



# City of Madison

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

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Monday, April 6, 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 - Steve King; Ledell Zellers; Scott J. Resnick; Ken Opin; Michael W. Rewey; Bradley A. Cantrell; Tonya L. Hamilton-Nisbet and Maurice C. Sheppard

**Excused:** 3 - Eric W. Sundquist; Melissa M. Berger and Michael G. Heifetz

Opin was chair for this meeting.

Ald. Resnick arrived following approval of the March 23 minutes.

### PUBLIC COMMENT

There were no registrants for public comment.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

Sheppard disclosed that he served on the Garver Feed Mill Criteria and Selection Committee but that his service would not impact his ability to consider Item 2.

### MINUTES OF THE MARCH 23, 2015 MEETING

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

### SCHEDULE OF MEETINGS

Regular Meetings: April 20 and May 4, 18, 2015

Special Meetings to discuss Zoning Code revisions: Tuesday, April 14 and Tuesday, May 12, 2015; 5:00-7:00 p.m.; both meetings will be held in Room 260 of Madison Municipal Building.

### ROUTINE BUSINESS

1. [37360](#) SUBSTITUTE - Authorizing the selection of a portion of Census Tract 20 as the focus for a concentration neighborhood planning process and the creation of an Ad-Hoc steering committee.

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

2. [37723](#) Accepting the proposal of Baum Development for the redevelopment of the Garver Feed Mill.

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

Speaking in support of the Baum proposal was Lou Host-Jablonski of Atwood Avenue.

Speaking neither in support nor opposition to the proposal were Jeff Vercauteren, Whyte Hirschboeck Dudek, SC of E. Main Street and Tom Landgraf of Ash Street, both representing Alternative Continuum of Care, LLC.

### **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 6:00 p.m. where there are no registrants wishing to speak in opposition regardless of its placement on the agenda.

### **Zoning Map Amendment & Subdivision**

3. [37328](#) Creating Section 28.022-00160 of the Madison General Ordinances to change the zoning of properties located at 1 and 9 Cherbourg Court, 20th Aldermanic District, from SR-V2 (Suburban Residential - Varied 2) District to TR-C3 (Traditional Residential - Consistent 3) District to create 6 single-family lots in the Delores Lillge Subdivision.

On a motion by Rewey, seconded by Hamilton-Nisbet, the Plan Commission recommended approval of the zoning map amendment (ID 37328) and preliminary and final plat (ID 37227) subject to the comments and conditions contained in the Plan Commission materials.

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

4. [37227](#) Approving the preliminary plat and final plat of Delores Lillge Subdivision located at 1 and 9 Cherbourg Court; 20th Ald. Dist.

On a motion by Rewey, seconded by Hamilton-Nisbet, the Plan Commission recommended approval of the zoning map amendment (ID 37328) and preliminary and final plat (ID 37227) subject to the comments and conditions contained in the Plan Commission materials.

**A motion was made by Rewey, seconded by Hamilton-Nisbet, 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.**

Registered in support of Items 3 and 4, which were considered together, was the applicant, Adam Helt-Baldwin, Habitat for Humanity of Dane County of Fiedler Lane.

### **Conditional Use & Demolition Permits**

5. [33913](#) Consideration of a demolition permit to allow demolition of a single-family residence and construction of a six-unit apartment building at 101 S. Mills Street; 13th Ald. Dist.

On a motion by Rewey, seconded by Hamilton-Nisbet, the Plan Commission referred the demolition permit to a future meeting at the recommendation of staff.

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

There were no registrants on this matter.

6. [37369](#) Consideration of a demolition permit to allow a single-family residence at 9803 Old Sauk Road; 9th Ald. Dist. to be demolished as part of the implementation of The Willows residential subdivision.

On a motion by Rewey, seconded by Hamilton-Nisbet, the Plan Commission referred the demolition permit at the request of the applicant and staff to allow the demolition permit to be considered concurrent with the final plat of The Willows, which is submitted for review at the April 20 meeting.

**A motion was made by Rewey, seconded by Hamilton-Nisbet, to Refer to the PLAN COMMISSION and should be returned by April 20, 2015. The motion passed by voice vote/other.**

There were no registrants on this matter.

### Zoning Text Amendment

7. [37398](#) Amending Sections 28.211, 28.151, and 28.061 of the Madison General Ordinances to amend existing zoning regulations for tobacco retailers in the City of Madison.

On a motion by Rewey, seconded by Hamilton-Nisbet, the Plan Commission recommended re-referral of the proposed text amendment to the May 4, 2015 meeting at the request of staff to allow additional time to address the issues raised by the Plan Commission during its March 23 hearing.

**A motion was made by Rewey, seconded by Hamilton-Nisbet, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by May 4, 2015. The motion passed by voice vote/other.**

There were no registrants on this matter.

### END OF PUBLIC HEARING

### SPECIAL ITEM OF BUSINESS

8. [37851](#) Smart Growth America presentation and discussion with the Plan Commission regarding a Fiscal Impact Analysis prepared for the Pioneer Neighborhood Development Plan

Christopher Zimmerman and Patrick Lynch of Smart Growth America and Brian Grady of the Planning Division gave a presentation to the Plan Commission regarding a fiscal impact analysis prepared for the Pioneer neighborhood, which was followed by Commission discussion.

