



City of Madison

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

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Monday, July 24, 2017

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: 12 - Steve King; Ledell Zellers; Sheri Carter; Ken Opin; Maurice C. Sheppard; Melissa M. Berger; James F. Oeth; Michael W. Rewey; Bradley A. Cantrell; James E. Polewski; Jason S. Hagenow and Fatima Bendada

Opin was chair for this meeting.

Staff present: Natalie Erdman, Secretary; Heather Stouder, Rick Roll, Dan McAuliffe and Tim Parks, Planning Division; Matt Mikolajewski, Economic Development Division, and; Dan Rolfs, Office of Real Estate Services

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 JUNE 26, 2017 SPECIAL MEETING

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

MINUTES OF THE JULY 10, 2017 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: August 14, 28 and September 18, 2017

Special Meeting: August 3, 2017

ROUTINE BUSINESS

1. [47354](#) SUBSTITUTE - Authorizing the Mayor and City Clerk to execute a Development Agreement with Garver Feed Mill, LLC to facilitate the redevelopment of the Garver Feed Mill, located at 109 South Fair Oaks Ave,

authorizing a grant of up to \$1,825,000, and amending the 2017 Adopted Parks Capital Budget to appropriate \$1,600,000 in additional general obligation borrowing for remediation, site restoration and other necessary associated costs to complete the project~~authorizing a budget amendment for remediation and site restoration associated with the redevelopment.~~

A motion was made by Cantrell, seconded by Rewey, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

Registered in support of the agreement and available to answer questions was Bryant Moroder of Farwell Street, representing Baum Revision.

- 2. [47859](#) Accepting a Permanent Limited Easement for Public Sidewalk Purposes from Board of Regents of the University of Wisconsin System across the Witte Residence Hall property located at 615 West Johnson Street.

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

- 3. [47867](#) Accepting a Permanent Limited Easement for Sanitary Sewer Purposes from Jeffrey Simon and Mariel Simon across the property located at 4930 Lake Mendota Drive.

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

- 4. [47868](#) Accepting a Permanent Limited Easement for Public Storm Water Management Purposes from the owners of parcels located at 1917 and 1923 Retz Road.

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

- 5. [47979](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the reconstruction, rehabilitation and maintenance of an existing public sanitary sewer within parcels located at 2815 and 2855 Industrial Drive. Located in part of the NE ¼ of the SW ¼ and the SE ¼ of the NW ¼ of Section 30, T7N, R10E. (14th AD)

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

6. [48007](#) Authorizing the Mayor and the City Clerk to execute a release of certain platted public utility easements reserved across the Rolling Meadows Shopping Center property located at 4620 Cottage Grove Road.

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

NEW BUSINESS

7. [47989](#) Authorizing the City of Madison Planning Division to prepare an amendment to the Elderberry, Pioneer and Junction Neighborhood Development Plans to provide updated recommendations for undeveloped lands in those neighborhood planning areas.

On a motion by Cantrell, seconded by Berger, the Plan Commission recommended approval of the resolution by voice vote/ other.

A motion was made by Cantrell, seconded by Berger, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

There were no registrants on Items 2-7.

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.

Neighborhood Development Plan

8. [47681](#) Adopting the High Point-Raymond Neighborhood Development Plan amendment as a supplement to the City of Madison Comprehensive Plan, to provide more detailed and contemporary planning recommendations for the planning area, as a result of land use, transportation and other important changes over time.

On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended adoption of the proposed amendment to the High Point-Raymond Neighborhood Development Plan as submitted, including the southerly extension of Jeffy Trail to Raymond Road , subject to the following revision:

- That the revised language recommended by the Board of Park Commissioners regarding Mid Town Road be incorporated into the final plan.

The motion to recommend adoption with the above revision passed on the following 6-2 vote: AYE: Ald. King, Ald. Zellers, Cantrell, Oeth, Rewey, Sheppard; NAY: Ald. Carter, Berger; NON-VOTING: Opin, Hagenow, Polewski.

An amended motion by Oeth, seconded by Ald. Carter to recommended adoption of the proposed amendment to the High Point-Raymond Neighborhood Development Plan with the revision regarding Mid Town Road recommended by the Board of Park Commissioners and a condition that Jeffy Trail not be extended to Raymond Road until S. High Point Road is constructed through the Marty property and the

connection of Mid Town Road to Raymond Road is constructed , and the southerly end of Raymond Road at Five Points is reconstructed, failed 0-8 on a voice vote.

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

Ayes: 6 - Steve King; Ledell Zellers; Maurice C. Sheppard; James F. Oeth; Michael W. Rewey and Bradley A. Cantrell

Noes: 2 - Sheri Carter and Melissa M. Berger

Non Voting: 4 - Ken Opin; James E. Polewski; Jason S. Hagenow and Fatima Bendada

Speaking in support of the neighborhood development plan amendment was David Handowski of Chautauqua Trail.

Speaking in opposition to the neighborhood development plan amendment were: Edie Holcomb of Mill Creek Drive; Matthew Stanford of Jeffy Trail; Betty Wang of Trevor Way; Daniel Madden of Trevor Way; James Grogan of Trevor Way; Cheryl Jones of Trevor Way; Rod Aagan of Trevor Way; Robin Swaminathan of Flagstone Drive; Susan Zitnak of Trevor Way; Don Marx of Snowmist Trail; Joseph Blustein of Trevor Way, and; Charlotte Farin of Jeffy Trail.

Registered in support and available to answer questions was Brad Mullins of N. Carroll Street.

Registered in opposition and available to answer questions was Jonathon Cyrus of Flagstone Drive.

