



City of Madison

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

Meeting Minutes - Approved PLAN COMMISSION

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Monday, September 22, 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 5:40 p.m.

Present: 10 - Steve King; Ledell Zellers; Scott J. Resnick; Ken Opin; Melissa M. Berger; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell; Tonya L. Hamilton-Nisbet and Maurice C. Sheppard

Excused: 1 - Eric W. Sundquist

Opin was chair for this meeting.

Ald. Resnick arrived at 5:45 p.m. after the approval of the August 25 meeting minutes.

Staff present: Katherine Cornwell, Kevin Firchow and Tim Parks, Planning Division; Matt Tucker, Zoning Administrator; Dan Rolfs, Office of Real Estate Services; Lara Mainella, City Attorney's Office, and; Eric Halvorson, Traffic Engineering Division.

PUBLIC COMMENT

There were no registrations for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Heifetz recused himself from consideration of Items 1 and 2 for professional reasons.

Opin disclosed that he was friends with Tom Neujahr of Urban Land Interests, the applicants on Items 10-12, but that his relationship would not affect his ability to chair the meeting for those items.

MINUTES OF THE AUGUST 25, 2014 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: October 6, 27 and November 10, 24, 2014

Special Meetings to discuss Zoning Code revisions: The September 30, 2014 was cancelled due to a conflict with a rescheduled Board of Estimates meeting on the 2015 budget. Planning staff has contacted the members of the Commission to discuss the potential scheduling of other special meetings in October and November.

SPECIAL ITEM OF BUSINESS

- The Plan Commission appointed Brad Cantrell to serve as the Plan Commission representative on the Joint West Campus Area Committee to replace Eric Sundquist by unanimous consent.

ROUTINE BUSINESS

1. [35081](#) Authorizing the execution of an Underground Electric Line Easement to Madison Gas and Electric Company across a portion of the City Water Utility Well #24 property located at 101 North Livingston Street.

A motion was made by Cantrell, seconded by Rewey, to Return to Lead with the Recommendation for Approval to the WATER UTILITY BOARD. The motion passed by voice vote/other, with Heifetz recused.

2. [35082](#) Authorizing the execution of an Underground Electric Line Easement to Madison Gas and Electric Company across a portion of Henry Vilas Zoo, located at 702 South Randall Avenue.

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

3. [35265](#) Authorizing the acceptance of ownership from Regent Neighborhood Association of a "Little Free Library" located at the Southwest Bike Path near the Spooner Street bridge.

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. [35323](#) Approving the sale of a vacant parcel of land located at 153 Proudfit Street to 151, LLC.

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

5. [35479](#) Authorizing a Request for Proposals for the Reuse and Rehabilitation of the Garver Feed Mill.

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

NEW BUSINESS

6. [35036](#) Creating Section 31.112 and Sec. 31.11(2)(o) and amending Sections 31.11(1) and 31.05(2)(b) of the Madison General Ordinances to create a process for Advertising Sign Banks and Replacement Advertising Signs, and amending sec. 31.04(5)(k)4.a. regarding illumination of certain signs.

On a motion by Rewey, seconded by Berger, the Plan Commission recommended approval of the proposed ordinance with the following revision moved by Cantrell, seconded by Hamilton-Nisbet, to revise the ordinance to cause one (1) square-foot of applicable signage to be banked/ replaced for ever two (2) square feet removed.

The motion to amend the language passed on the following 5-3 vote: AYE: Ald. King, Ald. Zellers, Berger, Cantrell, Hamilton-Nisbet; NAY: Ald. Resnick, Heifetz, Rewey; NON-VOTING: Opin, Sheppard;

EXCUSED: Sundquist.

The main motion to recommend approval as amended passed on the following 7-1 vote: AYE: Ald. King, Ald. Resnick, Ald. Zellers, Berger, Cantrell, Hamilton-Nisbet, Rewey; NAY: Heifetz; NON-VOTING: Opin, Sheppard; EXCUSED: Sundquist.

