3 vote: AYE: Ald. Heck, Ald. Lemmer, Hagenow, Sundquist, Zellers; NAY: Cantrell, Solheim, Spencer; EXCUSED: Ald. Rummel, Statz.

In placing the proposed development on file without prejudice, members of the Commission stated that the project did not meet the demolition permit standards and was incompatible with adopted plans. Members of the Commission indicated that a version of the project that included additional commercial space may be more consistent with adopted plans, represent orderly development of the surrounding area, and better meet the standards for approval.

The motion to place on file without prejudice followed a motion by Cantrell, seconded by Solheim, to approve/ recommend approval of the proposed development, which failed on the following 3-4 vote: AYE: Cantrell, Solheim, Spencer; NAY: Ald. Heck, Ald. Lemmer, Hagenow, Sundquist; NON-VOTING: Zellers; EXCUSED: Ald Rummel, Statz.

**A motion was made by Sundquist, seconded by Hagenow, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -PUBLIC HEARING. The motion passed by the following vote:**

**Ayes:** 5 - Lindsay Lemmer; Patrick W. Heck; Ledell Zellers; Jason S. Hagenow and Eric W. Sundquist

**Noes:** 3 - Kathleen L. Spencer; Nicole A. Solheim and Bradley A. Cantrell

**Excused:** 2 - Marsha A. Rummel and Andrew J. Statz

13. [61384](#)

109-209 Cottage Grove Road and 3900 Monona Drive; 15th Ald. Dist.: Consideration of a demolition permit to demolish three commercial buildings; consideration of a conditional use in the [Proposed] NeighborhoodMixed-Use (NMX) District to construct a mixed-use building with greater than 24 dwelling units; consideration of a conditional in the NMX District for a building exceeding 10,000 square feet floor area that contains two or more uses; consideration of a conditional use in the NMX District for a multi-family dwelling with greater than eight (8) units; consideration of a conditional use in the NMX District for a mixed-use building with less than 75% non-residential ground floor area; consideration in the NMX 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; and consideration of a conditional use in the NMX District for a building exceeding three (3) stories and 40 feet, all to construct a four-story mixed-use building with 2,500 square feet of commercial space and 78 apartments and a four-story apartment building with 110 units.

On a motion by Sundquist, seconded by Hagenow, the Plan Commission found that the standards for approval were not met and recommended to the Common Council that the zoning map amendment (ID 61594) and Certified Survey Map (ID 61387) be placed on file without prejudice, and placed the demolition permit and conditional use requests on file without prejudice. The motion to place on file passed on the following 5-3 vote: AYE: Ald. Heck, Ald. Lemmer, Hagenow, Sundquist, Zellers; NAY: Cantrell, Solheim, Spencer; EXCUSED: Ald. Rummel, Statz.

In placing the proposed development on file without prejudice, members of the Commission stated that the project did not meet the demolition permit standards and was incompatible with adopted plans. Members of the Commission indicated that a version of the project that included additional commercial space may be more consistent with adopted plans, represent orderly development of the surrounding area, and better meet the standards for approval.

The motion to place on file without prejudice followed a motion by Cantrell, seconded by Solheim, to approve/ recommend approval of the proposed development, which failed on the following 3-4 vote: AYE: Cantrell, Solheim, Spencer; NAY: Ald. Heck, Ald. Lemmer, Hagenow, Sundquist; NON-VOTING: Zellers; EXCUSED: Ald Rummel, Statz.

**A motion was made by Sundquist, seconded by Hagenow, to Place On File Without Prejudice. The motion passed by the following vote:**

**Ayes:** 5 - Patrick W. Heck; Ledell Zellers; Jason S. Hagenow; Eric W. Sundquist and Lindsay Lemmer

**Noes:** 3 - Kathleen L. Spencer; Nicole A. Solheim and Bradley A. Cantrell

**Excused:** 2 - Marsha A. Rummel and Andrew J. Statz

14. [61387](#)

Approving a Certified Survey Map of property owned by Prime Urban Properties, LLC located at 109-209 Cottage Grove Road and 3900 Monona Drive; 15th Ald. Dist.

