



City of Madison

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

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Monday, October 16, 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: 8 - Steve King; Ledell Zellers; Ken Opin; James F. Oeth; Michael W. Rewey; James E. Polewski; Jason S. Hagenow and Andrew J. Statz

Excused: 3 - Sheri Carter; Melissa M. Berger and Bradley A. Cantrell

Opin was chair for this meeting. Rewey served as vice chair in Cantrell's absence.

Staff present: Heather Stouder, Jeff Greger, Dan McAuliffe, Kevin Firchow and Tim Parks, Planning Division

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Opin disclosed a financial interest in Item 13 and recused himself from consideration of that item and approval of the consent agenda. Rewey served as chair for consideration of the consent agenda, which included Item 13.

Statz recused himself on Items 16 and 17 as a representative of the Madison Metropolitan School District, which is in negotiations to acquire a lot in the proposed subdivision.

MINUTES OF THE OCTOBER 2, 2017 MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: November 6, 20 and December 4, 2017

SPECIAL ITEMS OF BUSINESS

1. [49144](#) Planning Division update on the joint amendments to the Pioneer, Junction, and Elderberry Neighborhood Development Plans.

Jeff Greger provided the Plan Commission with an update on the joint plan amendment process and an outline for areas of focus in the planning effort. Following the discussion, the Commission took no action.

Following the discussion, the Plan Commission took no action.

Speaking in support of this matter was David Wallner, representing the University of Wisconsin-Madison College of Agricultural and Life Sciences (CALs) at Agricultural Hall.

Speaking in opposition to this matter was John Kohler of Harvest Moon Lane.

Speaking neither in support nor opposition to this matter was John Welch of Cape Silver Way.

Registered neither in support nor opposition was Bill White of Lakeland Avenue, representing KH Development.

2. [49145](#) Informational presentation by the prospective developers of a twelve-story apartment building at 222 N. Charter Street; 8th Ald. Dist.

The Plan Commission received an informational presentation from the prospective developers of a twelve-story apartment building on the subject site. Following the presentation and discussion, the Commission took no formal action.

Following the presentation and discussion, the Plan Commission took no action.

Speaking in support of the prospective development were: Jim Stopple, Madison Property Management of Regent Street; Alan Fish of Morrison Street, representing Mr. Stopple, and; Randy Bruce, Knothe Bruce Architects of University Avenue, Middleton, representing Mr. Stopple.

Speaking in opposition to the prospective development was Gary Brown of N. Mills Street, representing the University of Wisconsin-Madison.

Registered in support but not wishing to speak was Bill White of Lakeland Avenue, representing Jim Stopple, Madison Property Management.

ROUTINE BUSINESS

3. [49014](#) Authorizing the execution of an Underground Electric Easement to Madison Gas and Electric Company across a portion of the Madison Water Utility Operations Center property located at 115 S. Paterson Street.

A motion was made by Rewey, seconded by Oeth, to Return to Lead with the Recommendation for Approval to the WATER UTILITY BOARD. The motion passed by voice vote/other.

4. [49030](#) Authorizing the execution of an Underground Electric Easement to Madison Gas and Electric Company across a portion of Penn Park, located at 2101 Fisher Street.

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

There were no registrations 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. [48769](#) Consideration of a conditional use to construct a hotel at 2810 Coho Street; 14th Ald. Dist.

On a motion by Ald. Zellers, seconded by Polewski, the Plan Commission referred the proposed hotel to the Urban Design Commission for an advisory recommendation. The motion to refer to the Urban Design Commission passed by voice vote/ other.

A motion was made by Zellers, seconded by Polewski, to Refer to the URBAN DESIGN COMMISSION. The motion passed by voice vote/other.

Speaking in support of the proposed development were: Patrick Prabhu of N. Humboldt Avenue, Milwaukee, the applicant; Quinn Eide of W. Walton Place, Chicago, Illinois, and; John Tybarski of S. Whitnall Avenue, Milwaukee.

Registered in support and available to answer questions was Adam Ryan , Quam Engineering of Siggelkow Road, McFarland.

Registered in opposition and available to answer questions was Faye Bokelman of Luann Lane.

- 6. [48770](#) Consideration of a demolition permit to allow demolition of an office building with no proposed use at 4706 E. Washington Avenue; Urban Design Dist. 5; 17th Ald. Dist.

