



City of Madison

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

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Monday, April 20, 2015

5:30 PM

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

CALL TO ORDER/ROLL CALL

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

Excused: 1 - Michael G. Heifetz

Opin was chair for this meeting.

Ald. Resnick arrived after approval of the April 6 meeting minutes.

Staff Present: Natalie Erdman, Acting Secretary; Katherine Cornwell, Jay Wendt, Heather Stouder and Tim Parks, Planning Division; Matt Tucker, Zoning Administrator; and Don Marx, Office of Real Estate Services.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, recusals or disclosures.

MINUTES OF THE APRIL 6, 2015 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: May 4, 18 and June 8, 22, 2015

Special Meeting to discuss Zoning Code revisions: Tuesday, May 12, 2015; 5:00-7:00 p.m.; Room 260, Madison Municipal Building.

Planning staff will also be contacting the members of the Plan Commission regarding their availability to attend a joint tour of projects with the Urban Design Commission (UDC), and separately, a retreat with the UDC to discuss the relationship between the two commissions. At this time, staff and the chairs of the commissions are planning for both the tour and retreat to occur on the Monday or Wednesday evening of a week when the commissions are not scheduled to meet in regular session. Staff is also soliciting suggestions from members about specific projects or areas of the City to visit on the tour.

ROUTINE BUSINESS

1. [37751](#) Vacating and Discontinuing the southerly 255.72 feet of Fitch Court lying northerly and adjacent to University Avenue, being part of Block 5, University

Addition to Madison located in the Northeast 1/4 of the Northwest 1/4 of Section 23, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin. (8th AD)

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

2. [37893](#) Authorizing the acceptance of an assignment of an Offer to Purchase from Treysta Group, LLC for the purchase of property located at 3618-3630 Milwaukee Street.

A motion was made by Rewey, seconded by Zellers, to Return to Lead with the Recommendation to Place on File to the BOARD OF ESTIMATES. 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.

Zoning Map Amendments & Related Requests

3. [37648](#) Creating Section 28.022 -- 00164 of the Madison General Ordinances to change the zoning of properties located at 4103-4119 Portage Road, 17th Aldermanic District, from Temp A (Temporary Agricultural) District to SR-V2 (Suburban Residential - Varied 2) District to construct a residential building complex containing 284 apartments in 3 buildings with pool and clubhouse.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission recommended that ID 37648 be re-referred to the May 18, 2015 Plan Commission and June 2, 2015 Common Council, and referred ID 37370 and ID 37373 to the May 18, 2015 meeting pending a recommendation by the Urban Design Commission on the proposed residential building complex. The referral 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 May 18, 2015. The motion passed by voice vote/other.

4. [37370](#) Consideration of a demolition permit and conditional use to allow a single-family residence to be demolished and a residential building complex with 284 apartments to be constructed in 3 buildings at 4103-4119 Portage Road; 17th Ald. Dist.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission recommended that ID 37648 be re-referred to the May 18, 2015 Plan Commission and June 2, 2015 Common Council, and referred ID 37370 and ID 37373 to the May 18, 2015 meeting pending a recommendation by the Urban Design Commission on the proposed residential building complex. The referral 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 May 18, 2015. The motion passed by voice vote/other.

5. [37373](#) Approving a Certified Survey Map of property owned by Duaine R. Boehm and T-Wall Enterprises located at 4103-4119 Portage Road; 17th Ald. Dist.
- On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission recommended that ID 37648 be re-referred to the May 18, 2015 Plan Commission and June 2, 2015 Common Council, and referred ID 37370 and ID 37373 to the May 18, 2015 meeting pending a recommendation by the Urban Design Commission on the proposed residential building complex. The referral 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 May 18, 2015. The motion passed by voice vote/other.**
- There were no registrants on Items 3-5.
6. [37632](#) Creating Sections 28.022 - 00161 and Section 28.022 - 00162 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan and Specific Implementation Plan to replat 6 lots approved for two-family dwellings-twin into 12 single-family lots at 467-507 North Star Drive and 452 and 504 Pluto Drive, 3rd Aldermanic District.
- On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission found the standards met and recommended approval of the Planned Development District amendment (ID 37632) and subdivision plat (ID 37371) 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 RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.**
7. [37371](#) Approving the final plat of Grandview Commons Replat No. 2 located at 467-507 North Star Drive and 452 and 504 Pluto Street; 3rd Ald. Dist.
- On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission found the standards met and recommended approval of the Planned Development District amendment (ID 37632) and subdivision plat (ID 37371) 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 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 Items 6 and 7, which were considered together, and available to answer questions was Brian Munson, Vandewalle & Associates of E. Lakeside Street, representing the applicant, Veridian Homes.
8. [37649](#) Creating Section 28.022 -- 00163 of the Madison General Ordinances to change the zoning of properties located at 633 West Main Street and 624 West Doty Street, 4th Aldermanic District, from DR-2 (Downtown Residential 2) District to UMX (Urban Mixed Use) District to rezone existing office building and surface parking lot to conforming district, re-approve accessory parking facility, and combine parcels into 1 commercial lot.
- On a motion by Sundquist, seconded by Ald. Resnick, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 37649) and Certified Survey Map (ID 37376), and approved the conditional use (ID 37375) subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.
- A motion was made by Sundquist, seconded by Resnick, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.**