A motion was made by Rewey, seconded by Berger, to Return to Lead with the Recommendation for Approval to the URBAN DESIGN COMMISSION,. The motion passed by the following vote:

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

Noes: 1 - Michael G. Heifetz

Excused: 1 - Eric W. Sundquist

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

Registered in support of the ordinance and available to answer questions were Rod Ripley of Regent Street and Jason Saari, Adams Outdoor Advertising of E. Badger Road.

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 Amendments & Related Requests

- 7. [35008](#) Creating Section 28.022 - 00144 of the Madison General Ordinances to change the zoning of property generally addressed as 2504 Winnebago Street, 6th Aldermanic District, from PD(GDP) (Planned Development (General Development Plan) District to PD(SIP) (Planned Development (Specific Implementation Plan) District to construct a 60,000 square-foot medical clinic at Union Corners.

On a motion by Rewey, seconded by Cantrell, the Plan Commission recommended approval of the specific implementation plan subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- That conditions #1 and 2a of the August 15, 2014 Planning Division staff report be removed, and;
- That more convenient visitor bike parking and covered employee bike parking be provided.

A motion by Heifetz, seconded by Hamilton-Nisbet to amend the conditions of approval to keep condition #1 of the staff report failed on the following 2-6 vote: AYE: Hamilton-Nisbet, Heifetz; NAY: Ald. King, Ald. Resnick, Ald. Zellers, Berger, Cantrell, Rewey; NON-VOTING: Opin, Sheppard; EXCUSED: Sundquist.

The main motion to recommend approval with the additional conditions above passed on the following 6-2 vote: AYE: Ald. King, Ald. Resnick, Ald. Zellers, Berger, Cantrell, Rewey; NAY: Hamilton-Nisbet, Heifetz; NON-VOTING: Opin, Sheppard; EXCUSED: Sundquist.

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: 6 - Steve King; Ledell Zellers; Scott J. Resnick; Melissa M. Berger; Michael W. Rewey and Bradley A. Cantrell

Noes: 2 - Michael G. Heifetz and Tonya L. Hamilton-Nisbet

Excused: 1 - Eric W. Sundquist

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

Speaking in support of the proposed development were: Gary Gorman, Gorman & Company, of N. Main Street, Oregon, the applicant; Kirk Keller, Plunkett Raysich Architects of Crossroads Drive, representing the applicant and UW Health, and; Theresa Soik, UW Health, of UW Health Court, Middleton.

Registered in support and available to answer questions was Joe Schwenker, Gorman & Company, of N. Main Street, Oregon.

8. [35010](#)

SUBSTITUTE Creating Section 28.022 - 00140 and Section 28.022 - 00141 of the Madison General Ordinances to change the zoning of property generally addressed as 202 East Washington Avenue, 2nd Aldermanic District, from DC (Downtown Core) District and 15 North Webster Street, 2nd Aldermanic District, DR1 (Downtown Residential 1) District to PD(GDP-SIP) (Planned Development (General Development Plan- Specific Implementation Plan) District to demolish an auto repair facility and a four-unit apartment to allow construction of a 164 room hotel.

On a motion by Ald. King, seconded by Ald. Resnick, the Plan Commission recommended referral of the proposed planned development (ID 35010) and demolition permit (ID 34641) two meetings to the October 27, 2014 Plan Commission meeting and November 18, 2014 Common Council meeting on the 6-2 vote: AYE: Ald. Resnick, Ald. King; Ald. Zellers, Berger, Hamilton-Nisbet, Rewey; NAY: Cantrell, Heifetz; NON-VOTING: Opin, Sheppard; EXCUSED: Sundquist.

