



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Approved PLAN COMMISSION

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Monday, March 24, 2014

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: 10 -

Steve King; Ledell Zellers; Scott J. Resnick; Ken Opin; Eric W. Sundquist; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell; Tonya L. Hamilton-Nisbet and Maurice C. Sheppard

Excused: 1 -

Melissa M. Berger

Opin was chair for this meeting.

Ald. Resnick arrived at 6:15 p.m. during consideration of Item 30 on the consent agenda.

Heifetz arrived at 7:15 p.m. during consideration of Item 14.

Ald. Zellers left the meeting at 9:50 p.m. following consideration of Items 25-26.

Staff present: Steve Cover, Secretary; Katherine Cornwell, Kevin Firchow and Tim Parks, Planning Division; Matt Mikolajewski, Office of Business Resources; Capt. Carl Gloede, Madison Police-Central District; Matt Tucker, Zoning Administrator, and; Mark Woulf, Food & Alcohol Policy Coordinator, Mayor's Office.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Opin disclosed that he is friends with a registrant on Item 1 and the applicant on Items 17-21 but that it would not affect his ability to chair the meeting. However, he would recuse himself from participating in the discussion and vote on those requests.

Ald. Zellers disclosed that her son worked for Vierbicher Associates, Inc., who were be involved with applications on this agenda, but that her relationship would not impact her ability to consider any of those items.

Heifetz recused himself from consideration of Item 31 for personal reasons.

MINUTES OF THE MARCH 10, 2014 MEETING

The Plan Commission approved the minutes subject to a revision that Tonya Hamilton-Nisbet be shown as excused; she was not present for the March 10 meeting. Staff will revise the minutes accordingly. The minutes were approved by voice vote/ other, with Cantrell, Hamilton-Nisbet and Rewey abstaining.

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

SCHEDULE OF MEETINGS

April 7, 28 and May 12, 2014

ROUTINE BUSINESS

1. [33238](#) Authorizing the Mayor and City Clerk to execute a Second Amendment to Definitive Agreement regarding the future branch public library at Grandview Commons.

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.

Registered in support of the amended agreement and available to answer questions were Jeff Rosenberg, Veridian Homes of South Towne Drive and Brian Munson, Vandewalle & Associates of E. Lakeside Street, representing Veridian Homes.

2. [33296](#) Authorizing the execution of a Temporary Limited Easement by the City of Madison in favor of the State of Wisconsin Department of Transportation for the reconstruction of a driveway entrance to the Yahara Hills Golf Course, in connection with the reconstruction project for the intersection of USH 12 and Millpond Road.

A motion was made by King, seconded by Sundquist, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.

PUBLIC HEARING-6:00 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.

Subdivision

3. [33456](#) Re-approving the preliminary plat and final plat of University Research Park-Pioneer First Addition generally located at 1004-1504 S. Pleasant View Road; 1st Ald. Dist.

The Plan Commission recommended re-approval of this subdivision subject to the conditions contained in the January 15, 2013 approval letter by voice vote/ other.

A motion was made by Cantrell, 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 re-approval of the subdivision and available to answer questions was Greg Hyer, University Research Park of Charmany Drive.

Zoning Map Corrections

- 4. [33171](#) Creating Section 28.022 -- 00113 of the Madison General Ordinances to change the zoning of property located at 1801 Legacy Lane, 1st Aldermanic District, from TR-C4 (Traditional Residential - Consistent 4) District to SR-C3 (Suburban Residential - Consistent 3) District to correct a mapping error.

The Plan Commission recommended approval of this map correction by voice vote/ other.

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

- 5. [33172](#) Creating Section 28.022 -- 00112 of the Madison General Ordinances to change the zoning of property located at 1722 Legacy Lane, 1st Aldermanic District, from TR-C4 (Traditional Residential - Consistent 4) District to SR-C3 (Suburban Residential - Consistent 3) District to correct a mapping error.

The Plan Commission recommended approval of this map correction by voice vote/ other.

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

- 6. [33173](#) Creating Section 28.022 -- 00111 of the Madison General Ordinances to change the zoning of properties located at 1721-1723 Southern Ridge Trail, 1st Aldermanic District, from TR-C4 (Traditional Residential - Consistent 4) District to SR-C3 (Suburban Residential - Consistent 3) District to correct a mapping error.

The Plan Commission recommended approval of this map correction by voice vote/ other.

