



# City of Madison

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

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Monday, May 4, 2015

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; Sheri Carter; Ken Opin; Eric W. Sundquist; Melissa M. Berger; Bradley A. Cantrell; Tonya L. Hamilton-Nisbet and Maurice C. Sheppard  
**Excused:** 3 - Ledell Zellers; Michael G. Heifetz and Michael W. Rewey

Opin was chair for this meeting.

Staff Present: Katherine Cornwell, Jay Wendt and Tim Parks, Planning Division; Matt Tucker, Zoning Administrator; and Dan Rolfs, Office of Real Estate Services.

### PUBLIC COMMENT

There were no registrants for public comment.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, recusals or disclosures.

### MINUTES OF THE APRIL 20, 2015 REGULAR MEETING

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

### SCHEDULE OF MEETINGS

Regular Meetings: May 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.

### ROUTINE BUSINESS

1. [38030](#) Extending the life of Tax Increment District (TID) #33 for twelve (12) months for the purposes of the creation of affordable housing and improving City housing stock in the City of Madison.

**A motion was made by Cantrell, 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

2. [38059](#) Authorizing the Department of Planning and Community and Economic Development to create the Mayor's City Design and Placemaking Initiative to raise the profile of design throughout the City of Madison and encourage the creation of welcoming public and private spaces through high quality architecture, design, and placemaking.

**A motion was made by Hamilton-Nisbet, seconded by Cantrell, to Return to Lead with the Recommendation for Approval to the MADISON ARTS COMMISSION. 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.

### Conditional Use & Demolition Permits

3. [36619](#) Consideration of a demolition permit to allow a restaurant to be demolished and an 8,500 square-foot retail building to be constructed at 3825 E. Washington Avenue; Urban Design District 5; 17th Ald. Dist.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission found the standards 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 King, to Approve. The motion passed by voice vote/other.**

Registered in support of the project and available to answer questions was John Seamon, Iconica of Deming Way, representing the applicant, Erik Saltvold.

4. [37589](#) Consideration of a demolition permit and conditional use to demolish an existing mixed-use building and construct a new mixed-use building with 8,750 square feet of commercial space, 3,000 square feet of flex space, and 350 apartments at 510 University Avenue and 435 W. Gilman Street; 4th Ald. Dist.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission referred the proposed development to the Landmarks Commission for an advisory recommendation as requested by Ald. Mike Verveer, 4th District, and for a recommendation by the Urban Design Commission as required by the Zoning Code. The motion to refer as noted passed by voice vote/ other.

**A motion was made by Cantrell, seconded by King, to Refer to the LANDMARKS COMMISSION. The motion passed by voice vote/other.**

Registered in support of the referral and available to answer questions was Ald. Mike Verveer, 614 W. Doty Street #407, representing the 4th Dist.

5. [37596](#) Consideration of a conditional use in the Campus-Institutional (CI) zoning district to allow construction of a classroom addition at 1701 Wright Street on the Madison College campus; 12th Ald. Dist.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission referred the conditional use to May 18, 2015 pending a recommendation by the Urban Design Commission and by voice vote/ other.

**A motion was made by Cantrell, seconded by King, 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 this matter.

6. [37607](#)

Consideration of a conditional use to construct Madison Water Utility Well 31 and reservoir with outdoor storage area at 4901 Tradewinds Parkway; Urban Design Dist. 1; 16th Ald. Dist.

On a motion by Cantrell, seconded by Ald. King, 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 King, to Approve. The motion passed by voice vote/other.**

Registered in support of the project and available to answer questions was the applicant, Adam Wiederhoeft, Madison Water Utility, 119 E. Olin Avenue.

7. [37781](#)

Consideration of a conditional use to allow construction of an accessory building exceeding 576 square feet in the TR-C2 (Traditional Residential-Consistent 2) zoning district at 137 N. Prospect Avenue; University Heights Historic District; 5th Ald. Dist.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission referred the conditional use to May 18, 2015 at the request of the applicant by voice vote/ other.

**A motion was made by Cantrell, seconded by King, 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 this matter.

8. [37782](#)

Consideration of a conditional use for a private school to be located in a multi-tenant building in the SE (Suburban Employment) zoning district at 1402 Pankratz Street; 12th Ald. Dist.

On a motion by Cantrell, seconded by Ald. King, 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 King, to Approve. The motion passed by voice vote/other.**

Registered in support of the project and available to answer questions were: Matt Aro of King Street; Carrie Marlette of Southern Oak Place, and; Melissa Droessler of Laurel Lane.

### Subdivision

9. [38237](#)

Re-approving the preliminary plat and final plat of University Research Park-Pioneer First Addition generally located at 1004-1504 S. Pleasant View Road; 1st Ald. Dist.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission recommended re-approval of this subdivision subject to the conditions contained in the January 15, 2013 approval letter by voice vote/ other.