Registered in opposition but not wishing to speak were: Gordon and Elizabeth Dybdahl of Mill Creek Drive; Rachel Madden of Trevor Way; Ken and Karen Minor of Mill Creek Drive; Christine Thomas of Jeffy Trail; Carolyn Zignago of Mill Creek Drive; Lee Olson of Mill Creek Drive; Dennis Zitnak of Trevor Way, and; Thomas Farin of Jeffy Trail.

Zoning Map Amendment

Note: Item 9 should be referred to August 14, 2017 at the request of the applicant.

- 9. [45036](#) Creating Sections 28.022 - 00260 and 28.022 - 00261 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan and Specific Implementation Plan, at 1004-1032 South Park Street, 13th Aldermanic District

On a motion by Cantrell, seconded by Ald. Carter, the Plan Commission recommended re-referral of the amended Planned Development District to August 14, 2017 (September 5, 2017 Common Council) at the request of the applicant. The motion to recommend re-referral passed by voice vote/ other.

A motion was made by Cantrell, seconded by Carter, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by 8/14/2017. The motion passed by voice vote/other.

There were no registrants on this matter.

Conditional Use & Demolition Permits

- 10. [46966](#) Consideration of a demolition permit and conditional use to allow a single-family residence to be demolished and a new single-family residence to be constructed on a lakefront property at 5646 Lake Mendota Drive; 19th Ald. Dist.

On a motion by Cantrell, seconded by Ald. Carter, the Plan Commission found the standards met and approved 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 Cantrell, seconded by Carter, to Approve. The motion passed by voice vote/other.

Registered in support of the project and available to answer questions were: Tanya Cunningham of Lake Mendota Drive, the applicant; Marilyn Carien of Middleton Beach Road, Middleton; Mark Collin of Boulder Lane, Middleton, representing the applicant; Leslie Cunningham of Marshall Parkway; David Marks of Lake Mendota Drive, and; Michael E. and Ann C. Haase Kehl of Piper Drive.

Registered neither in support nor opposition was Stewart Ellison of Camelot Drive, representing the Spring Harbor Neighborhood Association.

11. [47755](#)

Consideration of a demolition permit to demolish a single-family residence and construct a new single-family residence at 256 Waubesa Street; 6th Ald. Dist.

On a motion by Rewey, seconded by Cantrell, the Plan Commission found the standards met and approved the demolition permit subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed by 6-2 on the following vote: AYE: Ald. King, Ald. Zellers, Berger, Cantrell, Rewey, Sheppard; NAY: Ald. Carter, Oeth; NON-VOTING: Opín, Hagenow, Polewski.

Following the approval, members of the Commission encouraged the applicants to remove the detached garage and the driveway along the southern property line.

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

Ayes: 6 - Ledell Zellers; Maurice C. Sheppard; Melissa M. Berger; Michael W. Rewey; Bradley A. Cantrell and Steve King

Noes: 2 - Sheri Carter and James F. Oeth

Non Voting: 4 - Ken Opín; James E. Polewski; Jason S. Hagenow and Fatima Bendada

Speaking in support of the project was Rebecca DonHollander of Winnebago Street.

Speaking in opposition to the project was Jen Allstrom of Waubesa Street.

Registered in support and available to answer questions were: Jon Wanta of Sunstone Lane and Johanna Oosterwyk of Waubesa Street.

Land Division

12. [47851](#)

Approving a Certified Survey Map of property owned by Stephanie Stratton located at 1123 Merrill Springs Road; 19th Ald. Dist., which proposes a deep residential lot

On a motion by Cantrell, seconded by Ald. Carter, the Plan Commission found the standards met and approved the land division subject to the comments and conditions contained within the Plan Commission materials. The motion to approve passed by voice vote/ other.

A motion was made by Cantrell, seconded by Carter, 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 land division and available to answer questions were Stephanie Stratton of Merrill Springs Road, the applicant, and Michael Marty, Vierbicher Associates, Inc. of Fourier Drive, representing the applicant.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Heather Stouder summarized the upcoming matters for the Commission.

- Upcoming Matters - August 14, 2017

- 668 State Street - Conditional Use - Construct four-story addition containing 24 apartment units to existing two-story commercial building
- 931 E. Main Street - Conditional Use - Establish brewery and tasting room in ex. multi-tenant commercial building in TE zoning
- 1501 Monroe Street - Conditional Use Alteration - Construct three-story addition to existing hotel with 87 total rooms and event space
- 5450 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel

- Upcoming Matters - August 28, 2017

- Darbo-Worthington Park Neighborhood Plan
- 530 Junction Road - Amended PD(GDP-SIP) - Construct five-story mixed-use containing 12,000 square feet of commercial space and 32 apartments
- 130 E. Gilman Street - DR-1 to PD(GDP-SIP) - Convert residence into eight-room hotel with café and event space in Mansion Hill Historic District
- 116 Juneberry Drive - Amended PD(GDP-SIP) and Certified Survey Map Referral - Amend PD zoning to create two lots for split two-family-twin homes
- 645-703 South Point Road - Temp. A to TR-P, TR-C3 and CC-T and Preliminary Plat - Acacia Ridge, creating 401 single-family lots, 3 lots for two-family twin homes, 2 lots for future mixed-use and multi-family development, 1 outlot for a future MMSD school, 3 outlots for private open space, 1 outlot for a public park, and 1 outlot for public stormwater management

ANNOUNCEMENTS

Ald. Carter announced that she will not be present for the August 14, 2017 meeting.

ADJOURNMENT

A motion was made by Rewey, seconded by King, to Adjourn at 8:15 p.m. The motion passed by voice vote/other.