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

- 7. [33187](#) Creating Section 28.022 -- 00108 of the Madison General Ordinances to change the zoning of properties located at 1801-1803 Southern Ridge Trail, 1st Aldermanic District, from TR-C4 (Traditional Residential - Consistent 4) District to SR-C3 (Suburban Residential - Consistent 3) District to correct a mapping error.

The Plan Commission recommended approval of this map correction by voice vote/ other.

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

- 8. [33191](#) Creating Section 28.022 -- 00109 of the Madison General Ordinances to change the zoning of property located at 1721 Legacy Lane/1734 Sawtooth Lane, 1st Aldermanic District, from TR-C4 (Traditional Residential - Consistent 4) District to SR-C3 (Suburban Residential - Consistent 3) District to correct a mapping error.

The Plan Commission recommended approval of this map correction by voice vote/ other.

A motion was made by Cantrell, seconded by Rewey, to RECOMMEND TO

COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

- 9. [33192](#) Creating Section 28.022 -- 00110 of the Madison General Ordinances to change the zoning of property located at 1802 Legacy Lane, 1st Aldermanic District, from TR-C4 (Traditional Residential - Consistent 4) District to SR-C3 (Suburban Residential - Consistent 3) District to correct a mapping error.
The Plan Commission recommended approval of this map correction by voice vote/ other.

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

- 10. [33193](#) Creating Section 28.022 -- 00105 of the Madison General Ordinances to change the zoning of property located at 4801 Waukesha Street, 11th Aldermanic District, from CN (Conservancy) District to SR-C1 (Suburban Residential - Consistent 1) District to correct a mapping error.
The Plan Commission recommended approval of this map correction by voice vote/ other.

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

There were no registrants on Items 4-10.

- 11. [33194](#) Creating Section 28.022 -- 00107 of the Madison General Ordinances to change the zoning of properties located at 3302 and 3310 Monroe Street, 13th Aldermanic District, from TSS (Traditional Shopping Street) District to TR-V1 (Traditional Residential - Varied 1) District to correct a mapping error.
The Plan Commission recommended approval of this map correction by voice vote/ other.

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

Registered in support of the zoning map correction and wishing to speak only if there was opposition were Priscilla Arsove of Knickerbocker Street, representing the Dudgeon-Monroe Neighborhood Association Zoning Committee and Jim Lake of Western Avenue.

Registered in support but not wishing to speak was Shirley Lake of Western Avenue.

- 12. [33195](#) Creating Section 28.022 -- 00106 of the Madison General Ordinances to change the zoning of property located at 2602 Arbor Drive, 13th Aldermanic District, from TSS (Traditional Shopping Street) District to TR-U1 (Traditional Residential - Urban 1) District to correct a mapping error.
The Plan Commission recommended approval of this map correction by voice vote/ other.

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

Registered in support of the zoning map correction and wishing to speak only if there was opposition was Priscilla Arsove of Knickerbocker Street, representing the Dudgeon-Monroe Neighborhood Association Zoning Committee.

Zoning Text Amendments

- 13. [32826](#) Amending various sections of Chapter 28 of the Madison General Ordinances allow Mission Houses and Daytime Shelters as principal uses of land and to add a new definition for Daytime Shelter.

The Plan Commission recommended re-referral of Item 13 indefinitely to allow for further discussions on the proposed text amendment to occur. The recommendation to re-refer passed by voice vote/ other.

A motion was made by Rewey, seconded by Cantrell, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION. The motion passed by voice vote/other.

There were no registrants on this item.
- 14. [32961](#) Amending Sections 28.061, 28.072, 28.082, 28.091, 28.151 and 28.211 and creating Section 28.127 of the Madison General Ordinances to create an Alcohol Overlay District in the zoning code, create “Restaurant-Nightclub” and “Nightclub” as uses of land in the zoning code, establish supplemental regulations for “Restaurant-Tavern,” “Tavern,” “Restaurant-Nightclub,” and “Nightclub,” and to amend the definition for “Restaurant-Tavern,” “Theater, Assembly hall,” and “Outdoor stage, band shell, or amphitheater.”

