



City of Madison

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

Meeting Minutes - Approved PLAN COMMISSION

This meeting may be viewed LIVE on Charter Spectrum Channel 994, AT&T U-Verse Channel 99 or at www.madisoncitychannel.tv.

Monday, June 27, 2016

5:30 PM

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

CALL TO ORDER/ROLL CALL

Present: 9 - Steve King; Ledell Zellers; Sheri Carter; Ken Opin; Maurice C. Sheppard; Melissa M. Berger; Michael W. Rewey; Bradley A. Cantrell and James E. Polewski

Excused: 2 - Michael G. Heifetz and Fatima Bendada

Opin was chair for this meeting.

Ald. King arrived at 5:35 p.m. during the presentation of Routine Business.

Staff present: Jessica Vaughn and Tim Parks, Planning Division; Yao Tang, Traffic Engineering Division, and; Matt Tucker, Zoning Administrator.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Opin disclosed that he knew the applicants for Item 9, but that his relationship would not impact his ability to chair the meeting for that item or vote should it be necessary.

Polewski disclosed that he had a conversation with a neighbor of the site for Item 8 but that he did not feel that would affect his ability to participate on that item.

Rewey disclosed that he lived near the site for Item 9 and was aware of some of the neighborhood concerns about that request, but that he had no discussions on the matter and would be able to participate fully.

MINUTES OF THE JUNE 13, 2016 MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: July 11, 25 and August 8, 29, 2016

Special Meeting: August 15, 2016 (Agenda, location and time to be determined)

ROUTINE BUSINESS

1. [43129](#) A Resolution Declaring Need for the Housing Authority of Dane County, Wisconsin, to Exercise its Powers Within the City of Madison, Wisconsin

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

2. [43321](#) Accepting a Public Sanitary Sewer Easement from Melanie G. Ramey across property located at 217 North Meadow Lane.

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

3. [43350](#) Authorizing the execution of a Garden Maintenance Agreement with the Irwin A. and Robert D. Goodman Community Center, Inc. for maintenance of gardens located in East Main Street public right-of-way between Second Street and Fourth Street.

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

4. [43356](#) Authorizing the Mayor and City Clerk to execute an Easement Amendment pertaining to the sanitary sewer easement across property located at 1800 Waunona Way, owned by Neil and D'Ann Halleen.

A motion was made by Cantrell, seconded by Polewski, 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 on the Routine Business items.

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.

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 Rewey, the Plan Commission referred this matter to a future meeting at the request of staff pending submittal of revised project plans by the applicant. The motion to refer passed by voice vote/ other.

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

There were no registrants on this item.

6. [41951](#) Consideration of a conditional use to allow renovation of an existing sorority house at 28 Langdon Street; Mansion Hill Historic District; 2nd Ald. Dist.
- This request was withdrawn by the applicant. On a motion by Cantrell, seconded by Rewey, the Plan Commission placed the application on file without prejudice by voice vote/ other.
- A motion was made by Cantrell, seconded by Rewey, to Place On File Without Prejudice. The motion passed by voice vote/other.**
- There were no registrants on this item.
7. [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 Rewey, the Plan Commission referred this matter to July 11, 2016 pending a recommendation by the Urban Design Commission by voice vote/ other.
- A motion was made by Cantrell, seconded by Rewey, to Refer to the PLAN COMMISSION and should be returned by July 11, 2016. The motion passed by voice vote/other.**
- There were no registrants on this item.
8. [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 Rewey, the Plan Commission found that the conditional use standards were not met and placed the request on file without prejudice. In finding that the standards were not met, members of the Commission stated that the proposed auto service station and convenience store were inconsistent with the adjacent residential neighborhood and would negatively impact the uses, values and enjoyment of surrounding properties (standard #3), that the proposed use did not have adequate road access to meet standard #5, and that the use and design of the building did not reflect the existing or intended character of the surrounding area (#9).
- The motion to place on file without prejudice passed by voice vote/ other.
- A motion was made by Cantrell, seconded by Rewey, to Place On File Without Prejudice. The motion passed by voice vote/other.**
- Speaking in support of the proposed development were: Pammi Sekhon of Granite Road, Fitchburg, the applicant; Steve Shulfer, Shulfer Architects of Elmwood Avenue, Middleton, representing the applicant, and; Dan Carey of Sledding Parkway.
- Speaking in opposition to the proposed development were: Meghan St. Clair of Freedom Ring Road; Joanne Hill of Brandenburg Way; Christopher St. Clair of Freedom Ring Road; Kelsy Boyd of Milwaukee Street, McFarland, representing the Village of McFarland; Andre Jacque of W. Main Street, Mt. Horeb, representing the Village of McFarland; Brian Berquist of Marketplace Drive, Fitchburg, representing the Village of McFarland; Brian Burger of Valor Way; Jeff Sorenson of Brendan Circle, McFarland, representing the Village of McFarland Planning Commission; Allan Coville of Juniper Ridge, representing the Village of McFarland; Brian Shubat of Rustic Way, McFarland; Lawrence C. Bechler of Rowley Avenue, representing the Village of McFarland; Sara Cayou of Rustic Way, McFarland; Frank and Evelyn Casta of Valor Way, and; Robert Nolan of Calico Drive.
- Speaking neither in support nor opposition to the proposed development was Cody Lundquist of Star Spangled Trail.
- Registered in support and available to answer questions was Nick Badura, Shulfer Architects of Elmwood Avenue, Middleton, representing the applicant, and Todd Waller of Bridge Road.
- Registered in opposition but not wishing to speak were: Kristine and Bruce Gabert of N. Autumn Lake, McFarland; Ryan Rhoades of Valor Way; Debbie Murphy of Eagles Perch Drive; Abra Buchholz of Unity Way; Rebecca Hotynski of Star Spangled Trail, and; Josh Donath of Unity Way.

