



City of Madison

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

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Monday, March 9, 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 5:30 p.m.

Present: 9 - Steve King; Ledell Zellers; Ken Opin; Eric W. Sundquist; Melissa M. Berger; Michael G. Heifetz; Bradley A. Cantrell; Tonya L. Hamilton-Nisbet and Maurice C. Sheppard

Excused: 2 - Scott J. Resnick and Michael W. Rewey

Opin was chair for this meeting.

Sundquist arrived at 5:35 p.m. following approval of the February 23 minutes.

Staff present: Natalie Erdman, Interim Secretary and Tim Parks, Planning Division

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures or recusals.

MINUTES OF THE FEBRUARY 23, 2015 MEETING

On a motion by Ald. King, seconded by Berger, the Plan Commission approved the February 23 minutes subject to the revision that Cantrell be noted as 'excused', as he was not present at the meeting. Staff will correct the minutes accordingly.

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

SCHEDULE OF MEETINGS

Regular Meetings: March 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.

ROUTINE BUSINESS

1. [37273](#) Authorizing the Mayor and the City Clerk to execute a Release of a Platted Public Utility Easement pertaining to Lots 4, 5, and 6, Haen Subdivision No. 1, located at 910 West Wingra Drive.

A motion was made by Cantrell, seconded by Zellers, to Return to Lead with

the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

- 2. [37332](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction and maintenance of the All Saints Path, a new multi-purpose (bicycle and pedestrian) path connecting a proposed path along S. High Point Road westerly approximately 650 feet to the intersection with Watts Road. Located in part of the SW ¼ of the NW ¼ of Section 26, T7N, R8E. (9th AD)

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

- 3. [37404](#) SUBSTITUTE Authorizing the acceptance of a Warranty Deed from the Valhalla Valley Home Owners Association, Inc. for a property located at 7312 Ashwabay Lane.

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

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

- 4. [36828](#) Creating Section 28.022-00153 of the Madison General Ordinances to change the zoning of property located at 2165 Rimrock Road, 14th Aldermanic District, from SE (Suburban Employment) District to CC-T (Commercial Corridor - Transitional) District to convert an existing commercial building into an auto sales business.

On a motion by Cantrell, seconded by Sundquist, the Plan Commission found the proposed zoning map amendment inconsistent with the land use recommended for the site in the Comprehensive Plan and recommended that the request be placed on file on the following 6-2 vote: AYE: Ald. King, Ald. Zellers, Cantrell, Hamilton-Nisbet, Sheppard, Sundquist; NAY: Berger, Heifetz; NON-VOTING: Opin; EXCUSED: Ald. Resnick, Rewey.

In recommending that the request be placed on file, members of the Commission noted that there was no new information or testimony presented to support the proposed zoning map amendment.

A motion was made by Cantrell, seconded by Sundquist, to RECOMMEND TO COUNCIL TO PLACE ON FILE - RECESSED PUBLIC HEARING. The motion passed by the following vote:

Ayes: 6 - Steve King; Ledell Zellers; Eric W. Sundquist; Bradley A. Cantrell; Tonya L. Hamilton-Nisbet and Maurice C. Sheppard

Noes: 2 - Melissa M. Berger and Michael G. Heifetz

Excused: 2 - Scott J. Resnick and Michael W. Rewey

Non Voting: 1 - Ken Opin

There were no registrants on this matter.