On a motion by Rewey, seconded by Ald. Zellers, the Plan Commission recommended approval of the substitute zoning text amendment with the following revisions:

 - That "Brewpub" be added to Table 28H-1 (Alcohol Density Overlay use table) and the UMX (Urban Mixed-Use) district with a definition in Section 28.211 and supplemental regulations in Section 28.151 similar to the supplemental regulations for Restaurant-Tavern;
 - Clarify in supplemental regulation (d) for Restaurant-Nightclub in Section 28.151 that such establishments "Shall hold entertainment license under Sec. 38.06(11)."
 - That the ordinance be reviewed annually;
 - Clarify the definition of Restaurant-Tavern to quantify a percentage of required food sales to address Capt. Carl Gloede's desire for clarity and transparency.

The recommendation to approve the substitute ordinance with the above revisions passed by voice vote/ other.

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

Speaking in support of the proposed text amendment was Mary Carbine of W. Washington Avenue, representing the Madison Central Business Improvement District.

Speaking in opposition to the proposed text amendment was Sandra Torkildson of Elizabeth Street.
- 15. [33168](#) Amending Section 28.139(1) of the Madison General Ordinances to change the proximity to a park conditional use review trigger from 200 feet to “immediately adjacent” to the park.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission recommended approval of the zoning text amendment on the following 7-1 vote: AYE: Ald. King, Ald. Resnick, Ald. Zellers, Cantrell, Hamilton-Nisbet, Heifetz, Rewey; NAY: Sundquist; NON-VOTING: Opin, Sheppard; EXCUSED: Berger.

An earlier motion by Sundquist to recommend that the zoning text amendment be placed on file failed for lack of a second.

A motion was made by Cantrell, seconded by King, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by the following vote:

Ayes: 7 -
Steve King; Ledell Zellers; Scott J. Resnick; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell and Tonya L. Hamilton-Nisbet

Noes: 1 -
Eric W. Sundquist

Excused: 1 -
Melissa M. Berger

Non Voting: 2 -
Ken Opin and Maurice C. Sheppard

There were no registrants on this item.

- 16. [33169](#) Creating Section 28.084(4)(d) of the Madison General Ordinances to create an exception to the site standards rule in the TE District which prohibits parking between a building and the street for buildings that abut 3 or more streets.

The Plan Commission recommended approval of this zoning text amendment by voice vote/ other.

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

There were no registrants on this item.

Zoning Map Amendments & Related Requests

- 17. [32564](#) 2ND SUBSTITUTE Creating Section 28.06(2)(a)000098. of the Madison General Ordinances to change the zoning of property located at 5899-5901 Milwaukee Street, 3rd Aldermanic District from A (Agricultural) District and PD (Planned Development) District to TR-P (Traditional Residential-Planned) District; and creating Section 28.06(2)(a)000099 of the Madison General Ordinances to change the zoning of property located at 5899-5901 Milwaukee Street, 3rd Aldermanic District from A (Agricultural) District to TR-U1 (Traditional Residential - Urban 1) District to create 199 single-family lots, 8 lots for 4-unit residences, 15 lots for 2-family-twin residences, 1 lot for 100 future multi-family units, 10 outlots to be dedicated to the City for 2 parks, an alley, stormwater management and overhead water storage, and 1 outlot for future development.

On a motion by Rewey, seconded by Cantrell, the Plan Commission recommended approval of the zoning map amendment (ID 32564) and the subdivision plat (ID 32285) subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- That condition #5 of the March 24, 2014 staff report addendum be revised to read: "Homburg Contractors have expressed concern to City staff about the new lots directly adjacent to their existing active quarry. The final plat shall include a statement to future property owners and occupants of the subdivision regarding the potential impacts on lots in this plat from existing and future dust, noise and vibration generated by the existing adjacent quarry. The final note/ statement shall be approved by the Planning Division prior to recording of the final plat."

- Encourage the applicant to extend a multi-use path from "B" Street south to North Star Park over proposed Outlots 41 and 42.

- That the following be added to condition #3 of the March 24, 2014 staff report addendum: "The developer and quarry operator shall work together to agree upon a barrier to be erected and maintained between the homes and the existing quarry edge."

The motion to approve the zoning map amendment and subdivision plat with conditions passed on the

following 7-1 vote: AYE: Ald. King, Ald. Resnick, Ald. Zellers, Cantrell, Heifetz, Rewey, Sundquist; NAY: Hamilton-Nisbet; NON-VOTING: Opin, Sheppard; EXCUSED: Berger.

