



# City of Madison

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

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Monday, October 6, 2014

5:30 PM

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

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### CALL TO ORDER/ROLL CALL

**Present:** 9 - Ledell Zellers; Scott J. Resnick; Ken Opin; Eric W. Sundquist; Melissa M. Berger; Michael G. Heifetz; Bradley A. Cantrell; Tonya L. Hamilton-Nisbet and Maurice C. Sheppard

**Excused:** 2 - Steve King and Michael W. Rewey

Opin was chair for this meeting.

Heifetz arrived after 5:35 p.m. and approval of the September 22 meeting minutes.

Ald. Resnick arrived at 6:20 p.m. during Item 4 and after approval of the consent agenda.

Staff present: Steve Cover, Secretary; Katherine Cornwell, Kevin Firchow and Tim Parks, Planning Division, and; Matt Tucker, Zoning Administrator.

### PUBLIC COMMENT

There were no registrations for public comment.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

Opin disclosed that he was friends with the property owner on Item 5. He stated that he would chair the hearing for that item but would not participate in the discussion or vote.

Berger disclosed that she was a resident and property owner in the Greenbush neighborhood but that she did not feel that would prevent her from participating on Items 9 and 10.

### MINUTES OF THE SEPTEMBER 22, 2014 MEETING

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

### SCHEDULE OF MEETINGS

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

Based on the poll conducted by Planning staff, the Plan Commission set special meetings to discuss revisions to the (2013) Zoning Code for October 22 and 29, 2014. The meetings will begin at 5:00 p.m. and last for approximately 2 hours. The location and agenda for the meetings is to be determined.

### PUBLIC HEARING-5:30 p.m.

### NEW BUSINESS

1. [35474](#) Authorizing the Mayor and City Clerk to Execute an Intergovernmental Agreement and Boundary Adjustment Agreement with the City of Middleton Regarding the Development of Blackhawk Road and the North Pleasant

View Road Right-of-Way (9th AD).

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

Registered in support of the proposed agreement and available to answer questions was Eileen Kelley, Director, City of Middleton Planning Department, 7426 Hubbard Avenue, Middleton.

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

Note: Public Hearing items may be called at any time after the beginning of the public hearing. Those wishing to speak on an item must fill out a registration slip and give it to the Secretary. The Plan Commission uses a consent agenda, which means that the Commission can consider any item at 6:00 p.m. where there are no registrants wishing to speak in opposition regardless of its placement on the agenda.

**Conditional Use & Demolition Permits**

- 2. [33467](#) Consideration of a demolition permit and conditional use to demolish 3 existing apartment buildings and construct 12-story mixed-use building with 2,100 square feet of retail space and 160 apartments at 425-435 W. Johnson Street, UMX District; 4th Ald. Dist.

On a motion by Cantrell, seconded by Hamilton-Nisbet, the Plan Commission referred the matter to October 27, 2014 pending a recommendation by the Urban Design Commission by voice vote/ other.

**A motion was made by Cantrell, seconded by Hamilton-Nisbet, to Refer to the PLAN COMMISSION and should be returned by October 27, 2014. The motion passed by voice vote/other.**

There were no registrants on this matter.
  
- 3. [35161](#) Consideration of a conditional use for a recycling center at 3620 Marsh Road; Urban Design District 1; 16th Ald. Dist.

On a motion by Cantrell, seconded by Hamilton-Nisbet, the Plan Commission referred the matter to October 27, 2014 pending a recommendation by the Urban Design Commission by voice vote/ other.

**A motion was made by Cantrell, seconded by Hamilton-Nisbet, to Refer to the PLAN COMMISSION and should be returned by October 27, 2014. The motion passed by voice vote/other.**

There were no registrants on this matter.
  
- 4. [35403](#) Consideration of an alteration to an approved conditional use to change the hours of operation for a recycling center at 4002 Kipp Street; 16th Ald. Dist.

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

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

Speaking in support of the proposed alteration was the applicant, David Pellitteri, Pellitteri Waste Systems of Airport Road, Middleton.

Also speaking in support of the proposed alteration was Ald. Denise DeMarb, 6010 Fredericksburg Lane, representing the 16th District.

Speaking in opposition to the proposed alteration were Debra and Gordon King of Marsh Road.

- 5. [35405](#) Consideration of a conditional use to construct an outdoor eating area for a restaurant-tavern at 453 W. Gilman Street; 4th Ald. Dist.

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

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

Speaking in opposition to the request was Jeff Jones of W. Gilman Street.

Registered in support and available to answer questions were Marc Torres of W. Gilman Street, representing the applicant, Cheba Hut, and Ald. Mike Verveer, 614 W. Doty Street #407, representing the 4th District.

- 6. [35406](#) Consideration of a conditional use to allow construction of an addition to an existing single-family residence on a lakefront property at 813 Woodward Drive; 18th Ald. Dist.

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

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

There were no registrants on this matter.

**Zoning Text Amendment**

- 7. [35515](#) Amending Section 28.082(1) of the Madison General Ordinances to allow library, museum as a permitted use in Traditional Employment, Suburban Employment Center and Employment Campus Districts.

On a motion by Cantrell, seconded by Hamilton-Nisbet, the Plan Commission recommended approval of the zoning text amendment by voice vote/ other.

