



City of Madison

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

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Monday, June 13, 2016

5:30 PM

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

CALL TO ORDER/ROLL CALL

- Present:** 8 - Steve King; Ledell Zellers; Ken Opin; Maurice C. Sheppard; Melissa M. Berger; Michael W. Rewey; Bradley A. Cantrell and James E. Polewski
- Excused:** 3 - Sheri Carter; Michael G. Heifetz and Fatima Bendada

Opin was chair for the meeting.

Staff present: Jay Wendt, Jessica Vaughn, Heather Stouder, Rick Roll, and Kevin Firchow, Planning Division; Matt Tucker, Building Inspection; and Chris Petekowski, Engineering Division.

PUBLIC COMMENT

There was no public comment under this item.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Ald. Zellers stated she would be abstaining from voting on the May 23, 2016 minutes as she was not present at that meeting. She also disclosed she was contacted by and spoke with a party concerned about agenda item 8, but that would not impact her ability to assess that item. Mr. Opin stated that he knows the applicant for item 6, but that would not impact his ability to chair the hearing. Mr. Rewey also disclosed he knows the applicant for item 6 but this would not impact his ability to participate in that discussion.

The Plan Commission was provided a communication dated May 30, 2016 from T. Osburn to the Plan Commission regarding the proposed Kwik Trip at 4602 Cottage Grove Road (heard at April 18 Plan Commission meeting)

MINUTES OF THE MAY 23, 2016 MEETING

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

Ayes: 6 - Steve King; Maurice C. Sheppard; Melissa M. Berger; Michael W. Rewey; Bradley A. Cantrell and James E. Polewski

Abstentions: 1 - Ledell Zellers

Excused: 3 - Sheri Carter; Michael G. Heifetz and Fatima Bendada

Non Voting: 1 - Ken Opin

SCHEDULE OF MEETINGS

June 27 and July 11, 25, 2016

SPECIAL ITEM OF BUSINESS

- Plan Commission appointment to the Long Range Transportation Planning Committee (seat currently held by J. Polewski)

On a motion by Rewey, seconded by Cantrell, the Plan Commission approved the appointment of James Polewski to the Long Range Transportation Planning Committee. The motion passed by voice vote/other.

ROUTINE BUSINESS

1. [43209](#) Authorizing the execution of a Declaration of Public Bus Shelter Easement on lands located within Monona Golf Course in the 300 block of Pflaum Road.
On a motion by Cantrell, seconded by Berger, the Plan Commission recommended to return this item to lead with a recommendation for approval. The motion passed by voice vote/other.
A motion was made by Cantrell, seconded by Berger, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.
There were no registrations on this item.

NEW BUSINESS

2. [43189](#) Adopting a Public Engagement Plan for the City of Madison Comprehensive Plan update and authorizing Planning Division staff to undertake actions necessary to implement the plan.
On a motion by Rewey, seconded by Cantrell recommended to Council to Adopt-Report of Officer. The motion passed by voice vote/other.
A motion was made by Rewey, seconded by Cantrell, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.
There were no registrations on this item.

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 Map Amendments & Related Requests

3. [42462](#) Creating Section 28.022 - 00231 of the Madison General Ordinances to amend a Planned Development District at property located at 601 Langdon Street, 8th Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00232 to amend a Planned Development

District to approve a Specific Implementation Plan.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and recommended approval of this zoning map amendment (ID #42462) subject to the comments and conditions contained within 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 - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.

The public hearings for items 3 and 4 were considered together. Registered in support and available answer questions were the applicant Bill Wellman of Langdon Street and Amy McNally of Grand Teton Place and Maya Zahn Rhine of East Mifflin Street, both representing the applicant.

4. [42298](#)

Consideration of a conditional use for a walk-up service window at 601 Langdon Street; 8th Ald. Dist.

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

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

The public hearings for items 3 and 4 were considered together. Registered in support and available answer questions were the applicant Bill Wellman of Langdon Street and Amy McNally of Grand Teton Place and Maya Zahn Rhine of East Mifflin Street, both representing the applicant.

Conditional Use & Demolition Permits

5. [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 Berger, this item was referred to the June 27, 2016 meeting at the request of the applicant.

A motion was made by Cantrell, seconded by Berger, to Refer to the PLAN COMMISSION and should be returned by 6/27/2016. The motion passed by voice vote/other.