On a motion by Sundquist, seconded by Hagenow, the Plan Commission found that the standards for approval were not met and recommended to the Common Council that the zoning map amendment (ID 61594) and Certified Survey Map (ID 61387) be placed on file without prejudice, and placed the demolition permit and conditional use requests on file without prejudice. The motion to place on file passed on the following 5-3 vote: AYE: Ald. Heck, Ald. Lemmer, Hagenow, Sundquist, Zellers; NAY: Cantrell, Solheim, Spencer; EXCUSED: Ald. Rummel, Statz.

In placing the proposed development on file without prejudice, members of the Commission stated that the project did not meet the demolition permit standards and was incompatible with adopted plans. Members of the Commission indicated that a version of the project that included additional commercial space may be more consistent with adopted plans, represent orderly development of the surrounding area, and better meet the standards for approval.

The motion to place on file without prejudice followed a motion by Cantrell, seconded by Solheim, to approve/ recommend approval of the proposed development, which failed on the following 3-4 vote: AYE: Cantrell, Solheim, Spencer; NAY: Ald. Heck, Ald. Lemmer, Hagenow, Sundquist; NON-VOTING: Zellers; EXCUSED: Ald Rummel, Statz.

**A motion was made by Sundquist, seconded by Hagenow, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE-REPORT OF OFFICER. The motion passed by the following vote:**

**Ayes:** 5 - Ledell Zellers; Jason S. Hagenow; Eric W. Sundquist; Patrick W. Heck and Lindsay Lemmer

**Noes:** 3 - Kathleen L. Spencer; Nicole A. Solheim and Bradley A. Cantrell

**Excused:** 2 - Marsha A. Rummel and Andrew J. Statz

The following were registered on Items 12-14, which were considered together:

Speaking in support of the proposed development was Kevin Burow, Knothe & Bruce Architects, 7601 University Avenue, Suite 201, Middleton, representing the applicant, Joe Krupp, Prime Urban Properties, LLC, 1952 Atwood Avenue, who was registered in support and available to answer questions.

Speaking in opposition to the proposed development were Adam Vanspankeren, 309 Dempsey Road; Gila Shoshnay, 4215 Bainbridge Street; Sally Young, 4112 Major Avenue; Linda Lawler, 3905 Monona Drive

Registered in support and available to answer questions were: Kevin Yeska, JSD Professional Services, Inc., 161 Horizon Drive, Suite 101, Verona, representing the applicant.

Registered in opposition and available to answer questions were: Ethan Shiewe, 108 Davidson Street, Apt. 3; Suzanne Harp, 303 E Dean Avenue, and; Fred Svensson, 3706 Dawes Street.

Registered in support but not wishing to speak were: David Pausch, 4705 Jade Lane; Andrew Szatkowski, 189 Dixon Street #2; Don Ferber, 4700 Allis Avenue, and; Tyler Krupp, 1958 Atwood Avenue.

Registered in opposition but not wishing to speak were: Jamie Wohlgamuth, 4805 Buckeye Road; Dana Griepentrog, 108 Davidson Street, Apt. 3; Holly O'Neal, 4117 Hegg Avenue; Pat Malcolm, 206 Davidson Street; Jerry & Diane Lehman, 130 Lynnhaven Road; Liz Dannenbaum, 4313 Major Avenue; Caitlin Mosman Block, 5308 McKenna Road, Monona; Gwynne Tyksinski, 207 E Lakeview Avenue; Heather Daniels, 3522 Johns Street, and; Laura Levenhagen, 104 Davidson Street.

- 15. [61596](#) Creating Section 28.022 - 00465 of the Madison General Ordinances to change the zoning of property located at 5801 Cottage Grove Road, 16th Aldermanic District, from A (Agricultural District) to SR-C1 (Suburban Residential-Consistent 1) District.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 61596) to the Common Council and approved the conditional use (ID 61385) 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 Solheim, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.**

- 16. [61385](#) 5801 Cottage Grove Road; 16th Ald. Dist.: Consideration of a conditional use in the [Proposed] Suburban Residential-Consistent 1 (SR-C1) District for an accessory building exceeding 800 square feet of area to allow construction of a 1,600 square-foot detached garage.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 61596) to the Common Council and approved the conditional use (ID 61385) 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 Solheim, to Approve. The motion passed by voice vote/other.**

The following were registered on Items 15 and 16, which were considered together:

Registered to speak in support of the requests were the applicant, Tony Adams, 5801 Cottage Grove Road, and Travis Ryan Leaser, Cleary Building Corp, 190 Paoli Street, Verona, representing the applicant.