The motion to recommend referral was approved following a motion to reconsider an earlier motion to recommend referral of the project two meetings to October 27 made by Rewey and seconded by Berger, which failed on the following 1-7 vote: AYE: Rewey; NAY: Ald. Resnick, Ald. King; Ald. Zellers, Berger, Cantrell, Hamilton-Nisbet, Heifetz; NON-VOTING: Opin, Sheppard; EXCUSED: Sundquist. The motion to reconsider was made by Ald. King and seconded by Berger and approved on the following 7-1 vote: AYE: Ald. Resnick, Ald. King; Ald. Zellers, Berger, Cantrell, Hamilton-Nisbet, Rewey; NAY: Heifetz; NON-VOTING: Opin, Sheppard; EXCUSED: Sundquist.

The reconsideration and recommendation for referral followed a motion by Ald. Resnick, seconded by Cantrell, to find the standards met and recommend approval of the planned development and demolition permit subject to the comments and conditions contained in the Plan Commission materials and the following conditions failed by the following 4-5 vote: AYE: Ald. King, Ald. Resnick, Cantrell, and Heifetz; NAY: Ald. Zellers, Berger, Hamilton-Nisbet, Rewey, Opin; NON-VOTING: Sheppard; EXCUSED: Sundquist.

The recommended conditions of approval discussed by the Plan Commission included:

- A restriction on deliveries before 7:00 p.m. Sunday-Friday and between 7:00 a.m.-1:00 p.m. on Saturday;
- Prior to issuance of demolition or building permits, proof of financing for the proposal shall be provided for review and approval by the Director of Planning and Community and Economic Development;
- Move the overhead door and adjacent wall on N. Webster Street to be at least 5.5 feet from the property line;
- Keep gates open to allow formal tours and viewing of the Lamp House and to promote heritage tourism;
- Modify Traffic Engineering Division condition #1, page 3 to have the applicant work with staff and the Urban Design Commission to "maximize" the sidewalk along N. Webster Street; and
- Compensating the Parking Utility for the loss of on-street parking spaces along N. Webster Street.

A motion was made by King, seconded by Resnick, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION, due back on October 27, 2014. The motion passed by the following vote:

Ayes: 6 - Ledell Zellers; Scott J. Resnick; Melissa M. Berger; Michael W. Rewey; Tonya L. Hamilton-Nisbet and Steve King

Noes: 2 - Michael G. Heifetz and Bradley A. Cantrell

Excused: 1 - Eric W. Sundquist

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

9. [34641](#)

Consideration of a demolition permit to allow demolition of an auto repair facility and four-unit dwelling to allow construction of 164-room hotel at 202 E. Washington Avenue and 15 N. Webster Street; 2nd Ald. Dist.

On a motion by Ald. King, seconded by Ald. Resnick, the Plan Commission recommended referral of the proposed planned development (ID 35010) and demolition permit (ID 34641) two meetings to the October 27, 2014 Plan Commission meeting and November 18, 2014 Common Council meeting on the 6-2 vote: AYE: Ald. Resnick, Ald. King; Ald. Zellers, Berger, Hamilton-Nisbet, Rewey; NAY: Cantrell, Heifetz; NON-VOTING: Opin, Sheppard; EXCUSED: Sundquist.

The motion to recommend referral was approved following a motion to reconsider an earlier motion to recommend referral of the project two meetings to October 27 made by Rewey and seconded by Berger, which failed on the following 1-7 vote: AYE: Rewey; NAY: Ald. Resnick, Ald. King; Ald. Zellers, Berger, Cantrell, Hamilton-Nisbet, Heifetz; NON-VOTING: Opin, Sheppard; EXCUSED: Sundquist. The motion to reconsider was made by Ald. King and seconded by Berger and approved on the following 7-1 vote: AYE: Ald. Resnick, Ald. King; Ald. Zellers, Berger, Cantrell, Hamilton-Nisbet, Rewey; NAY: Heifetz; NON-VOTING: Opin, Sheppard; EXCUSED: Sundquist.