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

Ayes: 7 -
Steve King; Ledell Zellers; Scott J. Resnick; Eric W. Sundquist; Michael G. Heifetz; Michael W. Rewey and Bradley A. Cantrell

Noes: 1 -
Tonya L. Hamilton-Nisbet

Excused: 1 -
Melissa M. Berger

Non Voting: 2 -
Ken Opin and Maurice C. Sheppard

18. [32285](#)

Approving the preliminary plat and final plat of North Addition to Grandview Commons located at 5899-5901 Milwaukee Street; 3rd Ald. Dist.

On a motion by Rewey, seconded by Cantrell, the Plan Commission recommended approval of the zoning map amendment (ID 32564) and the subdivision plat (ID 32285) subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- That condition #5 of the March 24, 2014 staff report addendum be revised to read: "Homburg Contractors have expressed concern to City staff about the new lots directly adjacent to their existing active quarry. The final plat shall include a statement to future property owners and occupants of the subdivision regarding the potential impacts on lots in this plat from existing and future dust, noise and vibration generated by the existing adjacent quarry. The final note/ statement shall be approved by the Planning Division prior to recording of the final plat."

- Encourage the applicant to extend a multi-use path from "B" Street south to North Star Park over proposed Outlots 41 and 42.

- That the following be added to condition #3 of the March 24, 2014 staff report addendum: "The developer and quarry operator shall work together to agree upon a barrier to be erected and maintained between the homes and the existing quarry edge."

The motion to approve the zoning map amendment and subdivision plat with conditions passed on the following 7-1 vote: AYE: Ald. King, Ald. Resnick, Ald. Zellers, Cantrell, Heifetz, Rewey, Sundquist; NAY: Hamilton-Nisbet; NON-VOTING: Opin, Sheppard; EXCUSED: Berger.

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 the following vote:

Ayes: 7 -
Ledell Zellers; Scott J. Resnick; Eric W. Sundquist; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell and Steve King

Noes: 1 -
Tonya L. Hamilton-Nisbet

Excused: 1 -
Melissa M. Berger

Non Voting: 2 -
Ken Opin and Maurice C. Sheppard

The following were registered on Items 17 and 18, which were considered together:

Speaking in support of the proposed development was Ald. Lauren Cnare, 5218 Kevins Way, representing the 3rd District.

Registered in support of the proposed development and available to answer questions were Jeff

Rosenberg, Veridian Homes of South Towne Drive, the applicant, and Brian Munson, Vandewalle & Associates of E. Lakeside Street, representing Veridian Homes.

- 19. [32952](#) SUBSTITUTE. Creating Section 28.022 - 00103, Section 28.022 - 00104 and Section 28.022 - 00114 of the Madison General Ordinances to change the zoning of property located at 702 South Point Road, 9th Aldermanic District, from A (Agricultural), TR-C3 (Traditional Residential - Consistent 3) and PD (Planned Development) Districts to TR-P (Traditional Residential - Planned), TR-C3 (Traditional Residential - Consistent 3) and CN (Conservancy) Districts to provide zoning for 259 single-family lots, 11 lots for two-family-twin residences, and 9 outlots for public park and stormwater management and private open space on the plat of First Addition to 1000 Oaks.

On a motion by Cantrell, seconded by Ald. Resnick, the Plan Commission recommended approval of the zoning map amendment (ID 32952) and the subdivision plat (ID 32916), and approved the demolition permit (ID 32917) subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

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

- 20. [32917](#) Consideration of a demolition permit to allow a single-family residence on land addressed as 702 South Point Road to be demolished as part of the development of the First Addition to 1000 Oaks residential subdivision; 9th Ald. Dist.

On a motion by Cantrell, seconded by Ald. Resnick, the Plan Commission recommended approval of the zoning map amendment (ID 32952) and the subdivision plat (ID 32916), and approved the demolition permit (ID 32917) subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

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

- 21. [32916](#) Approving the preliminary plat and final plat of First Addition to 1000 Oaks generally located at 702 South Point Road; 9th Ald. Dist.

On a motion by Cantrell, seconded by Ald. Resnick, the Plan Commission recommended approval of the zoning map amendment (ID 32952) and the subdivision plat (ID 32916), and approved the demolition permit (ID 32917) subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

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

The following were registered on Items 19-21, which were considered together:

Registered in support of the proposed development and available to answer questions were Jeff Rosenberg, Veridian Homes of South Towne Drive, the applicant, and Brian Munson, Vandewalle & Associates of E. Lakeside Street, representing Veridian Homes.

