



# City of Madison

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

## Meeting Minutes - Approved PLAN COMMISSION

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Monday, May 22, 2017

5:30 PM

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

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**\*\*Note\*\*** Quorum of the Common Council may be in attendance at this meeting.

### CALL TO ORDER/ROLL CALL

**Present:** 11 - Steve King; Ledell Zellers; Sheri Carter; Ken Opin; Maurice C. Sheppard; Melissa M. Berger; James F. Oeth; Michael W. Rewey; Bradley A. Cantrell; James E. Polewski and Jason S. Hagenow

**Excused:** 1 - Fatima Bendada

Ken Opin was chair for the meeting, which he called to order at 5:30 p.m.

Staff Present: Heather Stouder, Secretary, Dan McAuliffe, Rick Roll, Chris Wells, Planning Division; Matt Tucker, Zoning; Natalie Erdman, Department of Planning and Community and Economic Development; Arthur Ross, Traffic Engineering.

### PUBLIC COMMENT

There were no registrants for public comment.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

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

### MINUTES OF THE MAY 8, 2017 MEETING

On a motion by Cantrell, seconded by Oeth, the Plan Commission approved the minutes from the May 8, 2017 meeting. This item passed by the following 9:0 vote: (AYE: Berger, Polewski, Hagenow, Cantrell, Ald. King, Ald. Carter, Oeth, Sheppard, and Rewey; ABSTAINED: Ald. Zellers; NON-VOTING: Opin; EXCUSED: Bendada).

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

**Ayes:** 10 - Steve King; Sheri Carter; Ken Opin; Maurice C. Sheppard; Melissa M. Berger; James F. Oeth; Michael W. Rewey; Bradley A. Cantrell; James E. Polewski and Jason S. Hagenow

**Abstentions:** 1 - Ledell Zellers

**Excused:** 1 - Fatima Bendada

## SCHEDULE OF MEETINGS

Regular Meetings: June 5, 19 and July 10, 24, 2017

Special Meetings:

- Tuesday, May 30, 2017: Plan Commission/ Long-Range Transportation Planning Committee Bus Tour (bus departs promptly at 5:30 p.m. from Metro Stop #1486, northeast corner of E. Wilson Street and Martin Luther King, Jr. Blvd.)

- Monday, June 26, 2017: Comprehensive Plan Work Session (Future Land Use Map); 5:00-8:00 p.m. (City-County Building, Room GR-27)

## NEW BUSINESS

1. [46218](#) Adopting the Downtown Madison Bicycle & Moped Parking Study.  
  
A motion was made by Cantrell, seconded by Berger, to recommend adoption of the Downtown Madison Bicycle and Moped Parking Study subject to the recommendations as outlined in the May 22, 2017 Planning Division Staff Report and the May 22, 2017 Planning Division Staff Report Addendum. 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 PEDESTRIAN/BICYCLE/MOTOR VEHICLE COMMISSION. The motion passed by voice vote/other.**  
  
Speaking in support and available to answer questions was Kevin Leucke of Toole Design Group .
  
2. [47316](#) Establishing the Oscar Mayer Strategic Assessment Committee and amending the 2017 Adopted Capital Budget to appropriate \$50,000 in additional GO Borrowing for the project.  
  
Note: Economic Development Committee did not consider resolution.  
  
**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 registrants on this item.

## SPECIAL ITEM OF BUSINESS

3. [46304](#) Plan Commission discussion on potential amendments to the High Point- Raymond Neighborhood Development Plan  
  
Speaking in support were Brian Munson of Vandewalle & Associates of E. Lakeside Street representing the Mullins Group; Brad Mullins of N. Carroll Street, LaVerme Theis of Mineral Point Road, Verona; and Tom Van Ess of Glenway Boulevard. Registered in support and not wishing to speak was Scott Theis of Mineral Point Road, Verona. Registered in support and available to answer questions was Randy Theis of Mineral Point Road, Verona.  
  
