



City of Madison

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

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Monday, April 18, 2016

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 5:40 p.m.

Present: 10 - Steve King; Ledell Zellers; Sheri Carter; Ken Opin; Maurice C. Sheppard; Melissa M. Berger; Michael W. Rewey; Bradley A. Cantrell; James E. Polewski and Fatima Bendada

Excused: 1 - Michael G. Heifetz

Opin was chair for this meeting.

Ald. King left around 6:25 p.m. for a neighborhood meeting.

Bendada arrived at 5:50 p.m. after Item 1, and left at 7:00 p.m. prior to the public hearing on Item 7.

Staff present: Natalie Erdman, Secretary; Jay Wendt, Kevin Firchow and Tim Parks, Planning Division, and Yang Tao, Traffic Engineering Division.

Also present: Ald. Amanda Hall, District 3; Ald. Marsha Rummel, District 6, and; Ald. Denise Demarb, District 16.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

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

MINUTES OF THE APRIL 4, 2016 MEETING

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

SCHEDULE OF MEETINGS

May 9, 23 and June 13, 27, 2016

SPECIAL ITEM OF BUSINESS

1. [42498](#) Presentation and Discussion with Mayor Paul Soglin regarding a proposed moratorium on food and drink establishments in the downtown.
Following the presentation by the Mayor, the Plan Commission took no action on this item.
There were no registrants on this matter.

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.

Zoning Map Amendments & Related Requests

2. [39300](#) Creating Section 28.022-00176 of the Madison General Ordinances to change the zoning of property located at 4525 Secret Garden Drive, 16th Aldermanic District, from SR-V2 (Suburban Residential - Varied 2) District to TR-P (Traditional Residential - Planned) District.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 39300) and approved the conditional use (ID 37226) subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

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

3. [37226](#) Consideration of a conditional use for a residential building complex to allow 113 apartments to be constructed in 17 buildings on land generally addressed as 4525 Secret Garden Drive; 16th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 39300) and approved the conditional use (ID 37226) subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

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

The following were registered on Items 2 and 3, which were considered together:

Speaking in support of the proposed development were David Decker, Decker Properties of N. Sunnyslope Road, Brookfield, the applicant, and Brian Munson, Vandewalle & Associates, Inc. of E. Lakeside Street, representing the applicant.

Speaking neither in support nor opposition to the proposed development was Mike Pfohl of Matson Court, representing the Secret Place Neighborhood Association .

Registered in support and available to answer questions was Joseph Lee, JLA Architects of Crossroads Drive, representing the applicant.

Also present for the discussion was Ald. Denise Demarb, District 16.

4. [41996](#) Creating Section 28.022 - 00228 and Section 28.022 - 00229 of the Madison General Ordinances to change the zoning of property located at 722 Williamson Street, 6th Aldermanic District, from TSS (Traditional Shopping Street) District to PD(GDP-SIP) (Planned Development (General Development Plan-Specific Implementation Plan) District.

On a motion by Rewey, seconded by Cantrell, the Plan Commission found the standards met and recommended approval of the planned development subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

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

Speaking in support of the proposed development were Lance McGrath, McGrath Property Group, LLC of S. Bedford Street, the applicant, and Marc Schellpfeffer, Cas4 Architecture of S. Paterson Street, representing the applicant.

Registered in support and available to answer questions were Taylor McGrath and Michael Metzger, McGrath Property Group, LLC of S. Bedford Street, and Paul Cuta, Cas4 Architecture of S. Paterson Street, representing the applicant.

Also present for the discussion was Ald. Marsha Rummel, District 6.

Subdivisions

- 5. [42143](#) Approving the preliminary plat and final plat of Village at Autumn Lake Replat No. 1 on land generally addressed as 5703 Summer Shine Drive; 17th Ald. Dist.

On a motion by Rewey, seconded by Cantrell, the Plan Commission recommended approval of the preliminary plat and final plat subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

A motion was made by Rewey, seconded by Cantrell, 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 the request and available to answer questions was Brian Munson, Vandewalle & Associates, Inc. of E. Lakeside Street, representing the applicant, Veridian Homes.