On a motion by Rewey, seconded by Oeth, the Plan Commission found the standards met and approved the demolition permit subject to the comments and conditions in the Plan Commission materials. The motion to approve passed on the following 5-1 vote: AYE: Ald. King, Ald. Zellers, Oeth, Polewski, Rewey; NAY: Hagenow; NON-VOTING: Opin, Statz; EXCUSED: Ald. Carter; Berger, Cantrell.

A motion by Hagenow to amend the motion to add a condition requiring that a restrictive covenant be executed to require that the future use of the property be approved by the Plan Commission prior to issuance of permits for new construction failed for lack of a second.

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

Ayes: 5 - Steve King; Ledell Zellers; James F. Oeth; Michael W. Rewey and James E. Polewski

Noes: 1 - Jason S. Hagenow

Excused: 3 - Sheri Carter; Melissa M. Berger and Bradley A. Cantrell

Non Voting: 2 - Ken Opin and Andrew J. Statz

Registered in support of the request and available to answer questions was Steve Doran of Bridge Road, the applicant.

7. [48771](#) Consideration of a conditional use for an arts/ technical/ trade school tenant (cycling gym) in a mixed-use building at 1018 E. Washington Avenue; Urban Design Dist. 8; 2nd Ald. Dist.
- On a motion by Ald. King, seconded by Hagenow, 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 by voice vote/other.
- A motion was made by King, seconded by Hagenow, to Approve. The motion passed by voice vote/other.**
- Registered in support of the request and available to answer questions was David Pelsue of N. Rivers Edge Trail, Janesville.
8. [48772](#) Consideration of a conditional use to convert an existing building into general manufacturing facility at 7173 Manufacturers Drive; 17th Ald. Dist.
- On a motion by Ald. King, seconded by Hagenow, 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 by voice vote/other.
- A motion was made by King, seconded by Hagenow, to Approve. The motion passed by voice vote/other.**
- Registered in support of this request and available to answer questions was Jayme Anderson of Brandywood Trail, Sun Prairie.
9. [48773](#) Consideration of a demolition permit to demolish an existing single-family residence and construct a new single-family residence at 4301 Maher Avenue; 15th Ald. Dist.
- On a motion by Ald. King, seconded by Hagenow, the Plan Commission found the standards met and approved the demolition permit 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 King, seconded by Hagenow, to Approve. The motion passed by voice vote/other.**
- Registered in support of this request and available to answer questions were Jack Gieche of Maher Avenue, and Steve McCarthy of Jerome Street, representing the Lake Edge Neighborhood Association.
10. [48775](#) Consideration of a demolition permit and conditional use to demolish an existing lodging house and construct a new lodging house at 141 Langdon Street; 2nd Ald. Dist.
- On a motion by Ald. Zellers, 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 Zellers, seconded by Rewey, to Approve. The motion passed by voice vote/other.**
- Speaking in support of the proposed development was John Cronin of Underwood Avenue , Wauwatosa, representing the applicant, Evans Scholarship Foundation.
- Speaking in opposition to the proposed development was James Edward Ray, Jr. of Aberg Avenue.
11. [48780](#) Consideration of a conditional use for a restaurant-tavern tenant in a multi-tenant commercial building in TE (Traditional Employment District) zoning at 600 Williamson Street; Third Lake Ridge Historic Dist.; 6th Ald. Dist.
- On a motion by Ald. King, seconded by Hagenow, 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 by voice vote/other.

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

Registered in support of this request and available to answer questions was Zhu Zhu of Williamson Street, the applicant.

12. [48781](#)

Consideration of a conditional use to add a dwelling unit to an existing mixed-use building at 335 W. Lakeside Street; 13th Ald. Dist.

On a motion by Ald. King, seconded by Hagenow, 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 by voice vote/other.

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

Registered in support of this request and available to answer questions was Ryan Schultz of W. Lakeside Street.

13. [48784](#)

Consideration of a demolition permit to demolish an existing laboratory building at 630 Forward Drive to construct additional parking to serve an office and laboratory complex generally addressed as 601 Rayovac Drive and 630 Forward Drive; Urban Design Dist. 2; 19th Ald. Dist.