- 22. [33437](#) Creating Section 28.022 - 00118 of the Madison General Ordinances to change the zoning of property located at 300 S. Bedford Street and 302-304 Dow Court, 4th Aldermanic District, from UMX (Urban Mixed-Use) District and PD (Planned Development) District to PD (Planned Development) District to allow construction of an addition to an existing office building and separate 80-unit apartment building with shared parking following demolition of a single-family residence.

On a motion by Ald. Zellers, seconded by Ald. Resnick, the Plan Commission recommended approval of the planned development (ID 33437) and approved the demolition permit (ID 32924) subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- That no residential parking permits be granted for the proposed apartment building if the project is located in a residential parking permit district.
- That the applicant explore with City staff the removal of the bump-outs on W. Wilson Street at Dow Court.

The recommendations to approve the planned development and demolition permit with conditions passed by voice vote/ other.

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

23. [32924](#)

Consideration of a demolition permit and conditional use to allow a single-family residence at 304 Dow Court to be demolished as part of the approval of a Planned Development District for 300 S. Bedford Street and 302-304 Dow Court; 4th Ald. Dist., to allow construction of an addition to an existing office building and an 80-unit apartment building with shared structured parking adjacent to Brittingham Park.

On a motion by Ald. Zellers, seconded by Ald. Resnick, the Plan Commission recommended approval of the planned development (ID 33437) and approved the demolition permit (ID 32924) subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- That no residential parking permits be granted for the proposed apartment building if the project is located in a residential parking permit district.
- That the applicant explore with City staff the removal of the bump-outs on W. Wilson Street at Dow Court.

The recommendations to approve the planned development and demolition permit with conditions passed by voice vote/ other.

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

24. [33139](#)

SUBSTITUTE - Discontinuing/Vacating of a portion of Dow Court from W. Wilson Street southeasterly to the current southerly terminus, being part of Dow Replat located in the Northwest 1/4 of the Southeast 1/4 of Section 23, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin. (4th AD)

As part of its recommendations of approval for the related planned development (ID 33437) and demolition permit (ID 32924), the Plan Commission recommended approval of the vacation of Dow Court by voice vote/ other.

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

The following were registered on Items 22-24, which were considered together:

Speaking in support of the proposed development was Doug Hursh, Potter Lawson, Inc. of University Row, representing the applicants, JH Findorff & Son, Inc. and Urban Land Interests.

Registered in support and available to answer questions was Anne Morrison, Urban Land Interests of E. Doty Street.

Registered in support but not wishing to speak was Mike Dillis, JH Findorff & Son, Inc. of S. Bedford Street.

25. [32101](#) Creating Section 28.022 -- 00090 of the Madison General Ordinances to change the zoning of properties located at 17-25 N. Webster Street and 201 E. Mifflin Street, 2nd Aldermanic District, from DR-1 (Downtown Residential 1) District to UMX (Urban Mixed Use) District to allow 2 two-family residences, a four-unit apartment building and a five-unit apartment building to be demolished and a 58-unit apartment building to be constructed.

On a motion by Heifetz, seconded by Sundquist, the Plan Commission recommended approval of the zoning map amendment (ID 32101) and approved the demolition permit and conditional use (ID 31935) subject to the recommendation of the Urban Design Commission, the comments and conditions contained in the Plan Commission materials, and the following conditions:

- That condition #1 be revised to read as follows: "That prior to the issuance of permits, the applicant provides means and methods of construction ~~as it relates to the potential to avoid potential~~ structural impacts on the Lamp House which is located within very close proximity to where excavation will occur for the underground parking. This information shall be approved by the Planning and Building Inspection Divisions."
- That conditions #2, 4, 5, 6, 7 and 41 of the March 24, 2014 staff report addendum be removed;
- That darker exterior building materials be used to create contrast with the Lamp House, as recommended by the Landmarks Commission;
- That a conservation easement for green space adjacent to Lamp House be provided, as recommended by the Landmarks Commission;
- That an interpretive display for public viewing regarding the history of the Lamp House be provided, as recommended by the Landmarks Commission.

The recommendations to approve the zoning map amendment, demolition permit and conditional use with conditions passed by voice vote/ other.

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

26. [31935](#) Consideration of a demolition permit and conditional use to allow 4 residential structures to be demolished and a 58-unit apartment building to be constructed at 17-25 N. Webster Street and 201 E. Mifflin Street; 2nd Ald. Dist.