9. [37375](#) Consideration of a conditional use for an accessory off-site parking facility located at 633 W. Main Street and 624 W. Doty Street; 4th Ald. Dist.
- On a motion by Sundquist, seconded by Ald. Resnick, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 37649) and Certified Survey Map (ID 37376), and approved the conditional use (ID 37375) subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.
- A motion was made by Sundquist, seconded by Resnick, to Approve. The motion passed by voice vote/other.**
10. [37376](#) Approving a Certified Survey Map of property owned by AJ of Wisconsin, LLC located at 633 W. Main Street and 624 W. Doty Street; 4th Ald. Dist.
- On a motion by Sundquist, seconded by Ald. Resnick, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 37649) and Certified Survey Map (ID 37376), and approved the conditional use (ID 37375) subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.
- A motion was made by Sundquist, 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.**
- Speaking in support of Items 8-10, which were considered together, were: John Koffel and Bruce Winnicke, Delta Properties, of W. Main Street, the applicants; Paul Brandl of W. Main Street, and; Bill White of Lakeland Avenue, representing the applicants.
- Registered in support and available to answer questions Colin Atkins Koffel of Princeton Avenue and Judy Bennett, both representing Delta Properties; Andy Winnicke of W. Main Street, and; Ald. Mike Verveer, 614 W. Doty Street #407, representing the 4th District.
- Registered in support but not wishing to speak was Jeff Vercauteren of S. Carroll Street

Conditional Use & Demolition Permits & Related Subdivisions

11. [37372](#) Consideration of a conditional use for a planned multi-use site to allow construction of a 60,650 square-foot health club and 106-room hotel at 5110 High Crossing Boulevard; 17th Ald. Dist.
- On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission found the standards met and approved the conditional use (ID 37372) and recommended approval of the Certified Survey Map (ID 37374) 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.**
12. [37374](#) Approving a Certified Survey Map of property owned by Young Crossing, LLC located at 5110 High Crossing Boulevard; 17th Ald. Dist.
- On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission found the standards met and approved the conditional use (ID 37372) and recommended approval of the Certified Survey Map (ID 37374) 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 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 Items 11 and 12, which were considered together, and available to answer questions were: Jerry Bourquin, Dimension IV Architects of Grand Teton Plaza and Sohail Khan, Kee Architecture of Williamson Street.

13. [37378](#)**Consideration of a conditional use to allow construction of a 189-unit apartment building at 710 E. Mifflin Street and 124 N. Livingston Street; 2nd. Ald. Dist.**

On a motion by Cantrell, seconded by Berger, 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 Planning staff review the final landscaping and architectural details of the project with input from the Urban Design Commission (UDC). [Note: The Plan Commission approved the mass of the proposed building and clarified that the mass will not be part of this final review.]

- That no residential parking permits shall be issued for 110 N. Livingston Street. The applicant shall inform all tenants of this restriction in their apartment leases. In addition, the applicant shall submit a copy of the lease for 110 N. Livingston Street noting the above condition.

- If dogs are allowed, a station for depositing dog waste and to get dog waste bags shall be installed.

- That the applicant work with staff on providing vision clearance at the driveway onto N. Livingston Street.

- That a minimum 2-foot clear zone be provided along the N. Livingston Street sidewalk from all stairs, ramps and driveways.

- The applicant is encouraged to include a car sharing parking spot, a car sharing car, and an electric car charging station within the parking ramp.

- Prior to submittal If plans for review and approval by staff, the applicant shall work with neighbors who share property lines with the development to allow for their input on landscaping on the side of the development which is adjacent to their property.

- The applicant shall include a pool management plan with the management plan for the development.