On a motion by Ald. King, seconded by Hagenow, the Plan Commission found the standards met and approved the demolition permit 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 King, seconded by Hagenow, to Approve. The motion passed by voice vote/other.

There were no registrants on this matter.

14. [48839](#)

Consideration of a conditional use to allow construction of an accessory building exceeding 800 square feet in area in SR-V2 (Suburban Residential-Varied 2 District) zoning to serve an apartment complex at 1010-1018 Mayfair Avenue; 15th Ald. Dist.

On a motion by Ald. King, seconded by Hagenow, 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 by voice vote/other.

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

Registered in support of this request and available to answer questions were George & Catherine Knuckey of S. Bird Street, Sun Prairie.

15. [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 Ald. King, seconded by Hagenow, the Plan Commission referred the demolition permit and conditional use to November 6, 2017 at the request of the applicant. The motion to refer passed by voice vote/other.

A motion was made by King, seconded by Hagenow, to Refer to the PLAN COMMISSION and should be returned by November 6, 2017. The motion passed by voice vote/other.

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

Registered to speak neither in support nor opposition to the proposed development was Heather R. Bednar of Emmet Street.

Zoning Map Amendment & Related Request

Note: Items 16 and 17 are related and should be considered together

- 16. [48228](#) Creating Section 28.022 - 00296, Section 28.022 - 00297 and Section 28.022 - 00298 of the Madison General Ordinances to change the zoning of properties located at 645-703 South Point Road, 9th Aldermanic District, from Temp A (Temporary Agriculture) District to TR-C3 (Traditional Residential - Consistent District 3) District, TR-P (Traditional Residential - Planned) District, and CC-T (Commercial Corridor - Transitional) District.

On a motion by Ald. King, seconded by Rewey, the Plan Commission recommended approval of the zoning map amendment (ID 48228) and preliminary plat (ID 47857) subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- That the TR-P master plan and final plat of *Acacia Ridge* subdivision include a note that any future buildings on the northern third of Lot 17 not exceed two stories in height.

The motion to recommend approval of the rezoning and preliminary plat passed by voice vote/ other.

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

- 17. [47857](#) Approving the preliminary plat of *Acacia Ridge* on property generally addressed as 645-703 South Point Road; 9th Ald. Dist.

On a motion by Ald. King, seconded by Rewey, the Plan Commission recommended approval of the zoning map amendment (ID 48228) and preliminary plat (ID 47857) subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- That the TR-P master plan and final plat of *Acacia Ridge* subdivision include a note that any future buildings on the northern third of Lot 17 not exceed two stories in height.

The motion to recommend approval of the rezoning and preliminary plat passed by voice vote/ other.

A motion was made by King, seconded by Rewey, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24, & 2.25 - REPORT OF OFFICER. The motion passed by voice vote/other.

The following were registered on Items 16 and 17, which were considered together:

Speaking in support of the proposed subdivision were Brian Munson, Vandewalle & Associates of E. Lakeside Street, representing the applicant, Veridian Homes, and Roger Guest and Todd Wozniak, Veridian Homes of South Towne Drive.

Speaking in opposition to the proposed subdivision were: Rob Harris of Pine Lawn Parkway; Julie and Steven Nelson of Harvest Moon Lane; Kacie and Austin Krueger of Stone Arbor Trail; Brian Boelter of Roman Mist Way; James Gesbeck of Harvest Moon Lane; William DeLonge of Pine Lawn Parkway; David Mandell of South Point Road, Town of Middleton; Therese Weiss of South Point Road, and; Judi Bookstaff of Pine Lawn Parkway.

Registered in opposition but not wishing to speak was Ryan Weber of Golden Hue Boulevard .

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Heather Stouder summarized the upcoming matters.

- Upcoming Matters - November 6, 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
- 1412 Pflaum Road - Conditional Use - Create private parking facility
- 5010 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel
- 501 Woodward Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel
- 3424 Lake Farm Road - Extraterritorial Certified Survey Map - Create three lots in the Town of Blooming Grove

- Upcoming Matters - November 20, 2017

- 5102 Silver Tree 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 [S.] Gammon Road - Attach parcel containing a one-story restaurant from Town of Middleton and assign CC (Commercial Corridor) zoning
- 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

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

**A motion was made by King, seconded by Hagenow, to Adjourn at 8:35 p.m.
The motion passed by voice vote/other.**