- 6. [42144](#) Approving the final plat of 8Twenty Park on land generally addressed as 820 S. Park Street and 825-831 S. Brooks Street; 13th Ald. Dist.

On a motion by Rewey, seconded by Cantrell, the Plan Commission recommended approval of the final plat subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

A motion was made by Rewey, seconded by Cantrell, 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.

There were no registrants on this matter.

Conditional Use & Demolition Permits

- 7. [41730](#) Consideration of a demolition permit and conditional use to allow a grocery store to be demolished and an auto service station and convenience store to be constructed at 4602 Cottage Grove Road; 3rd Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were not met and placed the requested demolition permit and conditional use on file without prejudice.

In placing this matter on file, members of the Plan Commission stated that the proposal did not meet conditional use standards #3, 4 and 9, concluding that the project would impede the normal and orderly development and improvement of the surrounding area, that it will not assist the further development of the adjacent shopping center, and that the one-story convenience store proposed would not create an environment of sustained aesthetic desirability compatible with the intended character of the area for neighborhood mixed-use development [as recommended by the Comprehensive Plan]. Members also

noted the importance of the site as a gateway to the adjacent Rolling Meadows, Heritage Heights, and Elvehjem neighborhoods.

The motion to place on file without prejudice passed on the following 5-1 vote, with 1 abstention: AYE: Ald. Zellers, Berger, Cantrell, Polewski, Rewey; NAY: Sheppard; ABSTAIN: Ald. Carter; NON-VOTING: Opin; EXCUSED: Ald. King, Bendada, Heifetz.

A motion was made by Cantrell, seconded by Rewey, to Place On File Without Prejudice. The motion passed by the following vote:

Ayes: 5 - Ledell Zellers; Melissa M. Berger; Michael W. Rewey; Bradley A. Cantrell and James E. Polewski

Noes: 1 - Maurice C. Sheppard

Abstentions: 1 - Sheri Carter

Excused: 3 - Steve King; Michael G. Heifetz and Fatima Bendada

Non Voting: 1 - Ken Opin

Speaking in support of the proposed development were: Jeff Osgood, Dave Ring and Troy Mleziva of Kwik Trip, Inc., N. Oak Street, LaCrosse, the applicants; Allen Arntsen of S. Shore Drive, representing the applicants; Darlene White of Hermsmeier Drive; Scott Anderson, Snyder & Associates of Voges Road, representing the applicants; James Stellner of Ferris Avenue; David Lucey of N. Lake Drive, Milwaukee; Bill White of Lakeland Avenue, representing CG Groceries, LLC; Jesse Engelkins of Stage House Trail; Kristen Fish of Traveler Lane, and; Tom Uebersetzig of Painted Post Lane.

Speaking in opposition to the proposed development were: Steve Wendorff of Greenbriar Lane; Kevin Metcalfe of N. Midvale Boulevard; William Gavinski of Retana Drive; William Schuth of Goldfinch Drive; Kyle Magyera of Ferris Avenue; Justin Martin of Ellen Avenue; Christina Stefonek of Open Wood Way; Elizabeth Godfrey of Bromley Circle; Mary Charnitz of Shady Wood Lane; Matthew Ida of Portland Parkway; Lara Kenny of Portland Parkway; Christopher Johll of Acewood Boulevard; Ryszard Zolnik of Acewood Boulevard; Wendy Ellis of Meadowlark Drive; Julita Zolnik of Acewood Boulevard; Andrew Meeks of Acewood Boulevard, and Lauren Cnare of Kevins Way.

Registered in support and available to answer questions was Andrew Stefanich, CBRE, Inc. of E. Wisconsin Avenue, Milwaukee.

Registered in support but not wishing to speak were Todd A. and Amber Taylor of Vernon Avenue, and Jill Baxter of Leo Drive.

Registered in opposition but not wishing to speak were Ryan Rysewyk of Meadowlark Drive; Kim Mraz of Timothy Avenue; Mary Polancih of Goldfinch Drive; Katie Magyera of Ferris Avenue; Mark Schilling of Meadowlark Drive; Richard L. Godfrey of Bromley Circle; Elizabeth Tolberg of Dolores Court; Larry Schmeiser of Open Wood Way, and; Mary Maureen Engelberger of Diamond Drive, representing the Rolling Meadows Neighborhood Association.

