



City of Madison

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

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Monday, November 2, 2015

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 5:35 p.m.

Present: 8 - Steve King; Ledell Zellers; Sheri Carter; Maurice C. Sheppard; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell and James E. Polewski

Excused: 2 - Ken Opin and Melissa M. Berger

Cantrell was chair for this meeting.

Rewey was present when the meeting was called to order but had to leave due to a family illness, which is reflected in the second roll call.

Staff present: Katherine Cornwell, Heather Stouder and Kevin Firchow, Planning Division; Matt Tucker, Zoning Administrator, and; Doug Voegeli, Public Health Madison-Dane County.

ROLL CALL

Present: 7 - Steve King; Ledell Zellers; Sheri Carter; Maurice C. Sheppard; Michael G. Heifetz; Bradley A. Cantrell and James E. Polewski

Excused: 3 - Ken Opin; Melissa M. Berger and Michael W. Rewey

PUBLIC COMMENT

There were no registrations for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures or recusals by members of the Plan Commission.

MINUTES OF THE OCTOBER 19, 2015 MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: November 16 and December 7, 2015

Special Meeting/ Working Session: Thursday, December 10, 2015 at 5:00 p.m.; Room LL- 110, Madison Municipal Building (Agenda To Be Announced)

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.

Conditional Use & Demolition Permits

1. [40042](#) Consideration of a demolition permit and conditional use to allow demolition of offices in a converted residence and construction of a mixed-use building with 6,500 square feet of commercial space and 2 apartments at 1906 Monroe Street; 13th Ald. Dist.

On a motion by Polewski, seconded by Ald. Zellers, the Plan Commission placed this matter on file without prejudice at the request of the applicant by voice vote/ other.

A motion was made by Polewski, seconded by Zellers, to Place On File Without Prejudice. The motion passed by voice vote/other.

Registered in opposition to this request was Sue Riseling of Monroe Street.

2. [40170](#) Consideration of a demolition permit and conditional use to allow demolition of a storage building and construction of a mixed-use building with up to 3,300 square feet of commercial space and 30 apartments at 2087 Atwood Avenue; 6th Ald. Dist.

On a motion by Polewski, seconded by Ald. Zellers, the Plan Commission found the standards met and granted approval of 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 Polewski, seconded by Zellers, to Approve. The motion passed by voice vote/other.

Registered in support of the proposed development and available to answer questions were Joe Krupp, Prime Urban Properties of Eastwood Drive, the applicant, and J. Randy Bruce, Knothe & Bruce Architects, LLC of University Avenue, Middleton, representing the applicant.

3. [40171](#) Consideration of a demolition permit and conditional use in the Campus-Institutional (CI) zoning district to allow demolition of "Science House" and construction of an addition to Babcock Hall at 1605 Linden Drive on the University of Wisconsin-Madison campus; 5th Ald. Dist.

On a motion by Sheppard, seconded by Polewski, the Plan Commission found the standards met and granted approval of the demolition permit and conditional use subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed on the following 5-1 vote: AYE: Ald. Carter, Ald. King, Ald. Zellers, Sheppard, Polewski; NAY: Heifetz; NON-VOTING: Cantrell; EXCUSED: Berger, Opin, Rewey.

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

Ayes: 5 - Steve King; Ledell Zellers; Sheri Carter; Maurice C. Sheppard and James E. Polewski

Noes: 1 - Michael G. Heifetz

Excused: 3 - Ken Opin; Melissa M. Berger and Michael W. Rewey

Non Voting: 1 - Bradley A. Cantrell

Speaking in opposition to the proposed development was Curt Meine of Prairie du Sac.

Registered in support of the proposed development and available to answer questions were: Gary Brown, Aaron Williams and Stu LaRose, University of Wisconsin-Madison Facilities Planning & Management, and Tom Witte, Zimmermann Architectural Studios, Inc. of W. Mt. Vernon Avenue; Milwaukee.

