



City of Madison

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

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Monday, October 5, 2015

5:30 PM

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

CALL TO ORDER/ROLL CALL

Present: 8 - Ledell Zellers; Sheri Carter; Ken Opin; Maurice C. Sheppard; Melissa M. Berger; Michael W. Rewey; Bradley A. Cantrell and James E. Polewski
Excused: 2 - Steve King and Michael G. Heifetz

Opin was chair for the meeting.

Staff present: Jay Wendt and Heather Stouder, Planning Division.

PUBLIC COMMENT

COMMUNICATIONS, DISCLOSURES AND RECUSALS

MINUTES OF THE SEPTEMBER 21, 2015 MEETING

SCHEDULE OF MEETINGS

Regular Meetings: October 19 and November 2, 16, 2015

Note: Planning staff is in the process of polling members regarding their availability this fall for a special Plan Commission working session to discuss various items of interest.

NEW BUSINESS

1. [39335](#) Adopting the University Hill Farms Neighborhood Plan as a supplement to the City of Madison's Comprehensive Plan.

A motion was made by Cantrell, seconded by Polewski, to Refer to the PLAN COMMISSION and should be returned by 11/16/2015. 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

- 2. [39892](#) Creating Section 28.022 - 00185 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan, and creating Section 28.022 - 00186 to amend a Planned Development District to approve a Specific Implementation Plan to allow construction of an addition to Wingra School located at 718 Gilmore Street, 13th Aldermanic District.

The Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 39892) 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 - PUBLIC HEARING. The motion passed by voice vote/other.

Registered in support and available to answer questions was Paul Raislecier of West Johnson Street and Jon Robelia of West Johnson Street, representing the applicant.

- 3. [39904](#) Amending the Junction Neighborhood Development Plan to revise the land use recommendation for an approximately 7.3-acre area located on the west side of Junction Road south of Old Sauk Road from Office Uses to Community Mixed-Use.

The motion passed by voice vote / other.

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

The public hearings for items 3 and 4 were considered together. Speaking in support of this item was Randy Bruce of Knothe Bruce Architects of University Avenue, Middleton, representing the applicant.

Speaking in opposition to this item were Sean Sciruba of South 27th Street of Franklin, representing Outlook Management and Casey Schusler of Blackwolf Drive.

- 4. [39893](#) Creating Section 28.022 - 00189 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan at properties located at 518-542 Junction Road, 9th Aldermanic District, and creating Section 28.022 - 00191 to amend a Planned Development District to approve a Specific Implementation Plan.

The Plan Commission found that the standards were met and recommended approval of the zoning map amendment (ID 39893) and approved the related amendment to the Junction Neighborhood Development Plan (ID 39904). The zoning map amendment was recommended to be approved subject to the comments and conditions contained within the Plan Commission materials and the following additional item:

- That condition 43 in the Planning Division Staff Report is revised to read as follows (Plan Commission-added language is underlined): Applicant shall provide cross access to Outlot 13. This cross access shall provide access to the traffic signal on Junction Road from the private alley to the south of the development as can be worked out by staff, the Alder, neighbors along the alley to the south, and the developer;
- That the 14 parking stalls shown in the southwest corner of the development shall not be constructed initially. If the developer provides staff with information demonstrating the need for these stalls, these stalls may be added in the future with approval of a Minor Alteration to the Planned Development;

- That bicycle parking shall be provided facing Junction Road; and
- That final plans shall include an accessible path from the bike path along the southern property line to the development.

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

The public hearings for items 3 and 4 were considered together. Speaking in support of this item was Randy Bruce of Knothe Bruce Architects of University Avenue, Middleton, representing the applicant.

Speaking in opposition to this item were Sean Sciurba of South 27th Street of Franklin, representing Outlook Management and Casey Schusler of Blackwolf Drive.

Conditional Use, Demolition Permits & Related Requests

5. [39089](#) REVISED - Consideration of a conditional use to allow an auto repair shop at 1313 Regent Street; 13th Ald. Dist. to be converted into a restaurant-brewpub and reception hall with outdoor eating area and a conditional use parking reduction.

