



# City of Madison

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

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Monday, June 19, 2017

5:30 PM

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

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### CALL TO ORDER/ROLL CALL

**Present:** 8 - Steve King; Ledell Zellers; Ken Opin; Maurice C. Sheppard; Melissa M. Berger; James F. Oeth; James E. Polewski and Jason S. Hagenow

**Excused:** 4 - Sheri Carter; Michael W. Rewey; Bradley A. Cantrell and Fatima Bendada

Opin was chair for this meeting.

Ald. King, Hagenow and Sheppard arrived after the June 5 minutes were approved prior to Routine Business.

Ald. King and Ald. Zellers left at 7:00 p.m. during consideration of Items 15-20.

Staff present: Heather Stouder and Tim Parks, Planning Division; Matt Wachter, Community Development Authority; and Lauren Streigel, City Engineering Division.

### PUBLIC COMMENT

There were no registrants for public comment.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures and recusals by members.

### MINUTES OF THE JUNE 5, 2017 MEETING

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

### SCHEDULE OF MEETINGS

Regular Meetings: July 10, 24 and August 14, 28, 2017

Special Meeting: Monday, June 26, 2017: Comprehensive Plan Work Session (Future Land Use Map); 5:00-8:00 p.m. (City-County Building, Room GR-27)

### ROUTINE BUSINESS

1. [47317](#) Amending the Master List of Street Names and Designations and amending the City Engineer's Street Numbering Map, referred to in Sections 10.34(2) and 10.35, Madison General Ordinances by changing the name of Vintage Drive to Feather Sound Drive beginning at Harvest Moon Lane and progressing southerly to its terminus at the south plat boundary of Cardinal Glenn (9th AD)

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

2. [47386](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction and maintenance of the Starkweather Creek Coagulant Treatment System and associated facilities for urban water quality improvement, located in part of the NE ¼ and SE ¼ of the NE ¼ of Section 5 and the NW ¼ of the NW ¼ of Section 4, T7N, R10E in the Town of Blooming Grove, amending the 2017 Adopted Capital Budget for the Stormwater Utility to appropriate \$1,000,000 of general obligation borrowing and \$320,000 of Stormwater Utility reserves for land acquisition, and amending contract 7405 with Brown and Caldwell for additional design services for the Starkweather Coagulant Treatment System.

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

3. [47416](#) Authorizing the acceptance of ownership from the Greater Sandburg Neighborhood Association of a "Little Free Library" located in Amund Reindahl Park at 1818 Portage Road.

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

4. [47507](#) Authorizing the execution of an Underground Electric Easement to Madison Gas and Electric Company across a portion of the Yellowstone Greenway located at 37 N. Yellowstone Drive.

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

## **NEW BUSINESS**

5. [47508](#) Accepting the report and recommendations of the Housing Strategy Committee - 2016 Housing Report - Consolidated Update.

On a motion by Berger, seconded by Polewski, the Plan Commission recommended that the report be accepted by voice vote/ other.

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

There were no registrants for the Routine Business or New Business items.

**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.

**Conditional Use & Demolition Permits**

6. [46772](#) Consideration of a conditional use for outdoor recreation and a major alteration to an approved conditional use for an outdoor eating area for a restaurant-tavern-brewpub at 1313 Regent Street; 13th Ald. Dist.
- On a motion by Berger, seconded by Ald. Zellers, the Plan Commission referred this request to July 10, 2017 at the request of the applicant. The motion to refer passed by voice vote/ other.
- A motion was made by Berger, seconded by Zellers, to Refer to the PLAN COMMISSION and should be returned by July 10, 2017. The motion passed by voice vote/other.**
- There were no registrants on this matter.
7. [47301](#) Consideration of a conditional use to establish a brewpub in an existing multi-tenant commercial building at 1133 E. Wilson Street; 6th Ald. Dist.
- On a motion by Ald. Zellers, seconded by Polewski, the Plan Commission found the standards met and approved the 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 Zellers, seconded by Polewski, to Approve. The motion passed by voice vote/other.**
- Registered in support of the request and available to answer questions were Ryan Browne and Ben Freifarer of Van Hise Avenue.
8. [47304](#) Consideration of a conditional use for an outdoor eating area for a restaurant-tavern at 2623 Monroe Street; 13th Ald. Dist.
- On a motion by Berger, seconded by Ald. Zellers, the Plan Commission found the standards met and approved the 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 Berger, seconded by Zellers, to Approve. The motion passed by voice vote/other.**
- Registered in support of the request and available to answer questions were Jill Blumer of W. Washington Avenue, and Mat Adams of E. Main Street, both representing the applicant, The Roman Candle.
9. [47305](#) Consideration of a conditional use to construct an addition exceeding 500 square feet to a single-family residence on a lakefront property at 5114 Spring Court; 19th Ald. Dist.
- On a motion by Berger, seconded by Ald. Zellers, the Plan Commission found the standards met and approved the 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 Berger, seconded by Zellers, to Approve. The motion passed by voice vote/other.**

