



# City of Madison

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

## Meeting Minutes - Approved PLAN COMMISSION

*This meeting may be viewed LIVE on Charter Spectrum Channel 994, AT&T U-Verse Channel 99 or at [www.madisoncitychannel.tv](http://www.madisoncitychannel.tv).*

---

Monday, August 29, 2016

5:30 PM

210 Martin Luther King, Jr. Blvd.  
Room 201 (City-County Building)

---

### CALL TO ORDER/ROLL CALL

**Present:** 8 - Ledell Zellers; Sheri Carter; Ken Opin; Maurice C. Sheppard; Melissa M. Berger; Michael W. Rewey; Bradley A. Cantrell and James E. Polewski  
**Excused:** 2 - Steve King and Fatima Bendada

Opin was the Chair for this meeting.

Staff present: Heather Stouder, Tim Parks, Chris Wells, Bill Fruhling, Ryan Jonely, Kirstie Laatsch, Brian Grady, Ben Zellers, and Colin Punt, Planning Division; Dan Rolfs, Economic Development.

### PUBLIC COMMENT

There were no registrants for public comment.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

Rewey disclosed that he received emails from the applicant for Items 7 and 8 but that this would not present an issue.

### MINUTES OF THE AUGUST 8, 2016 MEETING

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

### SCHEDULE OF MEETINGS

Regular meeting: Monday, September 19, 2016 and October 17, 2016

Plan Commission Bus Tour of west side project sites: September 22, 2016 at 5:30 p.m..

### SPECIAL ITEM OF BUSINESS

1. [44190](#) Planning Division staff update on Comprehensive Plan revision process

The Plan Commission took no action on this item following the staff presentation and questions by members.

### ROUTINE BUSINESS

2. [43884](#) Determining a Public Purpose and Necessity and adopting a Transportation Project Plat No. 5992-09-81 - 4.04 thru 5992-09-81 - 4.10, including Transportation Project Plat 5992-09-81 - 4.08 Amendment No. 1, South Pleasant View Road CTH M - Cross Country Road to Prairie Hill Road for the acquisition of Plat of Land Interests required. Located in part of Section 3,

T6N, R8E and part of Section 34, T7N, R8E, in the City of Madison, Town of Verona and Town of Middleton.

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

**PUBLIC HEARING-5:45 p.m.**

Note: Public Hearing items may be called at any time after the beginning of the public hearing. Those wishing to speak on an item must fill out a registration slip and give it to the Secretary. The Plan Commission uses a consent agenda, which means that the Commission can consider any item at 5:45 p.m. where there are no registrants wishing to speak in opposition regardless of its placement on the agenda.

**Tax Incremental District**

- 3. [43889](#) Approving an Amendment to the Project Plan for Tax Incremental District (TID) #25 (Wilson St Corridor), City of Madison.

**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.**

There were no registrants on this item.

- 4. [43890](#) Approving the Amendment of the Project Plan for Tax Incremental District (TID) #41 (University / Whitney), City of Madison.

**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.**

There were no registrants on this item.

**Zoning Map Amendments & Related Requests**

- 5. [43823](#) Creating Section 28.022 -- 00249 of the Madison General Ordinances to change the zoning of property located at 7902 Watts Road, 9th Aldermanic District, from A (Agricultural) District to TR-U1 (Traditional Residential - Urban 1) District.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission recommended re-referral of the zoning map amendment (ID 43823) and conditional use (ID 43579) to October 17, 2016 (November 1, 2016 Common Council) at the request of the applicant. The motion to re-refer passed by voice vote/other.

**A motion was made by Cantrell, seconded by Zellers, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by October 17, 2016. The motion passed by voice vote/other.**

6. [43579](#) Consideration of a conditional use for a residential building complex to allow construction of 156 apartments in two buildings at 7902 Watts Road; 9th Ald. Dist.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission recommended re-referral of the zoning map amendment (ID 43823) and conditional use (ID 43579) to October 17, 2016 (November 1, 2016 Common Council) at the request of the applicant. The motion to re-refer passed by voice vote/ other.