The reconsideration and recommendation for referral followed a motion by Ald. Resnick, seconded by Cantrell, to find the standards met and recommend approval of the planned development and demolition permit subject to the comments and conditions contained in the Plan Commission materials and the following conditions failed by the following 4-5 vote: AYE: Ald. King, Ald. Resnick, Cantrell, and Heifetz; NAY: Ald. Zellers, Berger, Hamilton-Nisbet, Rewey, Opin; NON-VOTING: Sheppard; EXCUSED: Sundquist.

The recommended conditions of approval discussed by the Plan Commission included:

- A restriction on deliveries before 7:00 p.m. Sunday-Friday and between 7:00 a.m.-1:00 p.m. on Saturday;
- Prior to issuance of demolition or building permits, proof of financing for the proposal shall be provided for review and approval by the Director of Planning and Community and Economic Development;
- Move the overhead door and adjacent wall on N. Webster Street to be at least 5.5 feet from the property line;
- Keep gates open to allow formal tours and viewing of the Lamp House and to promote heritage tourism;
- Modify Traffic Engineering Division condition #1, page 3 to have the applicant work with staff and the Urban Design Commission to "maximize" the sidewalk along N. Webster Street; and
- Compensating the Parking Utility for the loss of on-street parking spaces along N. Webster Street.

A motion was made by King, seconded by Resnick, to Refer to the PLAN COMMISSION, due back on October 27, 2014. The motion passed by the following vote:

Ayes: 6 - Scott J. Resnick; Melissa M. Berger; Michael W. Rewey; Tonya L. Hamilton-Nisbet; Ledell Zellers and Steve King

Noes: 2 - Michael G. Heifetz and Bradley A. Cantrell

Excused: 1 - Eric W. Sundquist

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

The following were registered on Items 8 and 9, which were considered together:

Speaking in support of the proposed development were: Jeff Lenz of Caribou Road, Middleton, Josh Wilcox, Gary Brink & Associates of Elmwood Avenue, Middleton, and Nathan Wautier, Reinhart, Boerner, Van Duren, SC of E. Mifflin Street, all representing the applicants, the North Central Group; Jonathon Bogatay of Oakshore Drive; Michael Kenney of E. Wisconsin Avenue, Milwaukee; Tim Hausmann of Sumac Road, Middleton; Thomas Sweeney of N. Pinckney Street; Zi Chong of High Street, and; John Imes of Edgehill Drive.

Speaking in opposition to the proposed development were: Marilyn Martin of N. Hamilton Street; William A. Gates of N. Hamilton Street, and; Julia Cox of Sheboygan Avenue.

Speaking neither in support nor opposition to the proposed development was Ald. Mike Verveer, 614 W. Doty Street #407, representing the 4th District.

Registered in support and available to answer questions was Shana Brummond of N. Diversey Boulevard, Whitefish Bay, representing the North Central Group.

Registered in support but not wishing to speak were: Jeff Vercauteren of S. Carroll Street; David Coe of Westward Circle; Kari Kruchten of Rauls Road, Dane; Barry Richter of Turnwood Circle, Verona; Dave Lenz of CTH M; Fred Rouse of Perry Street, and; AJ Robhschek, Gary Brink & Associates of Elmwood Avenue, representing the North Central Group.

Registered in opposition and available to answer questions was Anne Stoelting of N. Hamilton Street.

Registered in opposition but not wishing to speak were Guy V. Martin of N. Hamilton Street and Franny Ingebritson of Wisconsin Avenue.

10. [35356](#)

SUBSTITUTE. Creating Section 28.022 -- 00146 of the Madison General Ordinances to change the zoning of property located at 115 South Carroll Street and 25 West Main Street, 4th Aldermanic District, from DC (Downtown Core) District to PD (Planned Development) District and approving a General Development Plan and Specific Implementation Plan to construct an addition to an existing office building at 25 W. Main Street.

On a motion by Berger, seconded by Rewey, the Plan Commission recommended approval of the proposed planned development (ID 35356 and 35359) and the demolition permit for 126 S. Carroll Street (ID 34922) subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- That condition #45 of the September 17, 2014 Planning Division staff report be removed.