4. [40172](#)

Consideration of a conditional use for a tavern in NMX (Neighborhood Mixed-Use District) zoning as part of a creative arts studio to be located at 312 N. Third Street; Urban Design Dist. 4; 12th Ald. Dist.

On a motion by Polewski, seconded by Ald. Zellers, the Plan Commission found the standards met and granted approval of 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 Polewski, seconded by Zellers, to Approve. The motion passed by voice vote/other.

There were no registrants on this matter.

5. [40041](#)

Consideration of a conditional use for outdoor cooking for a restaurant at 1835 Monroe Street; 13th Ald. Dist.

On a motion by Polewski, seconded by Ald. Zellers, the Plan Commission found that the conditional use standards could not be met and placed on file the proposed conditional use for an outdoor cooking operation on the subject site. Specifically, the Plan Commission found that the outdoor cooking would be detrimental to or would endanger the public health, safety, or general welfare, and that it would substantially impair or diminish in a foreseeable manner the uses, values and enjoyment of other property in the neighborhood for purposes already established. In finding that the standards could not be met, members of the Commission noted that the outdoor cooking (barbecue smoker/ open pit) could exacerbate existing health conditions such as asthma, and that the frequency of use and the resultant odors would unduly impact surrounding properties. The motion to place on file passed by voice vote/ other.

A motion was made by Polewski, seconded by Zellers, to Place On File. The motion passed by voice vote/other.

Speaking in support of the request were: Sarah Jones of Prairie Drive, Deerfield and Shon Jones of Monroe Street, the applicants; Bruce Woods of Spaight Street; Sue Riseling of Monroe Street; Joanne Berg of Monroe Street; Andrew Nere of Monroe Street; Jenifer Jones of Friesland Road, Marshall; Pat Kusenberger of Oakbridge Court; Tobias Kowalski of Oakbridge Court; Megan Veriha of Kronshage Drive; Aija Kopca of Kronshage Drive; Carla Cahes of Clarendon Drive, Fitchburg, and; Teresa Kobelt of Calla Pass, Middleton.

Speaking in opposition to the request were: Ronald M. Trachtenberg, Von Briesen & Roper, SC of E. Doty Street and (by phone) Suzaynn F. Schick, PhD of the University of California-San Francisco, both representing approximately 10 neighbors in the Vilas Neighborhood (Gevers, Bradley, etc.); Ellen Thompson of Campbell Street; Jon Standridge of Edgewood Avenue; Sean O'Herrin of Madison Street; Marsha Monroe of Madison Street; David Feldstein of Grant Street; John Koskinen of Madison Street; Matt & Melissa Schultz of Madison Street; Randy Radtke of E. Washington Street, Lake Mills, representing the American Lung Association of Wisconsin; Anne Hansen of Madison Street; Diane Lauver of Harrison Street; Sally Lehner of Madison Street; David Gevers of Madison Street, President of the Vilas Neighborhood Association, and; Ankur Desai of Harrison Street.

Ald. Sara Eskrich, 13th District, also participated in the hearing on this matter.

Registered in support and available to answer questions was Katy Schalles of E. Sunset Court.

Registered in support but not wishing to speak were: Rebecca Leidner of Spohn Avenue; Andrew Cusick of Woodrow Street; Peggy Felath of Oakridge Avenue, and; Todd Jensen of Rutledge Street.

Registered in opposition but not wishing to speak were: Tim & Diane Osswald of Madison Street; Jane Bernstein of Jefferson Street; Steven Nadler of Jefferson Street; Judy Rose of Monroe Street; Shawn Schey of Woodrow Street; Jane Albert - No address given; Milt Johnson of Madison Street; Eileen Kennedy of Madison Street; Mary Clare Murphy of Jefferson Street; Chuck Erickson of Jefferson Street, and; Mark Bradley of Madison Street.