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

There were no registrants on this matter.

**Land Division**

- 8. [35158](#) Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating two lots at 1902-1910 W. Beltline Highway, Town of Madison.

On a motion by Cantrell, seconded by Hamilton-Nisbet, the Plan Commission referred the matter to October 27, 2014 at the request of the applicant by voice vote/ other.

**A motion was made by Cantrell, seconded by Hamilton-Nisbet, to Refer to the PLAN COMMISSION and should be returned by October 27, 2014. The motion passed by voice vote/other.**

There were no registrants on this matter.

**Zoning Map Amendments & Related Requests**

- 9. [33971](#) SUBSTITUTE Creating Section 28.022 -- 00131 of the Madison General

Ordinances to change the zoning of property located at 101 South Mills Street, 13th Aldermanic District, from TR-V1 (Traditional Residential-Varied 1) District to TR-U2 (Traditional Residential-Urban 2) District to construct a six-unit apartment building.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission recommended that the Common Council place the proposed zoning map amendment (ID 33971) on file without prejudice and referred the related demolition permit (ID 33913) for up to six (6) months by voice vote/ other.

In recommending that the rezoning be placed on file and referring the demolition permit, members of the Plan Commission stated that the proposed six-unit apartment building was too large for the site; that the design/ form of the proposed building was out of character with its surroundings; and that the Commission did not support the unit proposed in the basement/ garden/ lower level of the building.

**A motion was made by Cantrell, seconded by Zellers, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -PUBLIC HEARING. The motion passed by voice vote/other.**

10. [33913](#)

Consideration of a demolition permit to allow demolition of a single-family residence and construction of a six-unit apartment building at 101 S. Mills Street; 13th Ald. Dist.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission recommended that the Common Council place the proposed zoning map amendment (ID 33971) on file without prejudice and referred the related demolition permit (ID 33913) for up to six (6) months by voice vote/ other.

In recommending that the rezoning be placed on file and referring the demolition permit, members of the Plan Commission stated that the proposed six-unit apartment building was too large for the site; that the design/ form of the proposed building was out of character with its surroundings; and that the Commission did not support the unit proposed in the basement/ garden/ lower level of the building.

**A motion was made by Cantrell, seconded by Zellers, to Refer for Six (6) Months to the PLAN COMMISSION. The motion passed by voice vote/other.**

Speaking in support of Items 9 and 10, which were considered together, were Chris Etmanczyk of Windswept Way, Verona, the applicant, and Brad Koning, Shulfer Architects of Parmenter Street, Middleton, representing the applicant.

**BUSINESS BY MEMBERS**

There was no business by members.

**SECRETARY'S REPORT**

Katherine Cornwell summarized the upcoming matters for the Commission.

**- Upcoming Matters - October 27, 2014**

- 202 E. Washington Avenue and 15 N. Webster Street - Demolition Permit and DC to PD(GDP-SIP) - Demolish auto repair facility and four-unit apartment to allow construction of 164-room hotel (Referred by Plan Comm. on September 22; subsequently put on hold indefinitely by the applicant)
- 825 Jupiter Drive - Amended PD (GDP-SIP) - Construct 37-unit apartment building
- 5517 Femrite Drive - Demolition Permit and Conditional Use - Demolish single-family residence to construct private parking facility (in Urban Design Dist. 1)
- 3315 Nelson Road - Extraterritorial Final Plat - Windswept, creating 6 lots in the Town of Burke
- 5794 Portage Road and 3949 Hoepker Road - Extraterritorial Certified Survey Map - Create 2 lots in the Town of Burke
- 312 Wisconsin Avenue - Demolition Permit and Conditional Use - Relocate residence at 315 N. Carroll Street onto W. Gorham Street side of same site and approve private parking facility at church
- 330 E. Wilson Street - Demolition Permit and Conditional Use - Demolish office building to construct a mixed-use building with 2,000 square feet of commercial space and 30 apartments
- 5102 Spring Court - Demolition Permit- Demolish tree-damaged single-family residence in Merrill Springs Park

**- Upcoming Matters - November 10, 2014**

- 5775 Tokay Boulevard and 5712 Odana Road - Demolition Permit - Demolish office building to expand automotive display lot (in Urban Design District 3)
- 516-530 Cottage Grove Road - Conditional Use - Construct mixed-use building with 41,200 square feet of commercial space and 89 apartments
- 1429 Vilas Avenue - Conditional Use - Construct accessory dwelling unit in existing single-family residence
- 707-709 Rethke Avenue - Demolition Permit and Conditional Use - Demolish single-family residence to construct a mixed-use building with 60 apartments and 5,400 square feet of non-residential space
- 201 S. Dickinson Avenue - Demolition Permit - Demolish State of Wisconsin Central Services Building to construct State Archive Preservation Facility
- 3414 Monroe Street - Demolition Permit - Demolish office building to construct a mixed-use building with 3,200 square feet of commercial space and 16 apartments

**ANNOUNCEMENTS**

There were no announcements.

**ADJOURNMENT**

**A motion was made by Heifetz, seconded by Zellers, to Adjourn at 7:45 p.m.  
The motion passed by voice vote/other.**