



City of Madison

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

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Monday, July 11, 2016

5:30 PM

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

CALL TO ORDER/ROLL CALL

Present: 8 - Steve King; Ledell Zellers; Sheri Carter; Ken Opin; Melissa M. Berger; Michael W. Rewey; Bradley A. Cantrell and James E. Polewski
Excused: 3 - Maurice C. Sheppard; Michael G. Heifetz and Fatima Bendada

Opin was chair for this meeting.

Ald. Carter and Berger arrived at 5:35 p.m. during the presentation of New Business.

Staff Present: Natalie Erdman, Secretary; Jessica Vaughn, Jay Wendt, and Heather Stouder, Planning Division; Matt Wachter, Community Development Authority.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Opin disclosed that he knew the applicants for Item 9 but that his relationship would not prevent his ability to chair the item.

MINUTES OF THE JUNE 27, 2017 MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: July 25 and August 8, 29, 2016

[Tentative] Special Meeting: August 15, 2016 (Agenda, location and time to be determined)

ROUTINE BUSINESS

1. [43407](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the City of Madison to obtain the land interests required for the construction of the Lake View Reservoir Pipe Improvements project, being located South of Reservoir 113 (the "Lake View Reservoir"), and the authority of the Mayor and City Clerk to sign all documents necessary to accomplish the acquisition of said land interests.

A motion was made by Cantrell, seconded by Zellers, to Return to Lead with the Recommendation for Approval to the WATER UTILITY BOARD. The motion

passed by voice vote/other.

2. [43436](#) Accepting a Public Sanitary Sewer Easement from Christian Kannemeier and Jessica Kannemeier across property located at 5144 Spring Court.

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

3. [43478](#) Authorizing the execution of a Declaration of Public Water Main Easement pertaining to lands located within Monona Golf Course, at 111 East Dean Avenue.

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

4. [43513](#) Determining a Public Purpose and Necessity and adopting a Relocation Order and Transportation Project Plat No. 5992-09-30 - 4.01 thru 4.07, McKee Road / CTH PD Meriter Way - Maple Grove Drive for the acquisition of Land Interests required. Located in part of Sections 1, 2, 3, 10, 11 and 12, T6N, R8E, in the City of Madison and in the Town of Verona.

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

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

5. [43519](#) Authorizing the execution of a Partial Release of Platted Building Setback document for Lot 1, Lot 42, and Lot 43 of the plat of Autumn Ridge Reserve.

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

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

There were no registrants on the Routine Business items.

NEW BUSINESS

6. [43318](#) Accepting the report and recommendations of the Housing Strategy Committee - Market Rate Ownership Report.

A motion was made by Cantrell, seconded by Carter, to Return to Lead with the Recommendation for Approval to the HOUSING STRATEGY COMMITTEE. The motion passed by voice vote/other.

There were no registrants on this item.

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 Amendment

7. [43343](#) Creating Sections 28.022 - 00239 and 28.022 - 00240 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan and Specific Implementation Plan, at 109 and 115 South Fair Oaks Avenue, 6th Aldermanic District
- A motion was made by Carter, seconded by Polewski, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.
- Cantrell added a friendly amendment to refer the design of the storage building to the Urban Design Commission for final review and approval, especially the facades fronting the main entry drive and bike path.
- On a motion by Carter, seconded by Polewski, the Plan Commission referred the design of the large storage building to the Urban Design Commission. Special consideration to be given to the facades fronting the main drive and bike path.
- A motion was made by Carter, seconded by Polewski, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.**
- Speaking in support of the proposed development were Bryant Moroder of Farwell Street, and Tom Rogers of Creamery Court, McFarland, both representing Baum Development.
- Registered in support and available to answer questions was Lou Host-Jablonski, Design Coalition, of Atwood Avenue, representing Baum Development.

Conditional Use & Demolition Permits

8. [42299](#) Consideration of a conditional use to allow construction of a personal indoor storage facility at 4019 Marsh Road; 16th Aid. Dist.
- On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and approved the conditional use with an amendment to Condition #3 to install an eight (8)-foot fence along the north property line, and subject to the comments and conditions contained in the Plan Commission materials.
- A motion was made by Cantrell, seconded by Rewey, to Approve. The motion passed by voice vote/other.**
- Registered in support and available to answer questions was David Wood of Larson Road, the applicant.
- Registered in opposition and wishing to speak was Debra King of Marsh Road and Gordon King of Marsh Road.