- On a motion by Ald. Zellers, seconded by Hamilton-Nisbet, the Plan Commission added the following condition: "That automobile traffic in and out of the site should be exclusively through the N. Livingston Street entrance/ exit. Aside from bicycle use, the alternate driveway to E. Mifflin Street shall only be used for emergencies. This will be done for a trial period of one year with traffic counts at the N. Livingston Street entrance/ exit recorded by the developer to ascertain whether there is a need for an alteration of this condition." The addition of this condition passed on the following 7-1 vote: AYE: Ald. King, Ald. Resnick, Ald. Zellers, Hamilton-Nisbet, Berger, Rewey, Sundquist; NAY: Cantrell; NON-VOTING: Opin, Sheppard; EXCUSED: Heifetz.

- A motion by Hamilton-Nisbet, seconded by Cantrell, to amend the conditions to require that the applicant provide to staff an exhibit showing the line of sight from Reynolds Park to the Capitol with the proposed building failed on the following 4-4 vote: AYE: Ald. King, Ald. Zellers, Cantrell, Hamilton-Nisbet; NAY: Ald. Resnick, Berger, Rewey, Sundquist; NON-VOTING: Opin, Sheppard; EXCUSED: Heifetz.

- A motion by Ald. King, seconded by Hamilton-Nisbet, to remove the UDC from future review of landscaping and architectural details failed on the following 2-6 vote: AYE: Ald. King, Hamilton-Nisbet; NAY: Ald. Resnick, Ald. Zellers, Berger, Cantrell, Rewey, Sundquist; NON-VOTING: Opin, Sheppard; EXCUSED: Heifetz.

The main motion to approve as amended passed by voice vote/ other.

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

Speaking in support of the proposed development were: Terrence P. Wall, Veritas Village, LLC, PO Box 620037, the applicant; Joe Lee, JLA Architects of Crossroads Drive, representing the applicant, and; Rich Strohmeyer of Cherrywood Drive, Oregon.

Speaking in opposition to the proposed development was David Pemofsky of Jean Street.

Speaking neither in support nor opposition to the proposed development was Patrick Heck of N. Blount Street, representing the Tenney-Lapham Neighborhood Association and Das Kronenberg Condominium Association.

- 14. [37379](#) Consider approval of a major alteration to a conditional use residential building complex to allow the undeveloped portion of Hawks Woods Condominiums located at 1101 Feather Edge Drive and 9807-9856 Hawks Nest Drive; 1st Ald. Dist. to be constructed with 22 single-family residences.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission referred the conditional use alteration to a future meeting at the request of the applicant.

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.

- 15. [37586](#) Consideration of a demolition permit and conditional use to demolish an office building and construct a mixed-use building with 3,500 square feet of commercial space and 19 apartments at 3414 Monroe Street; 13th Ald. Dist.

On a motion by Cantrell, seconded by Ald. King, 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 and the following conditions:

- That the driveway width be reduced to 18 feet; with the reduction in width of the driveway, the eastern setback shall be increased to at least 8 feet.
- The applicant shall provide a landscape plan complete with details such as use of root stimulants to preserve trees to the east of the eastern property line during construction.
- That the driveway width shall be reduced to 18 feet to as low as 16 feet, if approvable by Traffic Engineering staff, and that eastern side yard setback be adjusted accordingly.
- That prior to final review and approval, the applicant shall provide a detailed arborist's report for the site, particularly for trees on the Arbor House property.

The motion to approve the project as amended passed on the following 5-4 vote: AYE: Ald. King, Ald. Resnick, Cantrell, Sundquist, Opini; NAY: Ald. Zellers, Berger, Rewey, Hamilton-Nisbet; NON-VOTING: Sheppard; EXCUSED: Heifetz.

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

Ayes: 5 - Steve King; Scott J. Resnick; Ken Opini; Eric W. Sundquist and Bradley A. Cantrell

Noes: 4 - Ledell Zellers; Melissa M. Berger; Michael W. Rewey and Tonya L. Hamilton-Nisbet

Excused: 1 - Michael G. Heifetz

Non Voting: 1 - Maurice C. Sheppard

Speaking in support of the proposed development were: Patrick Corcoran of University Avenue, the applicant; Paul Cuta and Marc Schellpfeffer, CAS4 Architecture of Monroe Street, and Bill White of Lakeland Avenue, all representing the applicant; Aaron Williams of Chapman Street; Ken Golden of Gregory Street; Heather Marley of Copeland Street; Margaret Jacoby of Chapman Street; Derek Behnke of Monroe Street, and Ald. Lucas Dailey of Roberts Court, representing the 13th District.