This item referred at the request of the applicant. The motion to refer 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 10/19/2015. The motion passed by voice vote/other.

There were no registrations on this item.

6. [39647](#) Approving a Certified Survey Map of property owned by FCS Plan B, LLC located at 1313 Regent Street; 13th Ald. Dist.

This request was withdrawn by the applicant. The motion to recommend this item be placed on file without prejudice passed by voice vote / other.

A motion was made by Cantrell, seconded by Berger, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -REPORT OF OFFICER. The motion passed by voice vote/other.

There were no registrations on this item.

7. [39648](#) Consideration of a conditional use to allow construction of a 26-unit multi-family dwelling on land tentatively addressed as 1314 Bowen Court; 13th Ald. Dist.

This request was withdrawn by the applicant. The motion to place on file without prejudice passed by voice vote / other.

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

There were no registrations on this item.

8. [39824](#) Consideration of a conditional use to allow construction of an accessory building exceeding 576 square feet in floor area on a TR-C1-zoned property at 3654 Sussex Lane; 15th Ald. Dist.

The Plan Commission found that the standards were met and approved this request 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.

- 9. [39825](#) Consideration of a conditional use to allow construction of an accessory building exceeding 576 square feet in floor area on a TR-C4-zoned property at 3852 Clover Lane; 15th Ald. Dist.

The Plan Commission found that the standards were met and approved this request 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. [39828](#) Consideration of a conditional use for an accessory building on a lakefront property at 4110 Veith Avenue; 18th Ald. Dist.

The Plan Commission found that the standards were met and approved this request 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 Robert Manier of Veith Avenue .

- 11. [39829](#) Consideration of a conditional use to allow construction of a vehicle access sales and service window for a restaurant located at 1791 Thierer Road; Urban Design Dist. 5; 17th Ald. Dist.

The Plan Commission found that the standards were met and approved this request 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 Joel Bahr of Fox Bluff Lane , Middleton. Also registered in support, available to answer questions, and representing the applicant were Corey Rademacher of Fox Drive in Champaign, IL; Tony Thickombottom of Fox Drive in Champaign, IL; and Josh Snapp of Timberlake Trail.

- 12. [39833](#) Consideration of a demolition permit and conditional use to allow demolition of a single-family residence and construction of a mixed-use building with 4,675 square feet of commercial space and 26 apartments at 906-910 Williamson Street; Third Lake Ridge Historic District; 6th Ald. Dist.

The Plan Commission found that the standards were met and approved this request subject to the comments and conditions contained within the Plan Commission materials and the following additional items:

- That Condition #23 in the Planning Division Staff report be revised to state that the Applicant shall work with staff to incorporate additional bicycle parking stalls on Williamson Street . If encroachment agreements are approved, the applicant shall assume responsibility for snow removal around all bicycle stalls in the public right of way."
- That final plans submitted for staff review and approval shall include the revised roof plan shared with the Plan Commission at the October 5, 2015 meeting.

It is also noted that the applicant has acknowledged that he is in the process of entering into a private agreement with the Marquette Neighborhood Association to provide two affordable housing units and commit to leasing to no national chains within the commercial space(s). Prior to submitting final plans, the applicant agrees to provide the City either a copy of the agreement or acknowledgement from the parties that the agreement has been executed. This is not required to obtain final permits.

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

Ayes: 6 - Ledell Zellers; Sheri Carter; Maurice C. Sheppard; Melissa M. Berger; Michael W. Rewey and Bradley A. Cantrell

Noes: 1 - James E. Polewski

Excused: 2 - Steve King and Michael G. Heifetz

Non Voting: 1 - Ken Opin

Speaking in support of this item were Steve Shulfer of Parmenter Street, Middleton, and Michael Christopher of East Mifflin Street, both representing the applicant. Also speaking in support was Steve Siverberg of Rutledge Street. Registered in support and available to speak was Kirk Biodrowski of Parmenter Street, Middleton, representing the applicant. Registered in support and not wishing to speak was Peter Bock of South Blount Street. Registered in support but not speaking was Lynn Lee, 933 Jenifer Street representing the Marquette Neighborhood Association. Speaking in opposition to this item was Peter Wolff of Jenifer Street; Anne Walker of Winnebago Street; Linda Lehnertz of South Paterson Street, and Robert C. Procter of Eat Mifflin Street representing the owner of 912 Williamson Street.