Also present for the discussion were Ald. Amanda Hall, District 3, and Ald. Denise Demarb, District 16.

8. [41731](#)

Consideration of a conditional use for limited production and processing at an existing coffeehouse in TSS (Traditional Shopping Street District) zoning at 961 S. Park Street; Urban Design Dist. 7; 13th Ald. Dist.

On a motion by Rewey, seconded by Cantrell, the Plan Commission referred this matter to May 23, 2016 at the request of the applicant.

A motion was made by Rewey, seconded by Cantrell, to Refer to the PLAN COMMISSION and should be returned by May 23, 2016. The motion passed by voice vote/other.

There were no registrants on this matter.

9. [42302](#) Consideration of a conditional use for a stadium for Madison College at property addressed as 2999 and 3201 Anderson Street; 12th Ald. Dist.
- On a motion by Rewey, 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.
- A motion was made by Rewey, seconded by Cantrell, to Approve. The motion passed by voice vote/other.**
- There were no registrants on this matter.
10. [42142](#) Consideration of a conditional use for an outdoor eating area for a restaurant-tavern at 316 W. Washington Avenue; 4th Ald. Dist.
- On a motion by Rewey, 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.
- A motion was made by Rewey, seconded by Cantrell, to Approve. The motion passed by voice vote/other.**
- Registered in support of the request and available to answer questions were Matthew Tills , Tills Architecture of W. Lakeside Street, and Tatsiana Zhykharevich of Partridge Hill Drive, Oregon.
11. [41673](#) Consideration of a conditional use for an outdoor eating area for a brewpub at 2439 Atwood Avenue; 6th Ald. Dist.
- On a motion by Rewey, seconded by Cantrell, the Plan Commission referred this matter to May 9, 2016 at the request of the applicant.
- A motion was made by Rewey, seconded by Cantrell, to Refer to the PLAN COMMISSION and should be returned by May 9, 2016. The motion passed by voice vote/other.**
- There were no registrants on this matter.

BUSINESS BY MEMBERS

On a motion by Ald. Zellers, seconded by Rewey, the Plan Commission moved to reconsider a demolition permit granted at the April 4, 2016 meeting for 201 Larkin Street (ID 41948). The motion to reconsider passed by voice vote/ other. In requesting reconsideration, Ald. Zellers noted that the previous review was not based on the recommendations contained in the [Hoyt Park Area Joint Neighborhood Plan](#). [A new public hearing on this matter was scheduled for May 9, 2016.]

SECRETARY'S REPORT

Jay Wendt summarized the upcoming matters for the Commission .

- Upcoming Matters - May 9, 2016

- 222 S. Bedford Street - DR-2 to UMX, Demolition Permit and Conditional Use - Demolish office building to construct 88-unit apartment building
- 601 Langdon Street - Amended PD(GDP-SIP) and Conditional Use - Construct rooftop mechanical screening and ground floor walk-up service window
- 3303 Gregory Street - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 2089 Atwood Avenue - Conditional Use - Construct outdoor eating area for restaurant-tavern
- 815 Big Stone Trail - Conditional Use - Construct building (single-family residence) in excess of 10,000 square feet of floor area
- 2422 Pennsylvania Avenue - Conditional Use - Construct an indoor recreation facility in IL zoning

- Upcoming Matters - May 23, 2016

- 404-410 W. Washington Avenue. & 8-14 N. Broom Street - PD to DR-2, Conditional Use and Demolition Permit - Demolish 6 residential buildings to construct 85-unit apartment building
- 6302 Town Center Drive - PD(GDP) to PD(SIP) - Construct technical school and training center
- (Tentative) 5317 Wayne Terrace - Demolition Permit and Conditional Use - Demolish commercial buildings to construct second building for auto body shop

ANNOUNCEMENTS

Ald. King announced that he needed to leave the meeting at 6:25 p.m. in order to attend a 7:00 p.m. neighborhood meeting.

ADJOURNMENT

A motion was made by Sheppard, seconded by Cantrell, to Adjourn at 10:20 p.m. The motion passed by voice vote/other.