Land Division

6. [40173](#) Approving a Certified Survey Map of property owned by the Quisling Clinic Apartment Homes, LLC and Gorman Properties, LLC located at 2 W. Gorham Street; Mansion Hill Historic Dist.; 2nd Ald. Dist.

On a motion by Polewski, seconded by Ald. Zellers, the Plan Commission referred the proposed land division to December 7, 2015 at the request of the applicant pending submittal of a revised request. The motion to refer passed by voice vote/ other.

A motion was made by Polewski, seconded by Zellers, to Refer to the PLAN COMMISSION and should be returned by December 7, 2015. The motion passed by voice vote/other.

There were no registrants on this matter.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

Katherine Cornwell summarized the upcoming matters for the Commission.

- Upcoming Matters - November 16, 2015

- Various addresses: Autumn Ridge Reserve subdivision, northeastern quadrant of Elderberry Road and Schewe Road - SR-C2 (Suburban Residential-Consistent 2 District) to TR-C1 (Traditional Residential-Consistent 1 District) - Rezone 51 approved and platted single-family lots in the Autumn Ridge Reserve subdivision for different bulk requirements (ID 40438)
- Assigning City of Madison zoning to various properties located in the Town of Blooming Grove North Phased Attachment Area, which will be attached to the City effective at 12:01 a.m., Monday, December 28, 2015. The proposed zoning classifications in this ordinance will take effect concurrent with the attachment of the North Phased Attachment properties (ID 40269)
- 5404 Lake Mendota Drive - 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
- 615 Forward Drive - Demolition Permit - Demolish existing television studio and construct new television studio in Urban Design Dist. 2
- 2649 Milwaukee Street - Conditional Use - Convert an existing residence into a counseling organization (peer respite) facility
- 1356 MacArthur Road - Conditional Use Alteration - Revised screening for an existing daycare playground
- 1800 Waunona Way - Conditional Use - Construct accessory building on a lakefront lot
- 138 Rodney Court - Demolition Permit - Demolish single-family residence with no proposed future use
- 1202 S. Park Street - Demolition Permit - Demolish commercial building with no proposed future use
- 1020 John Nolen Drive - Demolition Permit - Demolish commercial building with no proposed future use
- 1317-1325 Applegate Road and 1302-1326 Greenway Cross - Demolition Permit - Demolish 2 commercial buildings to construct an auto sales facility
- 2406 Waunona Way - Conditional Use - Construct addition to an existing single-family residence on a lakefront lot

- Upcoming Matters - December 7, 2015

- University Hill Farms Neighborhood Plan
- Emerson-Eken Park-Yahara Neighborhood Plan
- 1917 Lake Point Drive - TR-V1 to TR-U1, Demolition Permit and Conditional Use - Demolish community

center and construct 12 townhouse units in 2 buildings
- 820 S. Park Street, 905-911 Delaplaine Court, 910-930 Haywood Drive & 825-831 S. Brooks Street - TSS & TR-V1 to TSS & TR-C3, Demolition Permit, Conditional Use and Preliminary Plat - Demolish commercial building and demolish or relocate 10 residential buildings to construct mixed-use building with 2,000 square feet of commercial space and 103 apartments in Urban Design Dist. 8, and the preliminary plat of 8Twenty Park, creating 1 lot for mixed-use development and 5 lots for single-family residences
- 7933 Tree Lane - CC to PD(GDP-SIP) - Construct 45-unit apartment building
- 6012 Gemini Drive - PD(GDP) to PD(SIP) - Construct multi-tenant commercial building at Grandview Commons Town Center
- 503 Schewe Road - Temp. A to SR-C1 and Preliminary Plat - The Willows II (or First Addition to The Willows), creating 45 future single-family lots and 1 outlot for public stormwater management and greenway purposes

ANNOUNCEMENTS

ADJOURNMENT

A motion was made by Heifetz, seconded by King, to Adjourn at 8:30 p.m. The motion passed by voice vote/other.