Speaking in opposition to the proposed development were: Lou Host- Jablonski of Atwood Avenue; John Imes of Edgehill Drive; Priscilla Arsove of Knickerbocker Street; Daryl K. Sherman of Gregory Street;

Kathryn Lederhouse of Gregory Street; Jack Imes of Monroe Street; Cathie Imes of Monroe Street; Ann Grauvogl of Cross Street, and; Laurel B. Mark of Cross Street.

Registered in support and available to answer questions was Anna Peterson of Monroe Street .

Registered in support but not wishing to speak were: Shawn Guse of Nakoma Road; Charles Grisanti of Crandall Avenue; Al Nettleton of Sheldon Street; Sheri C. Berry of Glenway Street; Greg Mayer of Glenway Street; Derek Marley of Copeland Street, and; Madeline & Camilla Corcoran of Country Grove Drive.

Registered in opposition but not wishing to speak were: Shirley Lake of Western Avenue; Marcy Doelp of Gilmore Street; Janet Hirsch of Cedar Creek Trail; David H. Thompson of Gately Terrace; Marcia Diamond of Crandall Avenue, and James Lake of Western Avenue .

Registered neither in support nor opposition but not wishing to speak was Kyle Anderson of Copeland Street.

16. [37594](#)

Consideration of a conditional use for an auto service station, convenience store and car wash with accessory outdoor display and outdoor storage at 4701 American Parkway and 5433 Buttonwood Drive; 17th Ald. Dist.

On a motion by Berger, seconded by Hamilton-Nisbet, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- That condition #26 of the Planning Division staff report be revised to read as follows : "The sale of propane canisters is considered fuel sales. The outdoor ice coolers are not permitted unless screened in accordance with the supplemental requirements for outdoor storage in Section 28.151 of the Zoning Code."

- That condition #1 of the staff report be removed. An amended motion by Sundquist, seconded by Rewey, to keep condition #1 of the Planning Division staff report, failed on the following 3-5 vote: AYE: Ald. Zellers, Rewey, Sundquist; NAY: Ald. King, Ald. Resnick, Berger, Cantrell, Hamilton-Nisbet; NON-VOTING: Opin, Sheppard; EXCUSED: Heifetz

- A substitute amendment by Rewey to modify condition #1 to allow outdoor amplified music but not advertisements failed for lack of a second.

The motion to approve the project as amended by voice vote/ other.

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

Speaking in support of the proposed development were Jeff Osgood and Troy Mleziva , Kwik Trip, Inc. of Oak Street, La Crosse, the applicants.

Registered in support and available to answer questions was Chuck Redjinski of S. Biltmore Lane and Dan Swift, American Family Insurance, Co. of American Parkway.

17. [37369](#)

Consideration of a demolition permit to allow a single-family residence at 9803 Old Sauk Road; 9th Ald. Dist. to be demolished as part of the implementation of The Willows residential subdivision.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission found the standards met and approved the demolition permit (ID 37369) and recommended approval of the final plat (ID 37603) 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.

18. [37603](#)

Approving the final plat of The Willows on land addressed as 9803 Old Sauk Road; 9th Ald. Dist.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission found the standards met and approved the demolition permit (ID 37369) and recommended approval of the final plat (ID 37603) 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 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 Items 17 and 18, which were considered together, were the applicant, Alex McKenzie, TR McKenzie, Inc. of Hawks Ridge Drive, and Ron Guthrie, Mead & Hunt, Inc. of Deming Way, Middleton, representing the applicant.

- 19. [37604](#) Consideration of a demolition permit and conditional use to allow demolition of an existing restaurant and construction of a new restaurant with vehicle access sales and service window at 7202 Mineral Point Road; 9th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, 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 by voice vote/ other, with Ald. Resnick recused.

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

Speaking in support of the proposed development was Steve Datka, Culvers, Inc. of Water Street, Prairie du Sac, the applicant.

Speaking in opposition to the proposed development were: Judy Bluel of Oak Creek Trail; Janet Hirsch of Cedar Creek Trail, and; Bonnie Ackerman of Oak Creek Trail.

Registered in support and available to answer questions was Tom Goldsmith, Culvers, Inc. of Water Street, Prairie du Sac, the applicant

- 20. [37605](#) Consideration of a conditional use to allow construction of an accessory building exceeding 576 square feet in floor area on a TR-C1-zoned property at 3637 Dawes Street; 15th Ald. Dist.

On a motion by Cantrell, 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 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 request and available to answer questions was the applicant, Charles Hicklin of Dawes Street.

