



# City of Madison

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

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Monday, June 22, 2015

5:30 PM

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

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### CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:35 p.m.

**Present:** 8 - Ledell Zellers; Sheri Carter; Ken Opin; Eric W. Sundquist; Michael W. Rewey; Bradley A. Cantrell; Tonya L. Hamilton-Nisbet and Maurice C. Sheppard

**Excused:** 3 - Steve King; Melissa M. Berger and Michael G. Heifetz

Opin was chair for the meeting. Ald. Carter and Sundquist arrived prior to the start of the public hearing.

Staff Present: Katherine Cornwell and Heather Stouder, Planning Division.

### PUBLIC COMMENT

There was no public comment under this item.

### DISCLOSURES AND RECUSALS

There were no disclosures or recusals under this item.

### MINUTES OF THE JUNE 8, 2015 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 13, 27, 2015

Plan Commission/Urban Design Commission retreat: Wednesday, July 1, 2015; 5:30 p.m. @ Goodman Community Center.

### 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/Subdivisions**

1. [38144](#) Creating Section 28.022 -- 00169 of the Madison General Ordinances to change the zoning of property located at 5817 Halley Way, 3rd Aldermanic District, from PD(SIP) (Planned Development- Specific Implementation Plan) District to Amended PD(SIP) Amended Planned Development (Specific Implementation Plan) District.

On a motion by Cantrell, seconded by Rewey, the Plan Commission forwarded this zoning map amendment to the Common Council with a recommendation of approval, subject to the comments and conditions contained within the Plan Commission materials. This recommendation included the drawings provided on June 22 depicting HVAC penetrations and area wells. The motion passed 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.**

Registered in support and available to answer questions was Mark Kruser of Prairie Glade Road.

**Conditional Uses/ Demolition Permits**

2. [38158](#) Consideration of a conditional use for a private parking facility at 665 E. Washington Avenue in Urban Design District 8; 6th Ald. Dist.

This item was referred to the July 27 Plan Commission meeting at the request of the applicant, pending a recommendation from the Urban Design Commission.

**A motion was made by Cantrell, seconded by Rewey, to Refer to the PLAN COMMISSION and should be returned by 7/27/2015. The motion passed by voice vote/other.**

There were no registrations on this item.

3. [38515](#) Consideration of a conditional use for a brewery with an outdoor eating area and tasting room at 1806-1808 Wright Street; 17th 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 within 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 and available to answer questions was Trevor Easton of Wright Street .

4. [38528](#) Consideration of a conditional use for animal husbandry (aquaponics/ fish farming) in an existing building in TE (Traditional Employment District) zoning at 1444 E. Washington Avenue; Urban Design Dist. 8; 2nd 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 within 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 and available to answer questions were Kevin Spaulding of Waubesa Street ; Pamela Prince of CTH BB, Deerfield; and Edward Kuharski of Sidney Street.

5. [38516](#) Consideration of a demolition permit to allow demolition of an existing single-family residence and construction of a new single-family residence at 1111 Merrill Springs Road; 19th Ald. Dist.
- On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and approved the demolition permit subject to the comments and conditions contained within 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 and available to answer questions was Josh Hyman of Vilas Avenue .
6. [38529](#) Consideration of a conditional use to allow an existing office building to be converted into a mixed-use building with 16,700 square feet of limited food production and processing, a contractor shop, offices, and 6 dwelling units, and to allow construction of a separate 16-unit multi-family building, all at 4130 Lien Road; 17th 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 within 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 and available to answer questions was Janine Glaeser of University Avenue .

## BUSINESS BY MEMBERS

There was no business by members.

## SECRETARY'S REPORT

Katherine Cornwell noted the upcoming matters.

### - Upcoming Matters - July 13, 2015

- 501 Welch Avenue - TR-C2 to TR-C3 - Rezone 2 platted lots developed with a single-family residence to allow lots to be sold separately
- 109 S. Fair Oaks Avenue - TE to PD(GDP-SIP) - Rezone Garver Feed Mill for mixed-use development and micro lodge complex
- 706 Williamson Street and 301 S. Blount Street - Certified Survey Map Referral - Create 1 lot for existing commercial building and 1 lot for mixed-use development in Third Lake Ridge Historic District
- 4210-4214 E. Washington Avenue - Demolition Permit and Conditional Use - Demolish restaurant and office building to construct restaurant with vehicle access sales and service window in Urban Design Dist. 5
- 11 N. Allen Street - Conditional Use - Construct outdoor eating area for coffeehouse
- 4022 Manitou Way - Demolition Permit - Demolish single-family residence and construct new single-family residence

### - Upcoming Matters - July 27, 2015

- 101 S Mills Street - TR-V1 to TR-U1 and Demolition Permit - Demolish single-family residence to construct four-unit apartment building (revised request)
- 3520-3546 E Washington Avenue - Demolition Permit and Conditional Use Permit - Construct auto service station, convenience store and car wash in Urban Design Dist 5
- 403 W Doty Street - Alteration to Planned Development - Amend PD- SIP (Planned Development Specific Implementation Plan) to approve an existing front yard parking space
- 503, 511, 519 Commerce Drive - Alteration to Planned Development - Amend Planned Development to allow approved fiber cement siding to be replaced with vinyl siding

## **ANNOUNCEMENTS**

There were no announcements.

## **ADJOURNMENT**

A motion was made by Rewey, seconded by Hamilton-Nisbet, to Adjourn at 5:48 pm. The motion passed by voice vote/other.