The Plan Commission recommendation to approve the project included the request by Ald. Verveer for a report to be prepared by the City Traffic Engineer that addresses the concerns of the adjacent residents about the driveway to serve the proposed development.

The recommendation to approve the development passed by voice vote/ other.

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

11. [35359](#)

Creating Section 28.022 -- 00147 of the Madison General Ordinances to change the zoning of property located at 126 South Carroll Street, 4th Aldermanic District, from DC (Downtown Core) District to PD (Planned Development) District and approving a General Development Plan and Specific Implementation Plan to demolish a parking ramp to construct a mixed-use building with 7,500 square feet of commercial space, 96 apartments and 550 underground parking stalls.

On a motion by Berger, seconded by Rewey, the Plan Commission recommended approval of the proposed planned development (ID 35356 and 35359) and the demolition permit for 126 S. Carroll Street (ID 34922) subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- That condition #45 of the September 17, 2014 Planning Division staff report be removed.

The Plan Commission recommendation to approve the project included the request by Ald. Verveer for a report to be prepared by the City Traffic Engineer that addresses the concerns of the adjacent residents about the driveway to serve the proposed development.

The recommendation to approve the development passed by voice vote/ other.

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

12. [34922](#)

Consideration of a demolition permit to allow a parking garage to be demolished as part of a Planned Development for a future mixed-use building at 126 S. Carroll Street; 4th Ald. Dist.

On a motion by Berger, seconded by Rewey, the Plan Commission recommended approval of the proposed planned development (ID 35356 and 35359) and the demolition permit for 126 S. Carroll Street (ID 34922) subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- That condition #45 of the September 17, 2014 Planning Division staff report be removed.

The Plan Commission recommendation to approve the project included the request by Ald. Verveer for a report to be prepared by the City Traffic Engineer that addresses the concerns of the adjacent residents about the driveway to serve the proposed development.

The recommendation to approve the development passed by voice vote/ other.

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

The following were registered on Items 10-12, which were considered together:

Speaking in support of the proposed development were Brad Binkowski, Urban Land Interests of E. Doty Street, the applicant; Dave Baskerville of S. Hamilton Street; Rosemary Lee of W. Wilson Street, and; Ald. Mike Verveer, 614 E. Doty Street #407, representing the 4th District.

Speaking in opposition to the proposed development was James Lembcke of S. Hamilton Street.

Speaking neither in support nor opposition to the proposed development were: Will May of S. Hamilton Street; Kerryann DiLoreto of S. Hamilton Street, and; Mark Landis of S. Hamilton Street.

Registered in support and available to answer questions were Mark Binkowski of E. Mifflin Street and Samantha Crownover of Kendall Avenue.

Registered in support but not wishing to speak was Jeff Vercauteren of S. Carroll Street.

Registered neither in support nor opposition but not wishing to speak was Leah Wisdorf of S. Hamilton Street.

13. [35382](#)

Creating Section 28.022-00148 of the Madison General Ordinances to change the zoning of property located at 4082 Hoepker Road, 17th Aldermanic District, from A (Agriculture) District to IL (Industrial-Limited) District to correct a mapping error.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission recommended approval of the zoning map correction by voice vote/ other.

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

There were no registrants on this matter.

Conditional Use & Demolition Permits

- 14. [31830](#) Consideration of a demolition permit to allow a former dormitory in Lake View Hill Park to be demolished to create additional open space; 1206 Northport Drive; 18th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and approved the demolition permit 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.

Speaking in support of the proposed demolition was Dawn O’Kroley, Dorschner Associates of E. Gorham Street, representing the applicant, Dane County.

Registered in support and available to answer questions were: Lynn Green, Dane County Department of Human Services; Sara Kwitek, Dane County Land & Water Resources Department; Jeremy Balousek, Dane County Parks Department, and; Nelson & Annette Eisman of Lake View Avenue.