Speaking in opposition were Brian Munson of Vandewalle & Associates of E. Lakeside Street representing Veridian Homes; Dennis Zitnak of Trevor Way; and Matthew Stanford of Jeffy Trail.  
  
Speaking neither in support nor opposition and available to answer questions was David Olson of Interlaken Pass. Speaking neither in support nor opposition was David Handowski of Chautauqua Trail .

## 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

4. [46996](#)            SUBSTITUTE Amending Sections 28.182(5)(c)4. of the Madison General Ordinances to change the deadline for filing, changing, and withdrawing a protest petition.

A motion was made by Cantrell, seconded by Zellers, the Plan Commission found that the standards for approval were met and recommended approval of this Zoning Text Amendment . The motion passed by voice vote/other.

**A motion was made by Cantrell, seconded by Zellers, to Return to Lead with the Recommendation for Approval to the COMMON COUNCIL EXECUTIVE COMMITTEE. The motion passed by voice vote/other.**

There were no registrants on this item.
  
5. [47022](#)            Amending Sections 28.064(3), 28.067(3), 28.068(3), 28.084(3) and 28.085(3) and repealing Sections 28.064(3)(c), 28.067(3)(b), 28.068(3)(b), 28.084(3)(a) and 28.085(3)(b) of the Madison General Ordinances to lower the lot area requirement for purely residential buildings in the NMX, CC-T, CC, TE, and SE Districts.

The Plan Commission found that the standards for approval were met and recommended approval of this Zoning Text Amendment.

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

There were no registrants on this item.

### Conditional Use & Demolition Permits

6. [46771](#)            Consideration of a conditional use to convert an auto repair business at 2318 S. Stoughton Road into accessory storage for adjacent retail building at 2202 S. Stoughton Road; 15th 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.

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

There were no registrants on this item.

7. [46772](#) Consideration of a conditional use for outdoor recreation and a major alteration to an approved conditional use for an outdoor eating area for a restaurant-tavern-brewpub at 1313 Regent Street; 13th Ald. Dist.
- A motion was made by Cantrell, seconded by Zellers, the Plan Commission referred this item to the June 5, 2017 Plan Commission Meeting. The motion passed by voice vote/other.
- A motion was made by Cantrell, seconded by Zellers, to Refer to the PLAN COMMISSION and should be returned by 6/5/2017. The motion passed by voice vote/other.**
- There were no registrants on this item.
8. [46773](#) Consideration of a demolition permit and conditional use to demolish 50 percent or more of the exterior walls of a single-family residence and construct an addition in excess of 500 square feet and an accessory building on a lakefront property at 4930 Lake Mendota Drive; 19th Ald. Dist.
- On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials.
- A motion was made by Cantrell, seconded by Rewey, to Approve. The motion passed by voice vote/other.**
- Speaking in support and available to answer questions was Jim Gempeler, GMK Architecture of Syene Road representing the property owners, Jeff and Mariel Simon. Speaking in opposition were Peter Cyffka and Josie Cyffka of Lake Mendota Drive.
9. [46774](#) Consideration of a demolition permit and conditional use to allow a single-family residence to be demolished and a new single-family residence to be constructed on a lakefront property at 5200 Lake Mendota Drive; 19th 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.
- A motion was made by Cantrell, seconded by Zellers, to Approve. The motion passed by voice vote/other.**
- Registered in support and available to answer questions was Matt Parnell of 4th Street, Waunakee.

### Zoning Map Amendment & Related Requests

10. [46315](#) SUBSTITUTE. Creating Section 28.022-00272 of the Madison General Ordinances to change the zoning of property located at 1518 Mendota Street, 17th Aldermanic District, from the SR-C2 (Suburban Residential - Consistent 2) District to the CC-T (Commercial Corridor - Transitional) District.
- A motion was made by Cantrell, seconded by Zellers, the Plan Commission re-referred this item to the June 5, 2017 Plan Commission Meeting (June 6, 2017 Common Council). The motion passed by voice vote/other.
- A motion was made by Cantrell, seconded by Zellers, to Re-refer for Recessed Public Hearing to the PLAN COMMISSION and should be returned by 6/5/2017. The motion passed by voice vote/other.**
- There were no registrants on this item.