13. [39855](#)

Consideration of a demolition permit and conditional use in the Campus-Institutional (CI) zoning district to allow demolition of the existing Seed Building and construction of the Meat Science and Muscle Biology Building research and instruction facility at 1933 Observatory Drive and 1932 Linden Drive on the University of Wisconsin-Madison campus; 5th Ald. Dist.

The Plan Commission found that the standards were met and approved this request 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 Gary Brown of Walnut Street; Aaron Williams of Walnut Street; and Robert Mangas of University Row, all representing the applicant.

14. [39826](#)

Consideration of a demolition permit and conditional use to allow demolition of two commercial buildings and expand parking lot for existing auto body shop at 5317 Wayne Terrace; 17th Ald. Dist.

This item referred at the request of the applicant. The motion to refer 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 10/19/2015. The motion passed by voice vote/other.

There were no registrations on this item.

BUSINESS BY MEMBERS

There was no Business By Members.

SECRETARY'S REPORT

Jay Wendt summarized the upcoming matters:

- Upcoming Matters - October 19, 2015

- 6001-6033 Gemini Drive - PD(GDP) to Amended PD(GDP-SIP) - Construct up to 35,000 square feet of commercial space in 5 buildings on the "B" Block at Grandview Commons Town Center
- 215 Martin Luther King Jr. Blvd. & 215 S. Pinckney St. - Certified Survey Map Referral - Create 2 lots for Judge Doyle Square mixed-use development and Government East parking facility (local landmark site-Madison Municipal Building)
- 210 and 215 S. Pinckney Street - Judge Doyle Square Development (Proposed Addresses) - Demolition Permit and DC to PD(GDP-SIP) - Demolish Government East parking garage and approve General Development Plan for 285,000 sq. ft. office bldg., 250-bed hotel, 34,000 sq. ft of retail and bike center, 1250-stall parking garage, and 140,000 sq. ft of future office/ comm. and approve Specific Implementation Plan for 285,000 sq. ft. office bldg., retail/ bike facility, and parking
- 810-854 E. Washington Avenue - Conditional Use Alteration - Construct four-story addition to existing mixed-use development containing 40 additional apartment units
- 10202-10304 Valley View Road - Temp. A to SR-C1 and PR and Preliminary Plat - Bridlewood, creating 139 single-family lots, 6 outlots for future development, 3 outlots for public stormwater management, 3 public outlots for walkways and 1 outlot for public park
- 617 Woodward Drive - Conditional Use - Construct accessory building on lakefront lot
- 1906 Monroe Street - Demolition Permit and Conditional Use - Demolish office in converted residence to construct mixed-use building with 6,500 sq. ft. of commercial space and 2 apartments

- Upcoming Matters - November 2, 2015

- 1835 Monroe Street - Conditional Use - Establish outdoor cooking for restaurant
- 2087 Atwood Avenue - Demolition Permit and Conditional Use - Demolish storage building to construct mixed-use building with up to 3,300 sq. ft. of commercial space and 30 apartments
- 1605 Linden Drive - Demolition Permit and Conditional Use - Demolish former residence ("Science House") and construct addition to Babcock Hall research and instructional building on the UW campus
- 312 N. Third Street - Conditional Use - Establish tavern in NMX zoning in Urban Design Dist. 4
- 5404 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new single-family residence exceeding 10,000 square feet of floor area on a lakefront lot
- 2 W. Gorham Street - Certified Survey Map Referral - Create 2 residential lots in Mansion Hill Historic District

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Rewey, seconded by Berger, to Adjourn at 8:03 pm. The motion passed by voice vote/other.