- 9. [42966](#) Consideration of a conditional use to construct an accessory building exceeding 10 percent of the lot area and 800 square feet in floor area on a property zoned SR-C1 (Suburban Residential-Consistent 1) at 933 Menomonie Lane; 18th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the conditional use standards were not met and placed the request on file without prejudice. In finding that the standards were not met, members of the Commission stated that the proposed accessory building would negatively impact the uses, values and enjoyment of surrounding properties (standard #3), was inconsistent with the normal and orderly development of the surrounding neighborhood (#4), and that the design of the building did not reflect the existing or intended character of the surrounding area (#9).

The motion to place on file without prejudice passed on the following 6-2 vote: AYE: Ald. Carter, Ald. Zellers, Cantrell, Polewski, Rewey, and Sheppard; NAY: Ald. King, Berger; NON-VOTING: Opin; EXCUSED: Heifetz, Bendada.

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

Ayes: 6 - Ledell Zellers; Sheri Carter; Maurice C. Sheppard; Michael W. Rewey; Bradley A. Cantrell and James E. Polewski

Noes: 2 - Steve King and Melissa M. Berger

Excused: 2 - Michael G. Heifetz and Fatima Bendada

Non Voting: 1 - Ken Opin

Speaking in support of the request was Obasi Tori of Menomonie Lane .

Speaking in opposition to the request was Jeff Winer of Menomonie Lane .

- 10. [42999](#) Consideration of a conditional use to construct an outdoor eating area associated with a food and beverage establishment in property zoned CC-T (Commercial Corridor-Transition) at 1001 S. Whitney Way; 10th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and approved the conditional use subject to the 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.

Registered in support of the request and available to answer questions was the applicant, Frank Peregrine of Gilbert Road.

- 11. [43000](#) Consideration of a conditional use for renovations and additions to Witte Hall on a property zoned CI (Campus Institutional) at 615 West Johnson Street; 8th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and approved the conditional use subject to the 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.

Registered in support of the development and available to answer questions were: Aaron Williams, UW-Madison Facilities Planning & Management of N. Mills Street, the applicant, and; Nate Novak, JJR of E. Mifflin Street, Mike Kinderman of Odana Road, and Mark Paschke of Uihlein Wilson Architects, Inc. of E. Michigan Street, Milwaukee, all representing the applicant.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Tim Parks summarized the upcoming matters for the Commission .

- 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

- Upcoming Matters - July 25, 2016

- 1507 Burning Wood Way - Amended PD(GDP-SIP) and Certified Survey Map Referral - Create 4 lots for future single-family residences
- 6502 Milwaukee Street & 6501 Town Center Drive - PD(GDP) to Amended PD(GDP-SIP) - Amend Metro Tech GDP to allow development of 100 dwelling units in future mixed-use bldg. on Lot 6 and approve amended GDP and SIP for Lot 7 to allow construction of mixed-use bldg. with up to 10,000 sq. ft. of commercial space and 115 dwelling units
- Zoning Text Amendment - Amend MGO Sections 28.211, 28.151, 28.032, and 28.061 to define "Peer-Run Respite Facility" and make permitted use with supplemental regulations in certain zoning districts
- 308 N. Blair Street - Demolition Permit and Conditional Use - Demolish two-family residence to construct 8-unit apartment building
- 4018 Mineral Point Road - Conditional Use - Construct police station in excess of 10,000 sq. ft. of floor area in TR-C1 zoning
- 5017 Femrite Drive - Demolition Permit - Demolish single-family residence with no proposed use
- 217 N. First Street - Demolition Permit - Demolish single-family residence to allow multi-purpose path extension
- 1402 Vilas Avenue - Conditional Use - Construct detached garage exceeding 576 sq. ft. in TR-C3 zoning
- 1102 N. Sherman Avenue - Conditional Use - Re-establish auto repair shop

ANNOUNCEMENTS

Sheppard reminded the Commission that he would not be present for the July 11 and 25, and August 8 regular meetings, or the August 15 special meeting.

Berger, Cantrell and Rewey all indicated that they would not be present for the August 15 special meeting.

Opin asked staff to check that a quorum would be present for the August 15 special meeting.

ADJOURNMENT

A motion was made by King, seconded by Zellers, to Adjourn at 7:55 p.m. The motion passed by voice vote/other.