



City of Madison

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

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Monday, November 6, 2017

5:30 PM

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

CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:30 p.m.

Present: 9 - Steve King; Sheri Carter; Ken Opin; Melissa M. Berger; James F. Oeth; Michael W. Rewey; Bradley A. Cantrell; James E. Polewski and Jason S. Hagenow

Excused: 2 - Ledell Zellers and Andrew J. Statz

Opin was chair for this meeting.

Staff present: Heather Stouder, Dave Trowbridge, Jeff Greger, Sydney Prusak, and Tim Parks, Planning Division; Bill Schaefer and Phillip Gritzmacher, Madison Area Transportation Planning Board; Lisa Coleman and Christy Bachmann, City Engineering Division, and; John Hausbeck, Public Health Madison-Dane County.

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 OCTOBER 16, 2017 MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: November 20 and December 4, 2017

ROUTINE BUSINESS

1. [49164](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction of improvements for a new public street connection between Webb Avenue and Darbo Drive. Located in part of the NE ¼ and NW ¼ of the NW ¼ of Section 5, T7N, R10E, in the City of Madison. (6th AD)

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

2. [49259](#) Determining a Public Purpose and Necessity and adopting a Transportation Project Plat Numbers. 5992-09-40 - 4.01 thru 5992-09-40 - 4.05, Buckeye Road CTH AB - Monona Drive to Stoughton Road for the acquisition of Plat of Land Interests required. Located in part of Section 9, T7N, R10E and part of Section 16, T7N, R10E, in the City of Madison. (15th AD)

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

3. [49300](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction of street improvements and vision corner for Ronald Reagan Drive and Hoepker Road. Located in part of the NW ¼ of the NW ¼ of Section 16 T8N, R10E, in the Town of Burke, Dane County, WI. (17th AD)

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

4. [49308](#) Accepting a Permanent Limited Easement for Public Sanitary Sewer purposes and authorizing the Mayor and the City Clerk to execute a Consent to Occupy Easement for the benefit of Tom Woody to permit certain private improvements within the proposed Public Sanitary Sewer Easement, for the property located at 3902 Fern Court.

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

5. [49311](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for Engineering Project No. 10251 (53W1720) established for the reconstruction and maintenance of Monroe Street public street improvements from Odana Road to Regent Street. (10th, 13th and 14th AD)

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

6. [49321](#) Authorizing the execution of an Underground Electric and Gas Main Easement to Madison Gas and Electric Company across the City of Madison Stormwater Utility parcel located at 1916 Tennyson Lane.

A motion was made by Cantrell, seconded by Rewey, 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

- 7. [47513](#) Supporting the Bus Rapid Transit (BRT) Inter-Agency Staff Team recommendation to proceed with Phase 1 Project Development in an east-west corridor running through the UW Campus and Madison’s Central Business District (CBD), with the east and west project termini to be determined.

A motion was made by Cantrell, seconded by King, to Return to Lead with the Recommendation for Approval to the TRANSIT AND PARKING COMMISSION. The motion passed by voice vote/other.

- 8. [49318](#) Authorizing the City of Madison Planning Division to submit an application to the Capital Area Regional Planning Commission to expand the Central Urban Service Area Boundary to include lands in the Elderberry Neighborhood .

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

There were no registrants for the New 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.

Zoning Text Amendments

- 9. [49160](#) Amending Sections 28.061 and 28.151 of the Madison General Ordinances to allow colleges and universities in the Commercial Center as a permitted use and in the Commercial Corridor-Transitional Districts as a conditional use, and to require the filing of a transportation demand management plan.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and recommended approval of the zoning text amendment by voice vote/ other.

A motion was made by Cantrell, seconded by Rewey, 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

- 10. [48497](#) Consideration of a demolition permit and conditional use to demolish a warehouse/ retail building and construct a mixed-use building with 11,000 square feet of commercial space and 161 apartment units at 131 S. Fair

Oaks Avenue; 6th Ald. Dist.

On a motion by Cantrell, seconded by Berger, the Plan Commission found the standards met and approved the demolition permit and conditional use subject to the comments and conditions contained in the Plan Commission materials, and the following conditions:

- That the applicant work to minimize lighting impacts from the project on neighbors to the south, including limiting impacts from vehicle headlights exiting the southern parking entrance;
- That the applicant work with Parks Division staff to create a bike path connection on the subject site to the adjacent Garver Feed Mill/ Olbrich Park property; and
- That the applicant locate the visitor bike parking closer to the commercial spaces.

The motion to approve with the above conditions passed by voice vote/ other.