11. [46120](#) Consideration of a demolition permit and conditional use to allow an existing greenhouse and garden center to be demolished and a new greenhouse and garden center exceeding 25,000 square feet of floor area to be constructed with outdoor storage at 3758 E. Washington Avenue; Urban Design Dist. 5; 17th Ald. Dist.

A motion was made by Cantrell, seconded by Zellers, the Plan Commission re-referred this item to the June 5, 2017 Plan Commission Meeting. The motion passed by voice vote/other.

**A motion was made by Cantrell, seconded by Zellers, to Re-refer to the PLAN COMMISSION and should be returned by 6/5/2017. The motion passed by voice vote/other.**

There were no registrants on this item.

12. [46121](#) Approving a Certified Survey Map of property owned by JOT Properties, LLC located at 3758 E. Washington Avenue and 1518 Mendota Street; 17th Ald. Dist.

A motion was made by Cantrell, seconded by Zellers, the Plan Commission referred this item to the June 5, 2017 Plan Commission Meeting. The motion passed by voice vote/other.

**A motion was made by Cantrell, seconded by Zellers, to Refer to the PLAN COMMISSION and should be returned by 6/5/2017. The motion passed by voice vote/other.**

There were no registrants on this item.

## BUSINESS BY MEMBERS

Cantrell informed the Commission that he would not be present at the June 19, 2017 meeting.

## SECRETARY'S REPORT

Heather Stouder summarized the upcoming matters.

### - Upcoming Matters - June 5, 2017

- 9910 Watts Road - SR-V2 to TR-U1 and Conditional Use - Construct residential building complex containing two apartment buildings with 105 total units and clubhouse
- 734 Holy Cross Way - Conditional Use Alteration - Construct addition to place of worship and school exceeding 10,000 sq. ft. in SR-C1
- 2271 E. Washington Avenue - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 5646 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel
- 1208 Drake Street - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 3533 Furey Avenue - Demolition Permit - Demolish auto repair facility to construct stormwater management facility and ped-bike path
- 3629 Marsh Road - Demolition Permit - Demolish single-family residence to enlarge Penito Creek Greenway.

**- Upcoming Matters - June 19, 2017**

- 2501 University Bay Drive - PD to CI - Rezone UW Lot 76 parking garage into CI district
- 1308 W. Dayton Street - Rezone Union South into CI district
- 117 N. Charter Street - Rezone Charter Street Heating Plan into CI district
- 115 N. Mills Street - Rezone Charter Street Heating Plan parking lot into CI district
- Zoning Text Amendment - Amend Section 28.097(7) to provide a mechanism for additional review of structured or surfaced parking facilities in the CI (Campus Institutional District)
- Approve a CI Zoning District Master Plan Approval for the University of Wisconsin -Madison campus
- 3601 Cross Hill Drive - Nelson NDP Amendment, A to CC and TR-U2, Conditional Use, and Certified Survey Map Referral - Create one commercial lot in CC zoning for future development, create one residential lot in TR-U2 zoning and construct residential building complex containing 189 apartment units in three buildings with clubhouse
- 1133 E. Wilson Street - Conditional Use - Establish brewpub in existing multi-tenant commercial building in TE zoning
- 2623 Monroe Street - Conditional Use - Establish outdoor eating area for existing restaurant-tavern
- 5114 Spring Court - Conditional Use - Construct addition in excess of 500 square feet to residence on lakefront parcel
- 1202 S. Park Street - Demolition Permit - Demolish commercial building with no proposed use
- 744 Williamson Street - Conditional Use - Construct outdoor eating area for restaurant-tavern
- 2701 Packers Avenue - Conditional Use - Convert existing commercial building into personal indoor storage facility
- 1132 Drake Street - Conditional Use - Construct detached accessory dwelling unit.

**ANNOUNCEMENTS**

There were no announcements.

**ADJOURNMENT**

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