Conditional Uses/ Demolition Permits

5. [37000](#) Consideration of a conditional use to allow construction of an accessory building exceeding 10 percent of the area of the lot at 1901 West Lawn Avenue; 13th Ald. Dist.
- On a motion by Hamilton-Nisbet, seconded by Ald. Zellers, the Plan Commission found that the standards were met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials. The motion was approved by voice vote/ other.
- A motion was made by Hamilton-Nisbet, seconded by Zellers, to Approve. The motion passed by voice vote/other.**
- Registered in support of the project and available to answer questions was the applicant, Hans Hinke of West Lawn Avenue.
6. [36623](#) Consideration of a conditional use to allow construction of a place of worship and school with a proposed floor area in excess of 10,000 square feet in SR-C1 zoning at 734 Holy Cross Way; 17th Ald. Dist.
- On a motion by Heifetz, seconded by Cantrell, the Plan Commission found that the standards were met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials and the following condition:
- That the applicant submit colored renderings of the proposed building with the revised elevations presented to the Plan Commission on March 9 for approval by Planning Division staff prior to final approval of the project and issuance of building permits.
- The motion was approved by voice vote/ other.
- A motion was made by Heifetz, seconded by Cantrell, to Approve. The motion passed by voice vote/other.**
- Speaking in support of the project was David Baum, A2K Architects of E. Chicago Street, Milwaukee, representing the applicant, Holy Cross Lutheran Church.

Alteration to Planned Development District

7. [37007](#) Consideration of a 24-month extension to construct an approved Planned Development for a place of worship and student center at 723 State Street; 8th Ald. Dist.
- On a motion by Hamilton-Nisbet, seconded by Ald. Zellers, the Plan Commission found that the standards were met and approved an extension to allow construction of the approved Specific Implementation Plan until February 28, 2017. The motion was approved by voice vote/ other.
- A motion was made by Hamilton-Nisbet, seconded by Zellers, to Approve. The motion passed by voice vote/other.**
- Registered in support of the request and available to answer questions was Ron Trachtenberg , Von Briesen & Roper, SC of S. Pinckney Street, representing the applicant, St. Paul University Catholic Foundation, Inc.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Tim Parks summarized the upcoming matters.

- Upcoming Matters - March 23, 2015

- 114 N. Bedford Street - Demolition Permit and Conditional Use - Demolish warehouse to construct a 192-unit apartment building
- Village at Autumn Lake - Various addresses, Lien Road & 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 Lane/ 2009 Expedition Trail
- 702 South Point Road - Preliminary and Final Plat - Re-Approval of First Addition to 1,000 Oaks, creating 259 single-family lots, 11 lots for two-family-twin residences and 9 outlots for public stormwater management and park and private open space (No plans routed; requesting re-approval of 2014 plans)
- Zoning Text Amendment - Amend Section 28.082(1) to allow "place of worship" as a permitted use in TE-Traditional Employment, SE-Suburban Employment, SEC-Suburban Employment Center and EC-Employment Campus zoning districts
- Zoning Text Amendment - Amend Sections 28.061, 28.072, and 28.082 to allow "private ambulance service" as a conditional use in various Mixed-Use/Commercial and Downtown and Urban Mixed Districts and as a permitted use in all Employment Districts
- Zoning Text Amendment - Amend Sections 28.211 and 28.031(4) to combine and clarify the definitions of "floor area" throughout the Zoning Code
- Zoning Text Amendment - Amend Section 28.098 of the Zoning Code to clarify and improve various provisions of the Planned Development District
- Zoning Text Amendment - Amend Sections 28.211, 28.151, and 28.061 of the Zoning Code to amend existing zoning regulations for tobacco retailers
- 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
- 4016 Mineral Point Road - Demolition Permit - Demolish single-family residence as part of future MPD Midtown Station project

- Upcoming Matters - April 6, 2015

- 4525 Secret Garden Drive - Conditional Use - Construct residential building complex containing 102 multi-family dwellings in 12 buildings
- 1-9 Cherbourg Court - SR-V2 to TR-C3 and Preliminary Plat and Final Plat - Delores Lillge Subdivision, creating 6 single-family lots
- 9803 Old Sauk Road - Demolition Permit - Demolish single-family residence as part of the implementation of The Willows plat
- 710 E. Mifflin Street and 124 N. Livingston Street - Conditional Use - Construct 189-unit apartment building

ANNOUNCEMENTS

Opin announced that he would not be present for the March 23 meeting.

Berger announced that she would not be present for the April 6 meeting.

ADJOURNMENT

**A motion was made by King, seconded by Sundquist, to Adjourn at 6:10 p.m.
The motion passed by voice vote/other.**