9. [43154](#) Consideration of a demolition permit and conditional use to allow demolition of a single-family residence on a lakefront parcel and construction of a new single-family residence and detached accessory building exceeding 576 square feet in TR-C1 zoning at 5628 Lake Mendota Drive; 19th Ald. Dist.
- On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards are met and approved the conditional use subject to the comments and conditions in the Plan Commission materials.
- A motion was made by Cantrell, seconded by Rewey, to Approve. The motion passed by voice vote/other.**
- Registered in support of the development and available to answer questions were, the applicants, Diane Seder and Bruce Rosen of W. Johnson Street, Tom Zalewski of Lake Mendota Drive, and Celeste Robbins and Anu Srinivasan of Robbins Architecture of Green Bay Road, Winnetka, Illinois.
10. [43155](#) Consideration of a conditional use for a hair salon home occupation at 4605 Kennedy Road; 18th Ald. Dist.
- On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards are met and approved the conditional use subject to the comments and conditions in the Plan Commission materials.
- A motion was made by Cantrell, seconded by Rewey, to Approve. The motion passed by voice vote/other.**
- There were no registrants on this item.
11. [43156](#) Consideration of a conditional use to allow construction of a motor freight terminal at 3841 Merchant Street; 17th Ald. Dist.
- On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards are met and approved the conditional use subject to the comments and conditions in the Plan Commission materials.
- A motion was made by Cantrell, seconded by Rewey, to Approve. The motion passed by voice vote/other.**
- There were no registrants on this item.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Jay Wendt summarized upcoming matters for the Commission.

- Upcoming Matters - July 25, 2016

- 5702-5712 Odana Road - Demolition Permit and Conditional Use - Demolish 2 commercial buildings and construct automotive sales facility in Urban Design Dist. 3
- 115-117 S. Bassett Street - PD(SIP) Alteration - Approve site, utility, landscape and exterior building plan alterations to existing residential structures
- 1507 Burning Wood Way - Amended PD(GDP-SIP) and Certified Survey Map Referral - Create 4 lots for future single-family residences
- 6502 Milwaukee Street & 6501 Town Center Drive - PD(GDP) to Amended PD(GDP-SIP) - Amend Metro Tech GDP to allow development of 100 dwelling units in future mixed-use bldg. on Lot 6 and approve amended GDP and SIP for Lot 7 to allow construction of mixed-use bldg. with up to 10,000 sq. ft. of commercial space and 115 dwelling units
- 10451 Old Sauk Road [Proposed address] - Attachment from Town of Middleton and Assigning A (Agriculture) zoning - Attaching Water Utility land and assigning zoning for future water tower and

reservoir

- Zoning Text Amendment - Amend Sections 28.211, 28.151, 28.032, and 28.061 to define "Peer-Run Respite Facility" and make permitted use with supplemental regulations in certain zoning districts
- 308 N. Blair Street - Demolition Permit and Conditional Use - Demolish two-family residence to construct 8-unit apartment building
- 4018 Mineral Point Road - Conditional Use - Construct police station in excess of 10,000 sq. ft. of floor area in TR-C1 zoning
- 5017 Femrite Drive - Demolition Permit - Demolish single-family residence with no proposed use
- 217 N. First Street - Demolition Permit - Demolish single-family residence to allow multi-purpose path extension
- 1402 Vilas Avenue - Conditional Use - Construct detached garage exceeding 576 sq. ft. in TR-C3 zoning
- 1102 N. Sherman Avenue - Conditional Use - Re-establish auto repair shop
- 3013 CTH BB - Extraterritorial Certified Survey Map - Create 1 commercial lot

- Upcoming Matters - August 8, 2016

- 418 Division Street - TE to TSS, Demolition Permit and Conditional Use - Demolish industrial building to construct 29-unit apartment building
- 412-414 S. Baldwin Street - TE to TSS and Conditional Use - Convert and expand existing building into hotel and restaurant-tavern with outdoor eating areas, with conditional use parking reduction
- 707-713 E. Johnson Street - TR-V2 to NMX, Demolition Permit and Conditional Use - Demolish 2 two-family residences to construct mixed-use building with 2,900 square feet of commercial space and 21 apartment units
- 702 N. Midvale Boulevard - PD(SIP) to Amended PD(GDP-SIP) - Amend Hilldale Shopping Center Planned Development to convert enclosed mall retail spaces in the "south wing" into street-accessed storefronts, parking and open space
- 3391 Meadow Road - Extraterritorial Final Plat - Create 12 single-family lots, 1 outlot for stormwater management, 1 outlot for private open space, and 1 outlot for future development in the Town of Middleton
- 114 Milky Way - Conditional Use - Construct residential building complex containing 94 multi-family units in 6 buildings
- 2201 Zeier Road - Conditional Use - Construct 10,000 sq. ft. commercial building with vehicle access sales & service window
- 3032 Progress Road - Conditional Use - Allow animal boarding in existing multi-tenant industrial building in Urban Des. Dist. 1
- 902 Atlas Avenue - Conditional Use - Approve convenience store in existing auto repair and auto service facility
- 2901 Dryden Drive - Demolition Permit and Conditional Use - Demolish street-facing façade as part of remodeling of restaurant and modifications to vehicle access sales and service window
- 5725 Old Middleton Road - Certified Survey Map Referral - Create 2 residential lots, including consideration of a deep residential lot

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Rewey, seconded by King, to Adjourn at 7:15 p.m. The motion passed by voice vote/other.