**A motion was made by Cantrell, seconded by King, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24, & 2.25 -**

**REPORT OF OFFICER. The motion passed by voice vote/other.**

Registered in support of the project and available to answer questions were the applicants, Quinlan Purkey and Greg Hyer, University Research Park of Charmany Drive.

**Zoning Map Amendments & Related Requests**

- 10.     [37799](#)             Creating Section 28.022 -- 00166 of the Madison General Ordinances rezoning property located at 2615 Stevens Street, 5th Aldermanic District, from TR-C2 (Traditional Residential - Consistent 2) District to TR-C4 (Traditional Residential - Consistent 4) District.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission found the standards met and recommended approval of the zoning map amendment subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

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

Registered in support of the project and available to answer questions were Bob Coutre of Vilas Avenue and Constantine Christ of Marble Circle.
- 11.     [37800](#)             Creating Section 28.022 -- 00165 of the Madison General Ordinances to change the zoning of property located at 126 South Carroll Street, 4th Aldermanic District, from PD(SIP) (Planned Development- Specific Implementation Plan) District to Amended PD(SIP) Amended Planned Development (Specific Implementation Plan) District.

On a motion by Cantrell, seconded by Hamilton-Nisbet, the Plan Commission found the standards met and recommended approval of the amended Planned Development District subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

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

Registered in support of the project and available to answer questions were the applicants, Brad and Mark Binkowski, Urban Land Interests of E. Doty Street, and Ald. Mike Verveer, 614 W. Doty Street #407, representing the 4th Dist.
- 12.     [37285](#)             Creating Section 28.022 - 00158 and Section 28.022 - 00159 of the Madison General Ordinances to change the zoning of property generally addressed as 1710 Ariel Spring Trail, 17th Aldermanic District, from TR-C3 (Traditional Residential - Consistent 3), PD (Planned Development), and CN (Conservancy) Districts to TR-P (Traditional Residential - Planned) and TR-C3 (Traditional Residential-Consistent 3) Districts as part of the Village of Autumn Lake Replat, which will include 549 lots for 525 single-family units; 36 two-family-twin units, 8 four-unit dwellings, 58 townhouses and 296 multi-family units; 16 outlots dedicated to the public; and 12 outlots to be private.

On a motion by Berger, seconded by Ald. Carter, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 37285) and subdivision plat (ID 37002) to the Common Council and approved the related demolition permit (ID 37330) subject to the comments and conditions contained in the May 4, 2015 staff report addendum and the following conditions :

- That conditions 10, 33 and 89 of the addendum be revised to read as follows: "If a street connection is not provided at Wood Hill Road, the applicant shall provide a pedestrian/ bike path to Lien Road and Wynter Lane. The applicant shall construct an 8-foot wide path and dedicate a 20-foot wide public easement over the path. This easement may be dedicated at a later date with the associated phase of

construction."

- On a motion by Sundquist, seconded by Hamilton-Nisbet, a condition was added as follows: "In consultation with the applicant, that prior to final approval and recording of the final plat, Lot 564 or Lot 641 be zoned to allow for future mixed-use development with a minimum of 2,000 square feet of commercial/ residential flex space. The amendment to add this condition passed on the following 6-1 vote: AYE: Ald. Carter, Berger, Cantrell, Hamilton-Nisbet, Sheppard, Sundquist; NAY: Ald. King; NON-VOTING: Opin; EXCUSED: Ald. Zellers, Heifetz, Rewey.

The main motion to recommend approval passed by voice vote/ other.

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

13. [37330](#)

Consideration of a demolition permit to allow a single-family residence on land addressed as 5825 Sanctuary Lane and 2009 Expedition Trail to be demolished as part of the development of the Village at Autumn Lake residential subdivision; 17th Ald. Dist.

On a motion by Berger, seconded by Ald. Carter, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 37285) and subdivision plat (ID 37002) to the Common Council and approved the related demolition permit (ID 37330) subject to the comments and conditions contained in the May 4, 2015 staff report addendum and the following conditions :

- That conditions 10, 33 and 89 of the addendum be revised to read as follows: "If a street connection is not provided at Wood Hill Road, the applicant shall provide a pedestrian/ bike path to Lien Road and Wynter Lane. The applicant shall construct an 8-foot wide path and dedicate a 20-foot wide public easement over the path. This easement may be dedicated at a later date with the associated phase of construction."

- On a motion by Sundquist, seconded by Hamilton-Nisbet, a condition was added as follows: "In consultation with the applicant, that prior to final approval and recording of the final plat, Lot 564 or Lot 641 be zoned to allow for future mixed-use development with a minimum of 2,000 square feet of commercial/ residential flex space. The amendment to add this condition passed on the following 6-1 vote: AYE: Ald. Carter, Berger, Cantrell, Hamilton-Nisbet, Sheppard, Sundquist; NAY: Ald. King; NON-VOTING: Opin; EXCUSED: Ald. Zellers, Heifetz, Rewey.