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

Speaking in support of the proposed development were: Michael Thorson, Inventure Capital, LLC of Schumann Drive, Fitchburg, the applicant, and Adam Fredendahl, JLA Architects of Blaine Drive.

Speaking in opposition to the proposed development was Kerry Martin of Emmet Street.

Speaking neither in support nor opposition to the proposed development was Robert W. Moore of Maple Avenue.

Registered in support and available to answer questions were Angela Black , Jeff Vercauteren, and Bryon Eagon of Husch Blackwell, LLP of E. Main Street, Joe Lee of JLA Architects of Crossroads Drive, and Matt Schreiner of Vierbicher & Associates, Inc. of Fourier Drive, all representing the applicant, Inventure Capital, LLC.

Registered in support but not wishing to speak were Michael Metzger of E. Washington Avenue and Lance McGrath of E. Washington Avenue.

Registered in opposition but not wishing to speak was Laurie Tomasini of Emmet Street .

11. [48967](#)

Consideration of a conditional use for a private parking facility at 1412 Pflaum Road; 15th Ald. Dist.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed on the following 7-1 vote: AYE: Ald. Carter, Ald. King, Berger, Cantrell, Hagenow, Oeth, Polewski; NAY: Rewey; NON-VOTING: Opin; EXCUSED: Ald. Zellers, Statz.

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

Ayes: 7 - Steve King; Sheri Carter; Melissa M. Berger; James F. Oeth; Bradley A. Cantrell; James E. Polewski and Jason S. Hagenow

Noes: 1 - Michael W. Rewey

Excused: 2 - Ledell Zellers and Andrew J. Statz

Non Voting: 1 - Ken Opin

There were no registrants on this item.

12. [48968](#)

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 5010 Lake Mendota Drive; 19th Ald. Dist.

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

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

Registered in support of the project and available to answer questions was Jason Franzen, Hart DeNoble Builders of Airport Road, Middleton, representing the applicants, Roderick and Sue Price.

13. [48969](#)

Consideration of a demolition permit and conditional use to allow a single-family residence to be demolished and a new single-family residence exceeding 10,000 square feet in floor area to be constructed on a lakefront property at 501 Woodward Drive; 18th Ald. Dist.

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

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

Registered in support of the project and available to answer questions were Michael Mack of Eagle Ridge Road, Bettendorf, Iowa, the applicant, and Jason Franzen, Hart DeNoble Builders of Airport Road, Middleton, representing the applicant.

Land Division

14. [48972](#)

Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating three lots at 3424 Lake Farm Road, Town of Blooming Grove.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and approved the land division subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

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

There were no registrants on this item.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Heather Stouder summarized the upcoming matters for the Plan Commission.

- Upcoming Matters - November 20, 2017

- 118-122 State Street - Demolition Permit and DC to PD(GDP-SIP) - Demolish six-story commercial building to construct nine-story, 120-room hotel with first floor restaurant-tavern and rooftop lounge (Referred at request of applicant)
- 5102 Silvertree Run - PD(GDP) to Amended PD(GDP-SIP) - Amend "University Crossing" General Development Plan and approve Specific Implementation Plan to construct a mixed-use building with 10,500 sq. ft. of commercial and 48 apartments in Urban Design Dist. 6
- 36 S. Brooks Street - PD(GDP-SIP) to Amended PD(GDP-SIP) - Amend Meriter Hospital General Development Plan and approve Specific Implementation Plan to construct an emergency generator facility for hospital campus
- 601 Gammon Road - Attach parcel developed with one-story restaurant from Town of Middleton and assign CC zoning

- Zoning Text Amendment - Amend Sections 28.151, 28.032(1), 28.037(2), 28.039(2), 28.040(2), 28.045(2), 28.047(2), 29.048(2), 28.050(2), and 28.051(2) to clarify the requirements for the use of two-family twin homes in residential districts.
- 529 Woodward Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence and an addition to an existing accessory building on lakefront parcel
- 305 N. Fourth Street - Conditional Use - Establish restaurant-tavern tenant in multi-tenant commercial building in NMX zoning

- Upcoming Matters - December 4, 2017

- 5533 University Avenue - Demolition Permit and Conditional Use - Demolish grocery store and construct mixed-use building with 8,100 square feet of commercial space and 52 apartment units in Urban Design Dist. 6
- 802 Atlas Avenue - Conditional Use - Allow outdoor recreation at a restaurant-tavern
- 1824 Vilas Avenue - Conditional Use - Construct detached accessory building with accessory dwelling unit
- 453 W. Gilman Street - Conditional Use - Re-approve outdoor eating area for a restaurant-tavern
- 1804 S. Park Street - Conditional Use - Allow auto repair station tenant in existing multi-tenant building in CC-T zoning

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

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