**Conditional Use Permit & Related Request**

- 17. [61669](#) 1313 Regent Street; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District to construct a mixed-use building with greater than 24 dwelling units; consideration of a mixed-use building with less than 75% non-residential ground floor area; consideration of a rear or side yard height transition to residential districts exceeding the height and/or ratio limitation; consideration of a building that exceeds three stories and 40 feet in feet and height; consideration of a building exceeding 25,000 square-feet of floor area for a mixed-use or multi-tenant building;

consideration of an alteration to an outdoor eating area associated with a food and beverage establishment; consideration of an alteration to an outdoor recreation area (sand volleyball); and consideration of a parking reduction of more than 20 vehicle parking spaces and 25% or more of the required parking all to allow a three-story addition above and behind an existing 10,377 square-foot one-story commercial building, containing 63 apartments, 23 surface parking stalls, and 37 underground parking stalls.

On a motion by Cantrell, seconded by Solheim, the Plan Commission voted to refer this matter to October 5, 2020 at the request of the applicant. The motion to refer passed by voice vote/other.

**A motion was made by Cantrell, seconded by Solheim, to Refer to the PLAN COMMISSION and should be returned by October 5, 2020. The motion passed by voice vote/other.**

18. [61680](#)

Approving a Certified Survey Map of property owned by FCS Plan B, LLC located at 1313 Regent Street; 13th Ald. Dist.

On a motion by Cantrell, seconded by Solheim, the Plan Commission voted to refer this matter to October 5, 2020 at the request of the applicant. The motion to refer passed by voice vote/other.

**A motion was made by Cantrell, seconded by Solheim, to Refer to the PLAN COMMISSION and should be returned by October 5, 2020. The motion passed by voice vote/other.**

The following were registered on Items 17 and 18, which were to be considered together:

Registered to speak in support of the proposed development were Rodney J. Ripley, W11579 County Road V, Lodi, the applicant, and Kevin Burow, Knothe & Bruce Architects, 7601 University Avenue, Suite 201, Middleton, representing the applicant.

Registered in support but not wishing to speak was Andrew Szatkowski, 189 Dixon Street.

**Conditional Use & Demolition Permits**

19. [61670](#)

4026 Rockwell Drive; 15th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 1 (TR-C1) District for accessory buildings exceeding ten percent (10%) of lot area to allow construction of an accessory building.

On a motion by Cantrell, seconded by Solheim, 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 Solheim, to Approve. The motion passed by voice vote/other.**

Registered in support of the request and available to answer questions was the applicant, Laura Moore, 4036 Rockwell Drive.

20. [61671](#)

5120 Spring Court; 19th Ald. Dist.: Consideration of a conditional use for lakefront development to allow construction of an accessory building.

On a motion by Cantrell, seconded by Solheim, 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 Solheim, to Approve. The motion passed by voice vote/other.**

Registered in support of the request and available to answer questions were Merlin L. Schoenherr, 6723 Winding Way, Deforest, and Tim Erdman, 414 S Blount Street, the applicant.

Registered in support but not wishing to speak were Mary P. and Abigail Erdman, 414 S Blount Street.



21. [61672](#) 429 N Paterson Street; 2nd Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 4 (TR-C4) District for an accessory building exceeding 576 square feet and ten percent (10%) of lot area; and consideration of a conditional use in the TR-C4 District for an accessory dwelling unit, to allow construction of a 700 square-foot accessory dwelling unit with an accessory dwelling unit.

On a motion by Cantrell, seconded by Solheim, the Plan Commission voted to refer this matter to October 19, 2020 at the request of the applicant. The motion to refer passed by voice vote/other.

**A motion was made by Cantrell, seconded by Solheim, to Refer to the PLAN COMMISSION and should be returned by October 19, 2020. The motion passed by voice vote/other.**

Registered to speak in opposition of the request was Dolores Emspak, 916 Castle Place.

**Land Division**

22. [61673](#) 3447 North Star Road, Town of Cottage Grove: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create two commercial lots.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission found that the extraterritorial approval criteria were not met and placed the request on file. The motion to place on file passed by voice vote/ other.

**A motion was made by Cantrell, seconded by Solheim, to Place On File. The motion passed by voice vote/other.**

Speaking in support of the proposed land division was the applicant, Steven J. Banovetz, Sr., 714 Weald Bridge Road, Cottage Grove.