There were no registrations on this item.

6. [42303](#)

Consideration of a demolition permit to demolish a single-family residence and construct a new single-family residence at 3303 Gregory Street; 13th Ald. Dist.

On a motion by Cantrell, seconded by Polewski, the Plan Commission found that the standards were met and approved this demolition request subject to the comments and conditions contained within the Plan Commission materials with the following amended conditions:

That Condition 3 of the Planning Division Staff Report dated June 13, 2016 be removed and replaced with the following three conditions:

- That the applicant shall execute a waiver of notice and hearing on the assessments for the improvement of Gregory St & Western Ave in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO. (MGO 16.23(9)(d)(6))

- That The applicant shall dedicate a Permanent Limited Easement for grading and sloping 5 feet wide along Gregory Street & Western Ave. (MGO 16.23(3)(a)(2)(c) (plats) & 16.23 (5)(g)1. (CSM))

- That the applicant shall provide the City Engineer the proposed grade of the building entrances relative to the adjacent roadways. The City Engineer shall approve the grade of the entrances prior to signing

off on this development.

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

Speaking in support of this item was Melissa Mulliken of Gregory Street.

7. [42304](#)

Consideration of a conditional use to allow construction of a building (single-family residence) in excess of 10,000 square feet at 815 Big Stone Trail; 9th Ald. Dist.

On a motion by Cantrell, seconded by Berger, the Plan Commission referred this item to a future meeting, with no date specified. This motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Berger, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.

There were no registrations on this item.

8. [42307](#)

Consideration of a conditional use to construct an outdoor recreation area, expand the parking area, increase the capacity and modify the floorplan for approved outdoor eating area, and approve a parking reduction, all for a restaurant-tavern at 1313 Regent Street and 7 S. Randall Avenue; 13th Ald. Dist.

The main motion on this request, made by Polewski, seconded by Ald. Zellers was to place this entire request on file without prejudice. Upon the unanimous consent of the Plan Commission, the Plan Commission separated the question for the purpose of considering one component, the requested eight-stall parking lot at 7 South Randall Avenue, separately from the rest of the main motion. On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards met and approved that component of the conditional alteration request subject to the comments and conditions contained within the Plan Commission materials and the following additional condition: "That the bump-outs proposed on the east side of this parking lot be reconfigured and moved to the west side of the parking lot."

In regards to the balance of the main motion, the Plan Commission found that conditional use standards 1, 3, 4, and 9 were NOT met and placed all other components of the request on file without prejudice. This included: 1) Approval of a revised 88-stall parking reduction; 2) Increase to the capacity of an approved outdoor eating area from 58 persons to 82 persons 3) Construct an outdoor recreation area with two sand volleyball courts; and 4) Modify of the layout of the outdoor eating area to add an outdoor bar. The Plan Commission stated the reasons why these standards were not met included noise impacts and incompatibilities between these proposals and their impacts on nearby residential dwelling units. The Plan Commission further stated that the conditional use for the smaller 58-person outdoor eating area, approved in October 2015, has not yet been opened and there is no track record regarding its operation or management to evaluate whether expanding that use and introducing more outdoor activities is appropriate at this time. This motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Rewey, to Approve the Conditional Use request to expand the parking lot on 7 South Randall Avenue. A motion was made by Polewski, seconded by Ald. Zellers to place the other aspects of this request on file without prejudice. Both motions passed by voice vote/other.

Speaking in support of this item was John Bieno of West Main Street. Registered in support and available to answer questions was the applicant, Rod Ripley of County Road V, Lodi.

Speaking in opposition was Neal Lord of Jefferson Street; Mary Diman of Jefferson Street; Hans Borcharding of Jefferson Street; Fraser Gurd of Jefferson Street; and Chuck Erickson of Jefferson Street.

9. [42560](#)

Consideration of a conditional use to allow construction of a multi-tenant retail

building with vehicle access sales and service window at 5251 High Crossing Boulevard; 17th Ald. Dist.

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

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

There were no registrations on this item.

10. [42563](#)

Consideration of a demolition permit and conditional use to allow two commercial buildings to be demolished and an automotive sales facility to be constructed at 5702-5712 Odana Road; Urban Design District 3; 19th Ald. Dist.

