



# City of Madison

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

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Monday, February 23, 2015

5:30 PM

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

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### CALL TO ORDER/ROLL CALL

**Present:** 9 - Steve King; Ledell Zellers; Scott J. Resnick; Ken Opin; Eric W. Sundquist; Melissa M. Berger; Michael G. Heifetz; Michael W. Rewey and Maurice C. Sheppard

**Excused:** 2 - Bradley A. Cantrell and Tonya L. Hamilton-Nisbet

Opin was chair for the meeting. Ald. Resnick and Heifetz arrived during the discussion of item 1. Ald. Resnick was excused prior to the consideration of agenda items 2 and 9, which were the last two public hearings considered at the meeting.

Staff Present: Steve Cover, Secretary; Natalie Erdman, Interim Secretary; Jay Wendt, Heather Stouder, Rick Roll, Brian Grady, and Kevin Firchow, Planning Division; Matt Tucker, Zoning Administrator.

### PUBLIC COMMENT

There were no registrations for public comment under this item.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

Melissa Berger noted that she served on a neighborhood association with the applicant for agenda item 9, though this would not impact her ability to impartially review the request. Ms. Berger also disclosed that she advised the applicant for that same agenda item to provide all materials to the entire Plan Commission.

### MINUTES OF THE FEBRUARY 9, 2015 MEETING

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

### SCHEDULE OF MEETINGS

Regular Meetings: March 9, 23 and April 6, 20, 2015

Special Meetings to discuss Zoning Code revisions [Tentative]: Tuesday, April 14 and Tuesday, May 12, 2015; 5:00-7:00 p.m.; locations to be determined.

### OLD BUSINESS

1. [36803](#) Approving the City of Verona's North Neighborhood Plan.

The Plan Commission voted to reaffirm their previous recommendation of January 26, 2015, which recommended adoption of the "City of Verona: North Neighborhood Plan," dated December 12, 2014, as originally presented to the Plan Commission. The Plan Commission did not support the proposed amendments, which proposed to delete two sentences described in the February 11, 2015 memo from City of Verona Director of Planning and Development Director, Adam Sayre. As part of their February

23 recommendation to the Common Council, the Plan Commission specified that they recommend rejection of these proposed amendments.

The motion to adopt was made by Rewey, seconded by Sundquist and approved by voice vote/other.

**A motion was made by Rewey, seconded by Sundquist, to RECOMMEND TO COUNCIL TO ADOPT WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER. The motion passed by voice vote/other.**

Speaking in support of this item was Adam Sayre of Lincoln Street of Verona , representing the City of Verona.

**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**

- 2. [35558](#) Consideration of a conditional use to allow construction of a mixed-use building with 41,200 square feet of commercial space and 89 apartment units at 516-530 Cottage Grove Road; 15th Ald. Dist.

The Plan Commission found that the approval standards for conditional uses were met and approved this request subject to the comments and conditions contained within the Plan Commission materials.

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

Speaking in support of this item was Janine Glaser of Tonyawatha Trail representing Knothe Bruce Architects and the applicant. Registered in support, representing the applicant and available to answer questions were Randy Bruce of Knothe Bruce Architects and Dave Nelson of Red Oak Court . Also registered in support was the applicant, Jeff Ruedebusch of Dovetail Drive. Registered in support and available to answer questions were Catherine Duarte of Thorpe Street and Greg Mickells of Mifflin Street representing the Madison Public Library. Registered in support and representing the Lake Edge Neighborhood Association was Tom Stoebig of Hegg Avenue .

Speaking in opposition to this item was Pat Schneider of Busse Street.

- 3. [36618](#) Consideration of a demolition permit and conditional use to allow a single-family residence to be demolished and a private parking facility to be constructed at 5417 Femrite Drive; Urban Design District 1; 16th Ald. Dist.

The Plan Commission found that the demolition and conditional use approval standards were met and approved this request subject to the comments and conditions contained within the Plan Commission materials.

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

There were no registrations for public comment on this item.

- 4. [36619](#) Consideration of a demolition permit to allow a restaurant to be demolished and an 8,500 square-foot retail building to be constructed at 3825 E. Washington Avenue; Urban Design District 5; 17th Ald. Dist.

This item was referred to the May 4, 2015 Plan Commission meeting at the request of the applicant.

**A motion was made by Berger, seconded by Resnick, to Refer to the PLAN COMMISSION and should be returned by 5/4/2015. The motion passed by voice vote/other.**

There were no registrations for public comment on this item.

5. [36810](#)

Consideration of a conditional use for a weightlifting instruction (arts/ technical/ trade) school in the IL (Industrial-Limited) zoning district at 1325 Greenway Cross; 14th Ald. Dist.

The Plan Commission found that the conditional use approval standards were met and approved this request subject to the comments and conditions contained within the Plan Commission materials.

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

There were no registrations for public comment on this item.

6. [36811](#)

Consideration of a demolition permit and conditional use to allow two existing mixed-use buildings to be demolished for the construction of a mixed-use building containing 1,900 square feet of commercial space and 20 apartments at 2501-2525 University Avenue; 5th Ald. Dist.