Registered in support of the request and available to answer questions were: Jan and James Eisner of Spring Court, the applicants; Scott Johnson of Horatio Street, New York, New York, and; Alice Erickson of Spring Court.

10. [47306](#) Consideration of a demolition permit to demolish a commercial building with no proposed use at 1202 S. Park Street; 13th Ald. Dist.

On a motion by Berger, seconded by Oeth, the Plan Commission found the standards met and approved the demolition permit subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- The applicant shall execute a restrictive covenant on the property in a form approved by the Director of the Planning Division. That restriction shall require the applicant or his successors and assigns to submit their plans for future use of the property for approval by the Plan Commission following a public hearing using the standards in Section 28.185 of the Zoning Code.

The motion to approve passed by voice vote/other.

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

Registered in support of the request and available to answer questions was the applicant, David Mayland of Plum Tree Road, Fox River Grove, Illinois.

11. [47307](#) Consideration of a conditional use for an outdoor eating area for a restaurant-tavern at 744 Williamson Street; 6th Ald. Dist.

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

Registered in support of the request and available to answer questions was Steve Shulfer of Elmwood Avenue, Middleton.

12. [47308](#) Consideration of a conditional use to convert an existing commercial building into a personal indoor storage facility at 2701 Packers Avenue; 12th Ald. Dist.

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

Registered in support of the request and available to answer questions was the applicant, Adam Sonnleitner of Packers Avenue.

13. [47309](#) Consideration of a conditional use to allow construction of an accessory dwelling unit at 1132 Drake Street; 13th Ald. Dist.

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

There were no registrants on this matter.

14. [47471](#) Consideration of a demolition permit to demolish a single-family residence and construct a new single-family residence at 534 Oak Street; 12th Ald. Dist.

On a motion by Berger, seconded by Ald. Zellers, 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 voice vote/other.

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

There were no registrants on this matter.

**University of Wisconsin-Madison Campus-Institutional (CI) Zoning Master Plan & Related Requests**

- 15. [47245](#) SUBSTITUTE Creating Section 28.022 -- 00289 of the Madison General Ordinances to adopt a Master Plan for the portions of the University of Wisconsin-Madison campus zoned in the Campus-Institutional (CI) District in the 4th, 5th, and 8th Aldermanic Districts.

The Plan Commission found the standards met and recommended approval of Zoning Map Amendment 28.022-00289, adopting a Master Plan for the portions of the University of Wisconsin-Madison campus zoned in the Campus-Institutional (CI) District as an integral part of the Zoning Code subject to the recommendations submitted by the Pedestrian/Bicycle/Motor Vehicle Commission, Urban Design Commission, Joint West Campus Area Committee, and Joint Southeast Campus Area Committees, the revisions to the master plan document recommended in the staff report, and conditions and comments contained in the Plan Commission materials. The recommendation to approve includes the following conditions and stipulations:

- The CI master plan shall only apply to the properties owned by the University of Wisconsin Board of Regents, State of Wisconsin and University affiliates as of the submittal of the University's plan for City review and approval. **This approval shall not apply to any parcels not owned by the University or its affiliates on April 3, 2017**, nor shall the final document contain inferences about the future use or acquisition of properties not currently owned by the University or its affiliates.

- The master plan approval shall also not confer any specific approval to construct improvements in the City's rights of way through and adjacent to the campus.