**A motion was made by Cantrell, seconded by Zellers, to Refer to the PLAN COMMISSION and should be returned by October 17, 2016. The motion passed by voice vote/other.**

There were no registrants on Items 5 and 6.

7. [43648](#) Creating Section 28.022 - 00246 of the Madison General Ordinances to change the zoning of property located at 418 Division Street, 6th Aldermanic District, from TE (Traditional Employment) District to TSS (Traditional Shopping Street) District to demolish industrial building to construct 29-unit apartment building.

On a motion by Sheppard, seconded by Cantrell, the Plan Commission reconsidered the questions regarding 418 Division Street by voice vote/ other, and opened a new public hearing.

On a motion by Cantrell, seconded by Berger, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 43648) and approved the demolition permit and conditional use (ID 44126) subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- That the doors to the first floor bike parking be power-assisted.

The recommendation to approve subject to conditions passed on the following 4-2 vote: AYE: Berger, Cantrell, Rewey, Sheppard; NAY: Ald. Zellers, Polewski; ABSTAIN: Ald. Carter; NON-VOTING: Opin; EXCUSED: Ald. King, Bendada.

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

**Ayes:** 4 - Maurice C. Sheppard; Melissa M. Berger; Michael W. Rewey and Bradley A. Cantrell

**Noes:** 2 - Ledell Zellers and James E. Polewski

**Abstentions:** 1 - Sheri Carter

**Excused:** 2 - Steve King and Fatima Bendada

**Non Voting:** 1 - Ken Opin

8. [44126](#) Reconsideration of a demolition permit and conditional use (ID 43416) to allow demolition of an industrial building and construction of an apartment building containing 31 units at 418 Division Street; 6th Ald. Dist.

On a motion by Sheppard, seconded by Cantrell, the Plan Commission reconsidered the questions regarding 418 Division Street by voice vote/ other, and opened a new public hearing.

On a motion by Cantrell, seconded by Berger, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 43648) and approved the demolition permit and conditional use (ID 44126) subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- That the doors to the first floor bike parking be power-assisted.

The recommendation to approve subject to conditions passed on the following 4-2 vote: AYE: Berger, Cantrell, Rewey, Sheppard; NAY: Ald. Zellers, Polewski; ABSTAIN: Ald. Carter; NON-VOTING: Opin; EXCUSED: Ald. King, Bendada.

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

**Ayes:** 4 - Maurice C. Sheppard; Melissa M. Berger; Michael W. Rewey and Bradley A. Cantrell

**Noes:** 2 - Ledell Zellers and James E. Polewski

**Abstentions:** 1 - Sheri Carter

**Excused:** 2 - Steve King and Fatima Bendada

**Non Voting:** 1 - Ken Opin

The following were registered on Items 7 and 8, which were considered together:

Speaking in support were: Joseph Krupp, Prime Urban Properties, of Woodland Trail, Middleton, the applicant; Randy Bruce, Knothe & Bruce Architects of University Avenue, Middleton, representing the applicant, Joseph Krupp; Tom Garver of Atwood Avenue; Gail Ambrosious of Blynn Road, Mazomanie; and Stephen McKenzie of Jenifer Street.

Speaking in opposition were: Isabelle Girard of Clemens Avenue; Bonnie Saari of Oakridge Avenue; Kenneth Calhoun of Clemens Avenue; Lisa Pfaff of Center Avenue; Ross Wuennerberg of Spaight Street; Ken Lonquist of Russell Street; Linda Lehnertz of S. Patterson Street; Kent Hill of Division Street; Keith Kobs of Helena Street, and; Dale Garvey of Jenifer Street.

Registered in support and available to answer questions was Jennifer Owens of Winnebago Street.

Registered in opposition and not wishing to speak was Delores Norinska of Sommers Avenue, Tiffany Norinska of Sommers Avenue, and Daniel Cash of Helena Street.

Registered in opposition and available to answer questions were James Head of Oakridge Avenue and Joanne Schilling of Russell Street.