**Following the presentation and discussion, the Plan Commission took no action on this matter.**

There were no registrants on this matter.

### BUSINESS BY MEMBERS

There was no business by members.

## SECRETARY'S REPORT

Tim Parks summarized the upcoming matters for the Commission .

### - Upcoming Matters - April 20, 2015

- 4103-4119 Portage Road - Temp. A to SR-V2, Conditional Use, Demolition Permit and Certified Survey Map Referral - Demolish single-family residence and construct residential building complex containing 284 apartments in 3 buildings with pool and clubhouse and create 3 lots for the residential development
- 467-507 North Star Drive 452 & 504 Pluto Street - PD(SIP) to Amended PD(GDP-SIP) and Final Plat - Grandview Commons Replat No. 2, replatting 6 lots approved for two-family dwellings-twin into 12 single-family lots
- 5110 High Crossing Blvd. - Conditional Use and Certified Survey Map Referral - Create 2 lots to allow construction of a 60,650 square-foot health club and 106-room hotel as a planned multi-use site
- 710 E. Mifflin Street and 124 N. Livingston Street - Conditional Use - Construct 189-unit apartment building
- 633 W. Main Street and 624 W. Doty Street - DR-2 to UMX, Conditional Use and Certified Survey Map Referral - Rezone existing office building and surface parking lot to conforming district, re-approve accessory parking facility, and combine parcels into 1 commercial lot
- 1101 Feather Edge Drive 9807-9856 Hawks Nest Drive - Conditional Use Alteration - Construct undeveloped portion of Hawks Woods Condominiums with 22 single-family residences
- Zoning Text Amendment - Amend Section 28.131 of the Zoning Code regulating accessory buildings and structures on lots used exclusively for residential and mixed-use purposes
- Zoning Text Amendment - Amend Section 28.095 of the Zoning Code to eliminate the Parks and Recreation District maximum lot coverage requirement
- 3414 Monroe Street - Demolition Permit and Conditional Use - Demolish office building to construct a mixed-use building with 3,500 square feet of commercial space and 19 apartments
- 4701 American Parkway - Conditional Use - Construct auto service station, convenience store and car wash
- 9803 Old Sauk Road - Demolition Permit and Final Plat - The Willows, creating 35 single-family lots and 1 outlot for public stormwater management following demolition of single-family residence
- 7202 Mineral Point Road - Demolition Permit and Conditional Use - Demolish restaurant and construct new restaurant with vehicle access sales and service window
- 3637 Dawes Street - Conditional Use - Construct accessory building exceeding 576 square feet in TR-C1 zoning
- 3502 E. Washington Avenue - Conditional Use - Construct outdoor eating area for restaurant (in Urban Design Dist. 5)

### - Upcoming Matters - May 4, 2015

- Village at Autumn Lake - Various addresses, Lien Rd. & Autumn Lake Parkway - TR-C3, PD and CN to TR-P and TR-C3, Demolition Permit, and Preliminary Plat and Final Plat - Village at Autumn Lake Replat, creating 549 lots for 525 single-family units, 36 two-family-twin units, 8 four-unit dwellings, 58 townhouse units and 296 multi-family units; 16 outlots dedicated to the public; and 12 outlots to be maintained privately, following demolition of 5825 Sanctuary Ln./ 2009 Expedition Tr.
- 2615 Stevens Street - TR-C2 to TR-C4 - Convert existing four-unit multi-family dwelling to three-family dwelling
- 126 S. Carroll Street - PD(SIP) to Amended PD(SIP) - Construct mixed-use building with 5,900 sq. ft. of commercial space and 88 apartments
- 510 University Avenue and 435 W. Gilman Street - Demolition Permit and Conditional Use - Demolish existing mixed-use building to construct new mixed-use building with 8,750 sq. ft. of commercial space, 3,000 sq. ft. of flex space and 348 apartments
- 1701 Wright Street - Conditional Use - Construct classroom addition at Madison College exceeding 4,000 sq. ft. in CI zoning
- 4901 Tradewinds Parkway - Conditional Use - Construct Water Utility Well 31 and reservoir, with outdoor storage area (in Urban Design District 1)
- 3825 E. Washington Avenue - Demolition Permit - Demolish restaurant to construct 9,800 square-foot commercial building (in Urban Design Dist. 5)
- 5404 Lake Mendota Drive (Tentative) - 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

- 137 N. Prospect Avenue - Conditional Use- Construct accessory building exceeding 576 square feet in TR-C2 zoning
- 1402 Pankratz Street - Conditional Use - Allow private school in multi-tenant commercial building in SE zoning (in Urban Design Dist. 4)

## **ANNOUNCEMENTS**

Ald. Zellers indicated that she would not be present for the May 4 regular meeting or May 12 special meeting.

## **ADJOURNMENT**

**A motion was made by King, seconded by Hamilton-Nisbet, to Adjourn at 6:55 p.m. The motion passed by voice vote/other.**