The main motion to recommend approval passed by voice vote/ other.

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

14. [37002](#)

Approving the preliminary plat and final plat of Village at Autumn Lake Replat generally located on multiple platted lots located along and north of Lien Road on both sides of Felland Road; 17th Ald. Dist.

On a motion by Berger, seconded by Ald. Carter, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 37285) and subdivision plat (ID 37002) to the Common Council and approved the related demolition permit (ID 37330) subject to the comments and conditions contained in the May 4, 2015 staff report addendum and the following conditions :

- That conditions 10, 33 and 89 of the addendum be revised to read as follows: "If a street connection is not provided at Wood Hill Road, the applicant shall provide a pedestrian/ bike path to Lien Road and Wynter Lane. The applicant shall construct an 8-foot wide path and dedicate a 20-foot wide public easement over the path. This easement may be dedicated at a later date with the associated phase of construction."

- On a motion by Sundquist, seconded by Hamilton-Nisbet, a condition was added as follows: "In consultation with the applicant, that prior to final approval and recording of the final plat, Lot 564 or Lot 641 be zoned to allow for future mixed-use development with a minimum of 2,000 square feet of commercial/ residential flex space. The amendment to add this condition passed on the following 6-1

vote: AYE: Ald. Carter, Berger, Cantrell, Hamilton-Nisbet, Sheppard, Sundquist; NAY: Ald. King; NON-VOTING: Opin; EXCUSED: Ald. Zellers, Heifetz, Rewey.

The main motion to recommend approval passed by voice vote/ other.

**A motion was made by Berger, seconded by Carter, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24, & 2.25 - REPORT OF OFFICER. The motion passed by voice vote/other.**

The following were registered on Items 12-14, which were considered together as one public hearing:

Speaking in support of the proposed subdivision were Jeff Rosenberg , Veridian Homes of South Towne Drive, the applicant, and Brian Munson, Vandewalle & Associates of E. Lakeside Street, representing the applicant.

Registered to speak in support of the project but giving his time to other speakers was Dan Day, D'Onofrio Kottke, Inc. of Westward Way, representing the applicant.

**Zoning Text Amendment**

- 15. [37398](#) Amending Sections 28.211, 28.151, and 28.061 of the Madison General Ordinances to amend existing zoning regulations for tobacco retailers in the City of Madison.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission recommended approval of the zoning text amendment subject to the revisions recommended by the City Attorney 's Office on the following 4-3 vote: AYE: Ald. King, Cantrell, Hamilton-Nisbet, Sheppard; NAY: Ald. Carter, Berger, Sundquist; NON-VOTING: Opin; EXCUSED: Ald. Zellers, Heifetz, Rewey.

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

**Ayes:** 4 - Steve King; Bradley A. Cantrell; Tonya L. Hamilton-Nisbet and Maurice C. Sheppard

**Noes:** 3 - Sheri Carter; Eric W. Sundquist and Melissa M. Berger

**Excused:** 3 - Ledell Zellers; Michael G. Heifetz and Michael W. Rewey

**Non Voting:** 1 - Ken Opin

Speaking in opposition to the proposed text amendment was Dawn Gundermann of Cabot Lane.

**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, 18, 2015**

- 4103-4119 Portage Road - Temp. A to SR-V2, Conditional Use, Demolition Permit and Certified Survey Map Referral - Demolish single-family residence and construct residential building complex containing 284 apartments in 3 buildings with pool and clubhouse and create 3 lots for the residential development
- 1004-1032 S. Park Street - PD(GDP) to PD(SIP) - Construct mixed-use building with 9,350 sq. ft. 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 sq. ft. 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)
- 5404 Lake Mendota Drive - 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
- 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

#### **- Upcoming Matters - June 8, 2015**

- 9603 Paragon Street (Lot 1, Paragon Place) - Conditional Use - Construct residential building complex containing 145 apartments in 4 buildings
- 1325 Greenway Cross - IL to CC-T - Rezone existing multi-tenant building
- 855 E. Main Street - Demolition Permit - Demolish street-facing façade of Water Utility operations center as part of addition and renovation of building
- 1113 Graedel Court - Conditional Use - Construct accessory dwelling unit
- 2012 Fisher Street - Conditional Use - Allow daycare center
- 4426 E. Buckeye Road - Conditional Use - Construct outdoor eating area for restaurant
- 425 W. Washington Avenue - Conditional Use Alteration - Approve revised facades and landscaping for mixed-use building

#### **ANNOUNCEMENTS**

Berger announced that she would not be present for the May 12 and May 18 meetings.

Hamilton-Nisbet announced that she would not be present for the May 18 meeting.

#### **ADJOURNMENT**

**A motion was made by King, seconded by Carter, to Adjourn at 9:20 p.m. The motion passed by voice vote/other.**