9. [43696](#)

Creating Section 28.022 -- 00247 of the Madison General Ordinances to change the zoning of properties located at 707-713 East Johnson Street, 2nd Aldermanic District, from TR-V2 (Traditional Residential - Varied 2) District to NMX (Neighborhood Mixed-Use) District.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission recommended re-referral of the zoning map amendment (ID 43696) and demolition permit and conditional use (ID 43418) to a future meeting at the request of the applicant. The motion to re-refer passed by voice vote/ other.

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

10. [43418](#)

Consideration of a demolition permit and conditional use to allow demolition of 2 two-family residences and construction of a mixed-use building containing 2,900 square feet of commercial space and 21 apartments at 707-713 E. Johnson Street; 2nd Ald. Dist.

**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 Items 9 and 10.

**Subdivision**

- 11. [43585](#) Consideration of the final plat of Aspen Meadow Estates at 3391 Meadow Road in the Town of Middleton in the City of Madison's Extraterritorial Jurisdiction.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission found the standards met and recommended approval of the extraterritorial subdivision subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

**A motion was made by Cantrell, seconded by Zellers, 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 and available to answer questions was Rachael Holloway, JSD Professional Services of Horizon Drive, Verona, representing the applicant.

**Land Division**

- 12. [43795](#) Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating one lot at 3427 Bailey Road, Town of Sun Prairie.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission found that the standards were met and approved the Certified Survey Map 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 Zellers, to Approve. The motion passed by voice vote/other.**

There were no registrants on this matter.

**Conditional Use & Demolition Permits**

- 13. [42563](#) Consideration of a demolition permit and conditional use to allow two commercial buildings to be demolished and an automotive sales facility to be constructed at 5702-5712 Odana Road; Urban Design District 3; 19th Ald. Dist.

On a motion by Cantrell, seconded by Zellers, the Plan Commission referred this item to the September 8, 2016 meeting at the request of the applicant. This motion passed by voice vote / other.

**A motion was made by Cantrell, seconded by Zellers, to Refer to the PLAN COMMISSION and should be returned by 9/19/2016. The motion passed by voice vote/other.**

There were no registrants on this matter.

- 14. [43577](#) Consideration of a conditional use for a private parking facility at 3331 Agriculture Drive to serve an expanded industrial facility at 3322 Agriculture Drive; Urban Design Dist. 1; 16th Ald. Dist.

On a motion by Cantrell, seconded by Zellers, the Plan Commission found that the standards were met and approved the conditional use subject to comments and conditions contained in the Plan Commission materials. This motion passed by voice vote / other.

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

There were no registrants on this matter.

15. [43578](#)

Consideration of a demolition permit to allow a two-family residence at 219 W. Gilman Street to be demolished for an addition to a place of worship/ student center at 223 W. Gilman Street; 4th Ald. Dist.

On a motion by Cantrell, seconded by Polewski, the Plan Commission found that the standards were met and approved the conditional use subject to comments and conditions contained in the Plan Commission materials.

The motion to approve passed by the following 6:1 vote: (AYE: Polewski, Cantrell, Ald. Carter, Berger, Sheppard and Rewey; NO: Ald. Zellers; NON-VOTING: Opin; EXCUSED: Ald. King and Bendata)

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

**Ayes:** 6 - Sheri Carter; Maurice C. Sheppard; Melissa M. Berger; Michael W. Rewey; Bradley A. Cantrell and James E. Polewski

**Noes:** 1 - Ledell Zellers

**Excused:** 2 - Steve King and Fatima Bendada

**Non Voting:** 1 - Ken Opin

Speaking in support were: the applicant and property owner, Manachem Mendel Matusof of W. Gilman Street, representing the Chabad House; Ron Trachtenberg of E. Doty Street, representing the Chabad House; Jonathan Berezin of N. Butler Street, representing the Chabad House; Samantha Kerstein of Mendota Court, representing the applicant, Mendel Matusof; Hamid Noughani of Assemblage Architects of Elmwood Avenue, Middleton; Mark Keuser of Assemblage Architects of Elmwood Avenue, Middleton; Ald. Mike Verveer of W. Doty Street, representing District 4; Paula Kivolowitz of W. Gilman street; and Zachary Erlichman of N. Frey Street; Eileen Bruskevitz of Reynolds Avenue, Westport; and Michael Heifetz of Brule Circle.