- 15. [34906](#) Consideration of a conditional use for a home daycare at 1109 Morrairie View Drive; 1st 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 and the following conditions:

- That the applicant encourage the use of the driveway for pick-up and drop-off to the greatest extent possible;
- That the applicant stagger pick-up and drop-off times to limit impacts on the street;
- That the hours of operation for the daycare be limited to 7:30 a.m. to 4:30 p.m. Monday-Friday;
- That, on a motion by Hamilton-Nisbet, seconded by Ald. King, the applicant provide copies of current business insurance for the daycare to the Zoning Administrator on an annual basis; the motion to amend the conditions passed on the following 5-4 vote: AYE: Ald. King, Ald. Zellers, Hamilton-Nisbet, Heifetz, Opini; NAY: Ald. Resnick, Berger, Cantrell, Rewey; NON-VOTING: Sheppard; EXCUSED: Sundquist.

The main motion to approve the conditional use passed by voice vote/ other.

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

Speaking in support of the request were the applicant, Sarah Tuttle, Bright Beginnings Day School, S. Holt Circle, and Barret Van Sicklen, DeWitt Ross & Stevens, SC of E. Mifflin Street representing the applicant.

- 16. [34918](#) Consideration of a demolition permit and conditional use to demolish the street-facing facade of a large retail establishment to allow construction of an addition to the store and approve outdoor sales and display areas at 4198 Nakoosa Trail; 15th Ald. Dist.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission recommended referral to a future meeting at the request of the applicant by voice vote/ other.

A motion was made by Cantrell, seconded by Zellers, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.

There were no registrants on this matter.

- 17. [35162](#) Consideration of a major alteration to a conditional use-residential building complex for various site and facade changes in an approved apartment development at 9306-9414 Silicon Prairie Parkway and 9315 Fortunate Place; 9th Ald. Dist.

On a motion by Ald. King, seconded by Ald. Resnick, the Plan Commission found that the standards were met and approved the conditional use alteration subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

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

Speaking in support of the proposed alteration were John McKenzie of Hidden Cave Road, the applicant, and Randy Bruce, Knothe & Bruce Architects, LLC of University Avenue, Middleton, representing the applicant.

Registered in support but not wishing to speak was Ald. Paul Skidmore, 13 Red Maple Trail, representing the 9th District.

18. [35163](#)

Consideration of a demolition permit to allow a single-family residence at 5234 Harbor Court to be razed to create open space for an adjacent residence under the same ownership; 19th Ald. Dist.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission found that the standards were met and approved the demolition permit 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 and available to answer questions was the applicant, Barry Mirkin of Harbor Court.

19. [35164](#)

Consideration of a demolition permit to allow a fire-damaged single-family residence to be razed with no proposed use at 816 Christianson Avenue; 15th Ald. Dist.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission found that the standards were met and approved the demolition permit 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 and available to answer questions was the applicant, Scott Kerr of Academy Drive.

20. [35172](#)

Consideration of a conditional use for a 100-unit apartment building at 10202 Rustling Birch Road (Lot 1, Birchwood Point); 9th Ald. Dist.

On a motion by Cantrell, 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 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 and available to answer questions were the applicant, Ulian Kissiov of Presidential Lane, and Rick Schwarze, Forward Management, Inc. of Odana Road.

Alterations to Planned Developments

21. [34915](#)

Consideration of an alteration to an approved Planned Development (General Development Plan and Specific Implementation Plan) to allow construction of additions to a hotel at 601 Langdon Street; 8th Ald. Dist.

On a motion by Ald. Zellers, seconded by Ald. Resnick, the Plan Commission approved the planned development alteration subject to the comments and conditions in the Plan Commission materials and the following condition:

- That the Zoning Text be amended to state that accessory outdoor eating areas for accessory restaurants or restaurant-taverns be listed as a conditional use. The final zoning text shall be approved by the Planning Division and Zoning Administrator.

The motion to approve passed by voice vote/ other.