- Only those properties zoned in the CI district on April 3, 2017, or the four properties to be zoned from PD to CI with the four related zoning map amendments also on this agenda. All other properties not zoned CI, whether owned by the University or not, shall be removed from the final approved zoning document.

- That Ald. Bidar-Sielaff's recommended conditions be clarified prior to the Council meeting.

- That the Planning Division and University staff work between the Plan Commission meeting and July 18, 2017 Common Council meeting to address the issues addressed in the June 19 staff report and the University's rebuttal of the same date.

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

- 16. [47239](#) Creating Section 28.022-00283 of the Madison General Ordinances to change the zoning of property located at 2501 University Bay Drive, 5th Aldermanic District, from PD (Planned Development) District to CI (Campus Institutional) District.

The Plan Commission found the standards met and recommended approval of the zoning map amendment with no conditions.

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

- 17. [47240](#) Creating Section 28.022-00284 of the Madison General Ordinances to change the zoning of property located at 1308 W. Dayton Street, 8th Aldermanic District, from PD (Planned Development) District to CI (Campus Institutional) District.

The Plan Commission found the standards met and recommended approval of the zoning map amendment with no conditions.

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

- 18. [47241](#) Creating Section 28.022-00285 of the Madison General Ordinances to change the zoning of property located at 117 N. Charter Street, 8th Aldermanic District, from PD (Planned Development) District to CI (Campus Institutional) District.

The Plan Commission found the standards met and recommended approval of the zoning map amendment with no conditions.

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

- 19. [47242](#) Creating Section 28.022-00286 of the Madison General Ordinances to change the zoning of property located at 115 N. Mills Street, 8th Aldermanic District, from PD (Planned Development) District to CI (Campus Institutional) District.

The Plan Commission found the standards met and recommended approval of the zoning map amendment with no conditions.

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

- 20. [47243](#) Amending Section 28.097(7) of the Madison General Ordinances to provide a mechanism for additional review of structured or surfaced parking facilities in a Campus Institutional District.

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

The following were registered on Items 15-20, which were considered together:

Speaking in support of the master plan and related requests was the applicant, Gary Brown, University of Wisconsin-Madison Facility Planning & Management of N. Mills Street.

Registered in support and available to answer questions were: Aaron Williams, University of Wisconsin-Madison Facility Planning & Management of N. Mills Street; Patrick Kass, University of Wisconsin-Madison Transportation Services of Walnut Street, and Bill Patek, SmithGroup JJR of E. Mifflin Street.

**BUSINESS BY MEMBERS**

There was no business by members.

**SECRETARY'S REPORT**

Heather Stouder summarized the upcoming matters for the Commission.

**- Upcoming Matters - July 10, 2017**

- 3601 Cross Hill Drive - Nelson Neighborhood Development Plan Amendment, A to CC and TR-U2, Conditional Use, and Certified Survey Map Referral - Create one commercial lot in CC zoning for future development, create one residential lot in TR-U2 zoning and construct residential building complex containing 189 apartment units in three buildings with clubhouse
- 1004-1032 S. Park Street - Amended PD(GDP-SIP) - Revised plans for approved mixed-use building to include 12,180 square feet of commercial space, 152 apartments and 5 live-work units (Revised Plans)
- 5565 Tancho Drive - Amended PD(GDP-SIP) - Construct 73-unit apartment building, construct addition to assisted living facility to add 30 units, and expand community center in existing residential building complex
- 1233 McKenna Boulevard - Conditional Use - Convert restaurant into counseling/community service facility (employment center)
- 1704 Autumn Lake Parkway - Conditional Use - Construct 29-unit apartment building (second phase of residential building complex)
- 2230 W. Broadway - Conditional Use - Construct mixed-use building with 2,800 sq. ft. of commercial space and 48 apartment units in Urban Design Dist. 1
- 1123 Merrill Springs Road - Certified Survey Map - Create two residential lots

**- Upcoming Matters - July 24, 2017**

- 5646 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel

**ANNOUNCEMENTS**

There were no announcements.

**ADJOURNMENT**

**A motion was made by Hagenow, seconded by Polewski, to Adjourn at 8:10 p.m. The motion passed by voice vote/other.**