**BUSINESS BY MEMBERS**

Cantrell expressed concerns that the Urban Design Commission (UDC) did not seriously consider the Plan Commission comments/ conditions regarding the massing and design of the mixed-use building at 6003-6067 Gemini Drive. Other members of the Plan Commission expressed similar concerns that the UDC does not address design concerns raised by the Plan Commission, but cautioned against adding more process. During the discussion members suggested that the Plan Commission be provided with updates of UDC actions similar to the updates it receives regarding actions of the Common Council. As a follow-up, the chairs and vice-chairs of both commissions and staff will meet to discuss these concerns.

**SECRETARY'S REPORT**

Heather Stouder provided the Plan Commission with an update on the development of a dynamic building setback requirement intended to encourage the planting of street trees with certain new developments. She also provided a summary of upcoming matters.

**- Building setbacks and street trees ordinance update**

**- Recent Common Council Actions**

- 160 Westgate Mall/ 617 S Whitney Way - Rezoning to PD(GDP) and PD(SIP), approve General Development Plan, Specific Implementation Plan, Preliminary Plat and Final Plat to redevelop the northern portion of Westgate Mall - Approved with modified conditions on September 1, 2020
- 5622 Eastpark Boulevard - Rezoning to CC-T to construct mixed-use development - Approved subject to Plan Commission recommendation on September 1, 2020
- 909 Jenifer Street - Rezoning to TR-V2 to convert two apartment buildings into a 25-bed housing cooperative - Approved subject to Plan Commission recommendation on September 1, 2020

- 6003-6067 Gemini Drive - Amend General Development Plan for Grandview Commons Town Center Block B and approve Specific Implementation Plan to construct a six-story mixed-use building - Approved subject to Plan Commission recommendation on September 1, 2020
- Amend the dimensional requirements of permitted and conditional uses and adding 'Farmers' Market' as a permitted use in the SEC zoning district - Approved subject to Plan Commission recommendation on September 1, 2020

**- Upcoming Matters - October 5, 2020**

- Amendments to the Plan Commission Policies and Procedures Manual
- 754-904 Felland Road - SR-C1, SR-C3, SR-V2, and TR-U1 to SR-C1, SR-C3 and TR-U1, Preliminary Plat and Final Plat of "Jannah Village," creating 48 single-family lots, 4 lots for two-family twin homes (8 total units), 4 lots to be developed with up to 306 multi-family units, 2 outlots for public stormwater management, and 1 outlot for public parkland
- Zoning Text Amendment - Amend Subsection (4) and Subdivision (4)(a), entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.053 entitled "Traditional Residential-Planned (TR-P) District"
- Zoning Text Amendment - Amend Secs. 28.211, 28.061, 28.072, 28.082 and 28.091 and create Sec. 28.141 (8)(e) to create a new use, Electric Vehicle Charging Facility, and to require that certain future parking facilities are constructed to include a specified amount of Electric Vehicle Capable and Electric Vehicle Ready spaces
- 10009 Sweet Willow Pass - Conditional Use - Construct residential building complex with 110 apartments in three buildings and pool and clubhouse on Lot 412 of proposed Western Addition to 1000 Oaks plat
- 2406 Waunona Way - Conditional Use - Construct accessory building on a lakefront parcel
- 2758 Dairy Drive - Conditional Use - Establish a school in an existing building
- 4222 Yuma Drive - Conditional Use - Construct detached accessory dwelling unit
- 1018-1034 Walsh Road - Conditional Use - Construct tavern with outdoor recreation

**- Upcoming Matters - October 19, 2020**

- 920 E Main Street - Conditional Use - Construct ten-story mixed-use building 5,500 sq. ft. of commercial space and 75 apartments in Urban Design Dist. 8
- 6145-6301 Mineral Point Road - PD to Amended PD(GDP) and PD(SIP) - Amend Oakwood Village University Woods General Development Plan & approve Specific Implementation Plan to construct four-story,77-unit apartment building
- 1-19 N Pinckney Street & 120 E Washington Avenue - Demolition Permit and DC to PD(GDP-SIP) - Demolish six commercial buildings to construct nine-story, 348,000 square-foot commercial building with 850-stall underground parking structure

**ANNOUNCEMENTS**

There were no announcements.

**ADJOURNMENT**

**A motion was made by Cantrell, seconded by Hagenow, to Adjourn at 9:00 p.m. The motion passed by voice vote/other.**