On a motion by Heifetz, seconded by Sundquist, the Plan Commission recommended approval of the zoning map amendment (ID 32101) and approved the demolition permit and conditional use (ID 31935) subject to the recommendation of the Urban Design Commission, the comments and conditions contained in the Plan Commission materials, and the following conditions:

- That condition #1 be revised to read as follows: "That prior to the issuance of permits, the applicant provides means and methods of construction ~~as it relates to the potential to avoid potential~~ structural impacts on the Lamp House which is located within very close proximity to where excavation will occur for the underground parking. This information shall be approved by the Planning and Building Inspection Divisions."
- That conditions #2, 4, 5, 6, 7 and 41 of the March 24, 2014 staff report addendum be removed;
- That darker exterior building materials be used to create contrast with the Lamp House, as recommended by the Landmarks Commission;
- That a conservation easement for green space adjacent to Lamp House be provided, as recommended by the Landmarks Commission;
- That an interpretive display for public viewing regarding the history of the Lamp House be provided, as recommended by the Landmarks Commission.

The recommendations to approve the zoning map amendment, demolition permit and conditional use with conditions passed by voice vote/ other.

A motion was made by Heifetz, seconded by Sundquist, to Approve. The

motion passed by voice vote/other.

The following were registered on Items 25 and 26, which were considered together:

Speaking in support of the proposed development was J. Randy Bruce, Knothe Bruce Architects, LLC of University Avenue, Middleton and Bill White of Lakeland Avenue, both representing the applicant, Rouse Management.

Speaking in opposition to the proposed development was Bill Gates of N. Hamilton Street.

Registered in support and available to answer questions was Joanna Rouse, Rouse Management of Perry Street.

Edgewood Campus Master Plan

- 27. [33434](#) Creating Section 28.022 -- 00117 of the Madison General Ordinances to adopt a Campus-Institutional (CI) District Master Plan for Edgewood College, Edgewood High School and Edgewood Campus School, generally addressed as 2219 Monroe Street and 829-1000 Edgewood College Drive, 13th Aldermanic District, as an integral part of the Zoning Code.

On a motion by Sundquist, seconded by Cantrell, the Plan Commission recommended adoption of the Campus-Institutional District Master Plan for Edgewood College, Edgewood High School and Edgewood Campus School subject to the comments and conditions contained in the Plan Commission materials, and the following conditions:

- That references to Edgewood (Park & Pleasure) Drive b consistent in the master plan narrative and maps;
- That a table be included in the master plan body that details the number and location of parking stalls to be added or removed similar to the tables on page 22;
- That the actions steps/ recommendations be pulled into the body of the master plan from the appendix;
- That the Plan Commission representative and design/ planning experience references be removed from the neighborhood association representative vetting sub-section in Section 4.5 on page 61 of the plan body;
- As part of its action on the Campus Master Plan, the Plan Commission approved the composition of the Architectural Design Review Committee in Section 4.5 but clarified that they did not wish to approve the individual members of that group.

The recommendation to approve passed by voice vote/ other.

A motion was made by Sundquist, 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 master plan were: Maggie Balistreri-Clarke of Edgewood College; Doug Hursh, Potter Lawson, Inc. of University Row and John Lichtenheld, SAA Design Group of E. Badger Road, both representing the Edgewood schools, and; Sherwood Malamud of West Lawn Avenue, representing the Dudgeon-Monroe Neighborhood Association.

Registered in support of the proposed master plan and available to answer questions was Shawn Schey of Woodrow Street, representing the Dudgeon-Monroe Neighborhood Association and the Edgewood-Neighborhood Liaison Committee.

Registered in support but not wishing to speak was Julia Kerr of Madison Street, representing the Vilas Neighborhood Association.

Conditional Use/ Demolition Permits/ Planned Development Alterations

- 28. [33073](#) Consideration of a conditional use to construct a restaurant in the TE-Traditional Employment zoning district with an outdoor seating area at 829 E. Washington Avenue; 6th Ald. Dist.

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 by voice vote/ other.

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

Registered in support of the project and available to answer questions were Matt Tills of Balden Street and Jonathan Reske of Lakeland Avenue, both representing Fourcap Real Estate, the applicant.

29. [33074](#)

Consideration of a conditional use for a walk-up service window for a restaurant at 2302 Atwood Avenue; 6th Ald. Dist.