On a motion by Cantrell, seconded by Berger, the Plan Commission referred this item to their June 27, 2016 meeting pending a recommendation by the Urban Design Commission. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Berger, to Refer to the PLAN COMMISSION and should be returned by 6/27/2016. The motion passed by voice vote/other.

There were no registrations on this item.

11. [42744](#)

Consideration of a conditional use to allow construction of an auto service station and convenience store at 4814 Freedom Ring Road; 16th Ald. Dist.

On a motion by Cantrell, seconded by Berger, the Plan Commission referred this item to their June 27, 2016 meeting pending a recommendation by the Urban Design Commission. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Berger, to Refer to the PLAN COMMISSION and should be returned by 6/27/2016. The motion passed by voice vote/other.

There were no registrations on this item.

12. [42745](#)

Consideration of a conditional use for an outdoor eating area for a restaurant-tavern at 2701 Monroe Street; 13th Ald. Dist.

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

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

Registered in support and available to answer questions were Caitlin Suemnicht of West Skyline Drive ; Greg Frank of Wallingford Circle; Kelli Blackmore of Knickerbocker Street; and Carly Blackmore of Knickerbocker Street.

13. [42746](#)

Consideration of a demolition permit and conditional use to allow demolition of a single-family residence and construction of a new single-family residence with detached accessory dwelling unit at 906 E. Mifflin Street; 2nd Ald. Dist.

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

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

Registered in support and available to answer questions was Jacob Morrison of Keyes Avenue , representing the applicants Mike Wittenwyler and Jessica Marquez of East Mifflin Street .

- 14. [42747](#) Consideration of a conditional use to allow construction of an office building exceeding 68 feet in height in SE (Suburban Employment District) zoning at 2921 Landmark Place; 14th Ald. Dist.

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

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

Registered in support and available to answer questions was Doug Hursh of University Row and Brandi Zander of the West Beltline Highway , both representing MIG Commercial Real Estate.

- 15. [42748](#) Consideration of a conditional use to construct additions to an existing single-family residence on a lakefront parcel at 5144 Spring Court; 19th Ald. Dist.

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

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

There were no registrations on this item.

Land Division

- 16. [42320](#) Approving a Certified Survey Map of properties owned by Bethany Evangelical Free Church and David and Jerry Anne Carlson located at 310 Clemons Avenue and 301 Riverside Drive; 6th Ald. Dist.

On a motion by Cantrell, seconded by Berger, the Plan Commission found that the standards were met and recommended approval of this certified survey map subject to the comments and conditions contained within the Plan Commission materials. The motion passed by voice vote/other.

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

Registered in support and available to answer questions was David Carlson of Wayland Drive representing Bethany Evangelical Free Church.

BUSINESS BY MEMBERS

There was no Business by Members.

SECRETARY'S REPORT

Jay Wendt summarized the upcoming matters.

- Upcoming Matters - June 27, 2016

- 28 Langdon Street - Conditional Use - Renovate existing sorority house
- 615 W. Johnson Street - Conditional Use - Renovation and additions to Witte Residence Hall
- 933 Menomonie Lane - Conditional Use - Construct new accessory building exceeding 800 square feet on SR-C1 zoned lot
- 1001 S. Whitney Way - Conditional Use - Construct an outdoor eating area associated with food and

beverage establishment in Urban Design Dist. 2

- Upcoming Matters - July 11, 2016

- 109 and 115 S. Fair Oaks Avenue - PD (SIP) to Amended PD(GDP-SIP) - Renovate Garver Feed Mill into food production facility and the development of micro lodges and related improvements.
- 115-117 S. Bassett Street - PD(SIP) Alteration - Approve site, utility, landscape and exterior building plan alterations to existing residential structures
- 4019 Marsh Road - Conditional Use - Construct personal indoor storage facility (revised plans)
- 5628 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish single-family residence on lakefront parcel and construct new single-family residence and accessory building exceeding 576 sq. ft. of floor area in TR-C1 zoning
- 4605 Kennedy Road - Conditional Use - Allow home occupation (hair salon) with special equipment
- 3841 Merchant Street - Conditional Use - Construct motor freight terminal

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by King, seconded by Zellers, to Adjourn at 7:13 pm. The motion passed by voice vote/other.