Speaking in opposition were Franny Ingebritson, Mansion Hill Chabad Development Steering Committee, of Wisconsin Avenue, and Fred Mohs of Wisconsin Avenue.

Registered in support but not wishing to speak were Rabbi Yona Matusof of Regent Street, representing Chabad Lubavitch of Wisconsin; Eliyahu Fink of Langdon Street; Alexa Lebowitz of Mendota Court; Jennifer Fine of W. Dayton Street; Samantha Silverman of Mendota Court; Evan Kivolowitz of N. Orchard Street; Morgan Klaeser of N. Randall Avenue; Jonathan Kusselson of Wisconsin Avenue; Michael Dykhne of Sheboygan Avenue; Miriam Sokolow of N. Butler Street; Hanah Cytron of Langdon Street; Hailey Kragness of Langdon Street; Gabe Rushba of N. Henry Street; Ari Brown of N. Henry Street; Spencer Sturton of N. Lake Street; Josh Shapiro of W. Gilman Street; Jeremy Gopin of Francis Street; Stephanie Kurensky of Langdon Street; Zalmon Zezmer of Regent Street; Jacob Erlichman of N. Frances Street; Josh Finer of N. Henry Street; Elad Shapiro of W. Wilson Street; Jordana Rubnitz of Langdon Street.

Registered in support and available to answer questions were Rachel Usdin of University Avenue; Michael Bloom of N. Henry Street; and Amanda Mawrence of University Avenue.

16. [43789](#)

Consideration of a conditional use to convert an office building into a private school at 2802 International Lane; 12th Ald. Dist.

On a motion by Cantrell, seconded by Zellers, the Plan Commission found that the standards were met and approved the conditional use subject to comments and conditions contained in the Plan Commission materials. This motion passed 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 not wishing to speak were Aimee Bauman of S. Paterson Street and Jenny Lisak of S. Paterson Street.

17. [43790](#) Consideration of a conditional use to allow limited production and processing and an outdoor eating area for food and related goods sales business in TSS (Traditional Shopping Street District) zoning at 2503 Monroe Street; 13th Ald. Dist.
- On a motion by Cantrell, seconded by Zellers, the Plan Commission found that the standards were met and approved the conditional use subject to comments and conditions contained in the Plan Commission materials. This motion passed 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 Gary Stone of Borchers Beach Road, Waunakee.
18. [43791](#) Consideration of a conditional use to allow construction of a detached garage in excess of 576 square feet in TR-C3 (Traditional Residential-Consistent 3 District) zoning at 1325 Vilas Avenue; 13th Ald. Dist.
- On a motion by Cantrell, seconded by Zellers, the Plan Commission found that the standards were met and approved the conditional use subject to comments and conditions contained in the Plan Commission materials. This motion passed by voice vote / other.
- A motion was made by Cantrell, seconded by Zellers, to Approve. The motion passed by voice vote/other.**
- Registered neither in support nor opposition and available to answer questions was Anthony Hammond of Vilas Avenue.
19. [43792](#) Consideration of a conditional use to construct a two-family-twin dwelling at 1810-1812 Dondee Road; 16th Ald. Dist.
- On a motion by Cantrell, seconded by Zellers, the Plan Commission found that the standards were met and approved the conditional use subject to comments and conditions contained in the Plan Commission materials. This motion passed by voice vote / other.
- A motion was made by Cantrell, seconded by Zellers, to Approve. The motion passed by voice vote/other.**
- There were no registrants on this matter.
20. [43793](#) Consideration of a demolition permit and conditional use to demolish a two-family residence and construct a single-family residence with accessory dwelling unit at 940 E. Dayton Street; 2nd Ald. Dist.
- On a motion by Cantrell, seconded by Zellers, the Plan Commission referred this item to the September 8, 2016 meeting at the request of the applicant. This motion passed by voice vote / other.
- A motion was made by Cantrell, seconded by Zellers, to Refer to the PLAN COMMISSION and should be returned by 9/19/2016. The motion passed by voice vote/other.**
- There were no registrants on this matter.
21. [43794](#) Consideration of a conditional use to allow construction of a detached garage in excess of 576 square feet in TR-C2 (Traditional Residential-Consistent 2 District) zoning on a lakefront parcel at 834 Prospect Place; 2nd Ald. Dist.
- On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and approved the conditional use subject to comments and conditions contained in the Plan Commission materials. This motion passed 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 was Paul Hick of Prospect Place. Registered in support and available to answer questions were Andrew Wanek of Milwaukee Street and Lisa Grant of Prospect Place .