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 by voice vote/ other.

Hamilton-Nisbet requested that the applicant be mindful of traffic on the adjacent Capital City Trail.

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

Registered in support of the request were Dave Deadman of Rutledge Street, representing Chocolate Shoppe Ice Cream Co., and Bill White of Lakeland Avenue.

30. [33075](#)

Consideration of an alteration to an approved Planned Development-Specific Implementation Plan and conditional use for an outdoor recreation area for a restaurant-tavern at 514 E. Wilson Street; 6th Ald. Dist.

The Plan Commission found that the standards were met and approved the specific implementation plan/ conditional use alteration subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

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

Registered in support of the request was the applicant, Bob Worm of E. Wilson Street.

31. [33076](#)

Consideration of a demolition permit to allow two residences at 116 and 120 S. Randall Avenue to be demolished and a conditional use to allow construction of an addition to an existing building at 1406 Mound Street that will exceed 10,000 square feet in floor area in a Residential District; 13th Ald. Dist.

The Plan Commission found that the standards were met and approved the demolition permit and conditional use subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- That the demolition permits issued for 116 and 120 S. Randall Avenue not have an effective date prior to May 22, 2014.

The approval passed by voice vote/ other.

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

Speaking in opposition to the proposed development was Laura Voegeli of S. Randall Avenue.

Registered in support of the proposed development and available to answer questions were: Marc Schellpfeffer and Paul Cuta, Cas4 Architecture of Monroe Street, representing Beth Israel Center; Jordan Loeb of Rutledge Street, and; Michael Heifetz of Brule Street.

Registered in opposition and available to answer questions were Emily Stigler and Claire Nguyen of S. Randall Avenue.

32. [33084](#)

Consideration of a conditional use for an outdoor eating area for a restaurant tenant at University Book Store, 711 State Street; 8th Ald. Dist.

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 by voice vote/ other.

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

There were no registrants on this item.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

- Notice of upcoming board, committee and commission training opportunities

- Upcoming Matters - April 7, 2014

- 2223 Atwood Avenue - Demolition Permit - Demolish mixed-use building to construct new mixed-use building with 1,300 square feet of retail and 5 apartments
- Zoning Text Amendment - Amend MGO Section 28.151 to allow Housing Cooperatives to obtain conditional use approval to increase number of bedrooms beyond what is allowed in TR-V1 & TR-V2
- (Tentative) University Avenue Corridor Plan

- Upcoming Matters - April 28, 2014

- 2046-2050 E. Johnson Street - NMX to PD(GDP-SIP) - Convert auto repair facility into "tiny house" workshop and residential community for 9 units, with retail space and accessory gardens and greenhouse
- 7102 US Highway 12 & 18 - Temp. A, CN and PD to PD (GDP-SIP) - Expand Dane County Rodefild Landfill
- 617 N. Segoe Road - Demolition Permit and NMX to PD (GDP-SIP) - Demolish office building to allow construction of a 115-unit apartment building
- 8839 Ancient Oak Lane - Final Plat - Ripp Addition to Linden Park, creating 25 single-family lots, 1 outlot for future development and 1 outlot for stormwater management
- 721 S. Gammon Road - Demolition Permit and Conditional Use - Demolish existing and construct new gas station and convenience store
- 432 S. Gammon Road - Demolition Permit and Conditional Use - Demolish bank and construct restaurant with vehicle access sales & service window
- 3002 Dairy Drive - Conditional Use - Construct outdoor recreation facility in IL zoning
- 906 West Shore Drive - Conditional Use - Construct accessory building exceeding 10 percent of the area of the lot
- 6901 Old Sauk Court - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 901 Applegate Road - Conditional Use - Establish restaurant in IL zoning
- 5006 Lake Mendota Drive - Conditional Use - Construct accessory building on lakefront lot
- 29 Hiawatha Circle - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 1438 Morrison Street - Conditional Use - Convert existing accessory building exceeding 10 percent of the area of the lot into an accessory dwelling unit
- 601 North Street - Conditional Use - Construct outdoor eating area for restaurant-tavern

ANNOUNCEMENTS

Opin noted that he would not be in attendance at the April 28 meeting.

ADJOURNMENT

A motion was made by Rewey, seconded by Hamilton-Nisbet, to Adjourn at 11:25 p.m. The motion passed by voice vote/other.