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

Registered in support and available to answer questions were Darrell Slomany, Madison Graduate Owner, LLC of W. Randolph Street, Chicago, Illinois, the applicant, and Ray White, Dimension IV Architecture of Grand Teton Drive, representing the applicant.

22. [35160](#)

Consideration of an alteration to an approved Planned Development (Specific Implementation Plan) to allow the addition of exterior lighting on a newly constructed apartment building at 633 N. Henry Street; 2nd Ald. Dist.

On a motion by Ald. Zellers, seconded by Ald. Resnick, the Plan Commission approved the planned development alteration to allow the four first floor sconces near the N. Henry Street entrance subject to the sconces not exceeding 1,000 lumen, and denied the alteration request for down lights, all by voice vote/ other.

A motion was made by Zellers, seconded by Resnick, to Approve the sconces and Deny the down lights. The motion passed by voice vote/other.

Speaking in support of the proposed alteration was Randy Bruce, Knothe & Bruce Architects, LLC of University Avenue, Middleton, representing the applicant, Palisades Properties.

Speaking in opposition to the proposed alteration was Fred Mohs of Wisconsin Avenue.

Registered in opposition but not wishing to speak were Franny Ingebritson of Wisconsin Avenue and Tim Morgan of Langdon Street.

Land Division

23. [35158](#)

Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating two lots at 1902-1910 W. Beltline Highway, Town of Madison.

On a motion by Ald. King, seconded by Ald. Resnick, the Plan Commission recommended referral to October 6, 2014 at the request of the applicant by voice vote/ other.

A motion was made by King, seconded by Resnick, to Refer to the PLAN COMMISSION and should be returned by October 6, 2014. The motion passed by voice vote/other.

There were no registrants on this matter.

BUSINESS BY MEMBERS

- During the discussion on Item 14, members of the Plan Commission lauded the project team for the revised plans for the former dormitory.

- During the discussion on Item 17, members of the Commission asked staff to develop a policy on the use of wall packs and utility penetrations.

SECRETARY'S REPORT

- DRAFT 2015 Urban Design Commission and Plan Commission Schedule

- Upcoming Matters - October 6, 2014

- 3620 Marsh Road - Conditional Use - Allow recycling center (in Urban Design Dist. 1)
- 101 S. Mills Street - Demolition Permit and TR-V1 to TR-U2 - Demolish single-family residence to construct six-unit apartment building
- 425-435 W. Johnson Street - Demolition Permit and Conditional Use - Demolish 3 existing apartment buildings to construct mixed-use building with 2,100 square feet of retail and 160 apartments
- 4002 Kipp Street - Conditional Use Alteration - Amend the hours of operation for existing recycling center
- 453 W. Gilman Street - Conditional Use - Construct outdoor eating area for restaurant-tavern

- 813 Woodward Drive - Conditional Use - Construct addition to existing single-family residence on lakefront lot
- Zoning Text Amendment - Amend 28.082(1) to allow libraries and museums in the TE, SE and EC zoning districts

- Upcoming Matters - October 27, 2014

- 825 Jupiter Drive - Amended PD (GDP-SIP) - Construct 37-unit apartment building
- 5517 Femrite Drive - Demolition Permit and Conditional Use - Demolish single-family residence to construct private parking facility (in Urban Design Dist. 1)
- 3315 Nelson Road - Extraterritorial Final Plat - Windswept, creating 6 lots in the Town of Burke
- 5794 Portage Road and 3949 Hoepker Road - Extraterritorial Certified Survey Map - Create 2 lots in the Town of Burke
- 312 Wisconsin Avenue - Demolition Permit and Conditional Use - Relocate residence at 315 N. Carroll Street onto W. Gorham Street side of same site and approve private parking facility at church

ANNOUNCEMENTS

Ald. King and Rewey announced they would not be present for the October 6, 2014 meeting.

ADJOURNMENT

A motion was made by Resnick, seconded by Zellers, to Adjourn at 1:35 a.m., Tuesday, September 23, 2014. The motion passed by voice vote/other.