Speaking in opposition was Michael Hodge of Russell Walk .

22. [44180](#)

Consideration of a conditional use to allow construction of an addition to the University of Wisconsin-Madison Police Station in CC-T (Commercial Corridor-Transitional District) zoning at 1429 Monroe Street; 5th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and approved the conditional use subject to comments and conditions contained in the Plan Commission materials.

The motion to approve passed by the following 6:1 vote: (AYE: Polewski, Cantrell, Ald. Carter, Ald. Zellers, Sheppard and Rewey; NO: Berger; NON-VOTING: Opin; EXCUSED: Ald. King and Bendata)

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

**Ayes:** 6 - Sheri Carter; Maurice C. Sheppard; Michael W. Rewey; Bradley A. Cantrell; James E. Polewski and Ledell Zellers

**Noes:** 1 - Melissa M. Berger

**Excused:** 2 - Fatima Bendada and Steve King

**Non Voting:** 1 - Ken Opin

Speaking in support and available to answer questions was Gary Brown, UW-Madison Facilities Planning & Management of N. Mills Street.

Registered in support and available to answer questions were Clark Brunner, UW Police Department of Monroe Street and Aaron Williams, UW-Madison Facilities Planning & Management of N. Mills Street.

**BUSINESS BY MEMBERS**

Berger pointed out that she felt that given the upcoming discussion around the Historic Preservation Plan, that she felt that there could be more opportunities for various City departments to work together if the City really does want to make something work in a unique situation (i.e. saving a historic property). She added that it might help to incentivize the various agencies to find ways to make this happen.

Also regarding the upcoming discussion around the Historic Preservation Plan and things to further consider, Polweski brought up the topic of what could be done about demolition by neglect.

**SECRETARY'S REPORT**

Heather Stouder summarized the upcoming matters.

**- Upcoming Matters - September 19, 2016**

- 961 S. Park Street - Conditional Use - Allow limited production and processing in existing coffeehouse in TSS zoning
- 940 E. Dayton Street - Demolition Permit and Conditional Use - Demolish two-family residence to construct single-family residence with accessory dwelling unit (Revised plans)
- 2022 Monroe Street - Conditional Use - Construct detached garage with accessory dwelling unit
- 3120 Syene Road - Conditional Use - Allow animal daycare in existing building
- 3226 Commercial Avenue - Demolition Permit - Demolish single-family residence to construct printing and publishing business
- 2725 Atwood Avenue - Conditional Use - Convert existing accessory building into accessory dwelling unit
- 6906 Colony Drive - Conditional Use and Certified Survey Map Referral - Construct daycare center,



and CSM to create one lot for existing place of worship and one lot for proposed daycare center  
- 6510 Cottage Grove Road - Demolition Permit - Demolish single-family residence with no proposed use  
- 910 Ann Street - Demolition Permit - Demolish motel to construct auto sales facility

## **ANNOUNCEMENTS**

Rewey informed the Commission that he would be absent at the September 8, 2016 meeting.

Polewski informed the Commission that he would be absent at the September 19, 2016 meeting.

## **ADJOURNMENT**

**A motion was made by Rewey, seconded by Cantrell, to Adjourn at 9:45 p.m..  
The motion passed by voice vote/other.**