The Plan Commission found that the demolition and conditional use approval standards were met and approved this request subject to the comments and conditions contained within the Plan Commission materials and with the following additional and revised conditions:

- That condition 1 of the February 23, 2015 Planning Division Staff Report be revised to read as follows: That the outdoor eating area shall be closed at 9 m Sunday through Wednesdays and 10 pm on Thursdays-Saturday. The outdoor seating area shall not open prior to 6:00 am, daily. No outdoor amplified sound shall be allowed at any time.
- That Condition 37 of the February 23, 2015 Planning Division Staff Report be revised per the revised language provided by the City Parking Utility stating: "Twenty four underground and ten surface off-street auto parking spaces are provided for the development, which has 33 residential units. The letter of intent does not include any guarantee that a minimum of 33 spaces will be reserved at all times for the residents, and as it is likely that some of the spaces will be used for the commercial activity at this development, a condition of approval shall be that no residential parking permits shall be issued for 2505 & 2525 University Avenue. The applicant shall inform all tenants of this restriction in their apartment leases. In addition, the applicant shall submit for 2505 & 2525 University Avenue a copy of the lease noting the above condition. Residents of 2525 University Avenue who currently have Residential Parking Permits will be able to use their permits through Aug . 31, 2015, but will not be eligible for permits after this date."
- That no garbage collection for this development occur before 7:30 am.

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

Speaking in support of this item and representing the applicant was Gary Brink, Gary Brink and Associates of Elmwood Avenue, Middleton. Also speaking in support was John Schlaefer of Kendall Avenue. Registered in support and available to answer questions were the applicant Robert Lindhom of Carillon Drive and Robbie Webber of Stevens Street.

7. [36812](#)

Consideration of a demolition permit to allow demolition of an existing single-family residence and construction of a new single-family residence at 733 Copeland Street; 13th Ald. Dist.

The Plan Commission found that the demolition and conditional use approval standards were met and approved this request subject to the comments and conditions contained within the Plan Commission materials.

**A motion was made by Heifetz, seconded by Sundquist, to Approve. The motion passed by voice vote/other.**

Speaking in support of this item was the applicant, Heather Marley of Copeland Street. Speaking in neither support nor opposition was Jeanie Anderson of Copeland Street.

8. [36814](#)

Consideration of a demolition permit and conditional use to allow an auto repair business to be demolished for the construction of a 27-unit apartment building at 2583 University Avenue; 5th Ald. Dist.

The Plan Commission found that the demolition and conditional use approval standards were met and approved this request subject to the comments and conditions contained within the Plan Commission materials and with the following additional and revised conditions:

- That a right-turn only sign be provided on-site near the parking garage exit.
- That no garbage collection for this development occur before 7:30 am.

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

Speaking in support of this item and representing the applicant was Randy Bruce, Knothe Bruce Architects of University Avenue, Middleton. Registered in support and available to answer questions was John Schlaefer of Kendall Avenue.

Speaking in opposition to this item was Ashley Pyne of Grand Avenue. Also registered in opposition was Robert Pyne of Grand Avenue.

**Alteration to Planned Development District**

9. [36813](#)

Consideration of an alteration to an approved Planned Development (Specific Implementation Plan) to consider revisions to the site plan and building materials for a completed apartment development at 520-524 E. Johnson Street; 2nd Ald. Dist.

The Plan Commission did not find that the standards for Planned Developments were met and unanimously voted to place this item on file.

**A motion was made by Sundquist, seconded by Rewey, to Place On File. The motion passed by voice vote/other.**

Speaking in support of this item was the applicant Cliff Fisher of North Hancock Street and James McFadden of Langdon Street, representing the applicant. Also speaking in support of this item was Sampson Rikmund of Johnson Street and Jeff Ripp of West Washington Avenue. Registered in support and available to answer questions was Lupe Montes of North Hancock Street. Registered in opposition and not wishing to speak were Barbara Johnson of East Gorham Street; Rick Schwolowikowitz of East Johnson Street, and Brad Nykosher of Langdon Street.

**Zoning Text Amendments**

10. [36650](#)

Amending Section 28.211 of the Madison General Ordinances to modify the definition of "Adult Motion Picture Theater."

The motion passed by voice vote/other.

**A motion was made by Berger, seconded by Resnick, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**

There were no registrations for public comment on this item.

11. [36865](#)

SUBSTITUTE Amending Sections 28.211, 28.061, 28.072, 28.082, and 28.151 of the Madison General Ordinances to revise the definition of auto sales, create new definitions for motorcycle and moped sales and heavy traffic vehicle sales, and allow motorcycle and mopeds sales in areas previously prohibited.

The motion passed by voice vote/other.

**A motion was made by Berger, seconded by Resnick, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**

There were no registrations for public comment on this item.

**BUSINESS BY MEMBERS**

There was no business by members.

**SECRETARY'S REPORT**

Steve Cover, Secretary, addressed the Plan Commission as this was his final meeting serving as Planning and Community and Economic Development Director and Secretary. Kevin Firchow noted the upcoming matters.

**- Upcoming Matters - March 9, 2015**

- 734 Holy Cross Way - Conditional Use - Construct place of worship and school exceeding 10,000 square feet of floor area in SR-C1 zoning
- 1901 West Lawn Avenue - Conditional Use - Construct accessory building exceeding 10% of lot area
- 723 State Street- PD (SIP) Alteration - Consider 24-month extension for construction of place of worship and student center

**- Upcoming Matters - March 23, 2015**

- 114 N. Bedford Street - Demolition Permit and Conditional Use - Demolish warehouse to construct 192-unit apartment building
- 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
- 801 S. Whitney Way - Conditional Use - Construct addition to Water Utility Well 12
- 105 Merrill Crest Drive - Demolition Permit and Conditional Use - Demolish single-family residence by fire to create open space for adjacent church
- 4108 Maher Avenue - Conditional Use - Construct accessory buildings exceeding 1,000 gross square feet and 10% of lot area

**ANNOUNCEMENTS**

There were no announcements.

**ADJOURNMENT**

**A motion was made by Sundquist, seconded by Heifetz, to Adjourn at 8:45 pm. The motion passed by voice vote/other.**