- 21. [37606](#) Consideration of a conditional use for an outdoor eating area for a restaurant at 3502 E. Washington Avenue; Urban Design Dist. 5; 15th Ald. Dist.

On a motion by Cantrell, 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 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 request and available to answer questions was Jeykell Badell of E. Washington Avenue and Rev. Kathleen G. Hall of Ridgeway Avenue.

Zoning Text Amendments

- 22. [37125](#) Amending Section 28.131 of the Madison General Ordinances regulating accessory buildings and structures on lots used exclusively for residential and mixed-use purposes.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission recommended approval of the proposed zoning text amendment 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.

23. [37657](#)

Amending Section 28.095 of the Madison General Ordinances to eliminate the Parks and Recreation District maximum lot coverage requirement.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission recommended approval of the proposed zoning text amendment 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 Items 22 and 23.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Katherine Cornwell summarized the upcoming matters for the Plan Commission.

- Upcoming Matters - May 4, 2015

- Village at Autumn Lake - Various addresses, Lien Rd. & Autumn Lake Parkway - TR-C3, PD and CN to TR-P and TR-C3, Demolition Permit, and Preliminary Plat and Final Plat - Village at Autumn Lake Replat, creating 549 lots for 525 single-family units, 36 two-family-twin units, 8 four-unit dwellings, 58 townhouse units and 296 multi-family units; 16 outlots dedicated to the public; and 12 outlots to be maintained privately, following demolition of 5825 Sanctuary Ln./ 2009 Expedition Tr.
- Zoning Text Amendment - Amend Sections 28.211, 28.151, and 28.061 of the Zoning Code to amend existing zoning regulations for tobacco retailers
- 2615 Stevens Street - TR-C2 to TR-C4 - Convert existing four-unit multi-family dwelling to three-family dwelling
- 126 S. Carroll Street - PD(SIP) to Amended PD(SIP) - Construct mixed-use building with 5,900 square feet of commercial space and 88 apartments
- 510 University Avenue 435 W. Gilman Street - Demolition Permit and Conditional Use - Demolish existing mixed-use building to construct new mixed-use building with 8,750 square feet of commercial space, 3,000 square feet of flex space and 348 apartments
- 1701 Wright Street - Conditional Use - Construct classroom addition at Madison College exceeding 4,000 square feet in CI zoning
- 4901 Tradewinds Parkway - Conditional Use - Construct Water Utility Well 31 and reservoir, with outdoor storage area (in Urban Design District 1)
- 3825 E. Washington Avenue - Demolition Permit - Demolish restaurant to construct 9,800 square-foot commercial building (in Urban Design Dist. 5)
- 5404 Lake Mendota Drive (Tentative) - Demolition Permit and Conditional Use - Demolish single-family residence and construct new single-family residence exceeding 10,000 square feet of floor area on a lakefront lot
- 137 N. Prospect Avenue - Conditional Use - Construct accessory building exceeding 576 square feet in TR-C2 zoning
- 1402 Pankratz Street - Conditional Use - Allow private school in multi-tenant commercial building in SE zoning (in Urban Design Dist. 4)

- Upcoming Matters - May 18, 2015

- 1004-1032 S. Park Street - PD(GDP) to PD(SIP) - Construct mixed-use building with 9,350 square feet of commercial space and 173 apartments (in Urban Design Dist. 7)
- 1200-1212 E. Washington Avenue - Demolition Permit and Conditional Use - Demolish 3 commercial

- buildings to construct new mixed-use building with 3,700 square feet of commercial space and 76 apartments (in Urban Design Dist. 8)
- 4906 Femrite Drive - Demolition Permit - Demolish street-facing façade of an existing commercial building to construct addition (in Urban Design Dist. 1)
- 434 Gammon Place - Conditional Use - Construct vehicle access sales and service window in existing multi-tenant commercial building
- 2121 N. Stoughton Road - Conditional Use - Allow limited production and processing and outdoor storage in existing commercial building in CC zoning
- 946 Spaight Street - Conditional Use - Convert existing accessory building into accessory dwelling unit
- 1325 Greenway Cross - Conditional Use - Allow salon tenant in existing multi-tenant commercial building in IL zoning
- 115 N. Mills Street - PD(SIP) Alteration - Extend approval period for surface parking lot on UW campus

ANNOUNCEMENTS

Opin and the Plan Commission thanked Ald. Resnick for his service on the Commission on the occasion of his final meeting.

ADJOURNMENT

A motion was made by King, seconded by Hamilton-Nisbet, to Adjourn at 11:45 p.m. The motion passed by voice vote/other.