



City of Madison

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

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Monday, July 25, 2016

5:30 PM

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

CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:30 p.m.

Present: 8 - Steve King; Ledell Zellers; Sheri Carter; Ken Opin; Melissa M. Berger; Michael W. Rewey; Bradley A. Cantrell and James E. Polewski

Absent: 1 - Michael G. Heifetz

Excused: 2 - Maurice C. Sheppard and Fatima Bendada

Opin was chair for this meeting.

Ald. King arrived at 5:40 p.m. prior to the beginning of the public hearing.

Staff present: Heather Stouder, Chris Wells, Jessica Vaughn and Tim Parks, Planning Division; Matt Tucker, Zoning Administrator, and; Chris Petykowski and Randy Wiesner, City Engineering Division.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures or recusals by members.

MINUTES OF THE JULY 11, 2016 MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: August 8, 29 and September 19, 2016

Special Meeting: August 15, 2016: CANCELLED due to lack of quorum. Staff presented September 8, 15 and 22, 2016 as new potential dates for a rescheduled special meeting and for a separate bus tour of the west side. Members were asked to check their availability for those dates and to notify staff.

ROUTINE BUSINESS

Note: Items 1 and 2 are related and should be considered together

1. [43655](#) Authorizing the Mayor and City Clerk to execute an air space lease with the Board of Regents of the University of Wisconsin System to accommodate the encroachment of an overhanging building canopy into the North Lake Street

public right-of-way.

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

2. [43664](#) Authorizing the Mayor and City Clerk to execute an air space lease with the Board of Regents of the University of Wisconsin System to accommodate the encroachment of an overhanging building canopy into the North Lake Street public right-of-way.

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

3. [43681](#) 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 Capital City Trail Segment 1, a new shared-use (bicycle and pedestrian) path along the Wisconsin Department of Transportation Railroad Corridor from E. Buckeye Road to Dondee Road / Tarragon Drive. Located in part of the SW ¼ of the NW ¼ of Section 15, T7N, R10E, in the City of Madison. (16th AD)

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

4. [43699](#) Authorizing the execution of an Underground Electric Line Easement to the County of Dane across a portion of City greenway, located at 38 Rustic Parkway.

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

There were no registrants for the Routine 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.

Zoning Map Amendments and Related Requests

5. [42989](#) Creating Section 28.022 - 00237 of the Madison General Ordinances to amend a Planned Development District at property located at 1507 Burning Wood Way, 18th Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00238 to amend a Planned Development District to approve an Amended Specific Implementation Plan.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and recommended approval of the Amended Planned Development (ID 42989) and Certified Survey Map (ID 42752) subject to the comments and conditions in the Plan Commission materials and the following comments and conditions:

- The Plan Commission encouraged the use of right of way markers to delineate the boundary between the public parklands and private lots west of the private drive;
- That the public path easement across Lot 4 be delineated by right of way markers;
- That there be no fence where the public path easement crosses Lot 4 into the public lands; and
- That signage be installed indicating the public access path.

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

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

6. [42752](#) Approving a Certified Survey Map of property owned by Cherokee Park, Inc. located at 1507 Burning Wood Way; 18th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and recommended approval of the Amended Planned Development (ID 42989) and Certified Survey Map (ID 42752) subject to the comments and conditions in the Plan Commission materials and the following comments and conditions:

- The Plan Commission encouraged the use of right of way markers to delineate the boundary between the public parklands and private lots west of the private drive;
- That the public path easement across Lot 4 be delineated by right of way markers;
- That there be no fence where the public path easement crosses Lot 4 into the public lands; and
- That signage be installed indicating the public access path.

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

A motion was made by Cantrell, seconded by Rewey, 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 was registered on Items 5 and 6, which are related and were considered together:

Speaking in support of the proposed development was Scott Anderson of Snyder & Associates of Voges Road, representing the applicant, Cherokee Park, Inc.

7. [43437](#) Creating Section 28.022 -- 00241 of the Madison General Ordinances to amend a Planned Development District at properties located at 6502 Milwaukee Street and 6501 Town Center Drive, 3rd Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00242 to amend a Planned Development District to approve a Specific Implementation Plan

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and recommended approval of the Amended Planned Development subject to the comments and conditions in the Plan Commission materials.

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

Speaking in support of the proposed development was Brian Munson, Vandewalle & Associates of E. Lakeside Street, representing the applicant, Royal Capital Group.

Speaking in opposition to the proposed development were Donna Buchert of Milwaukee Street and Nancy Weinreis of Metro Terrace.

Registered in support and available to answer questions was Terrell Walter of N . 107th Street, Milwaukee, representing Royal Capital Group.

8. [43554](#)

Creating Section 15.01(600) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Aldermanic Districts and Wards" attaching to the 9th Aldermanic District the Water Utility/Old Sauk Road Tower Attachment; creating Section 15.02(138) of the Madison General Ordinances to assign the attached property to Ward 138; and creating Section 28.022 - 00245 to zone the property A (Agriculture District).

On a motion by Berger, seconded by Cantrell, the Plan Commission recommended approval of the proposed attachment and zoning map amendment by voice vote/ other. During the discussion of this matter, members of the Plan Commission encouraged that an application for edible landscaping be made when the water tower is constructed.

This item was originally recommended for approval on the consent agenda on a motion by Cantrell, seconded by Berger, but reconsidered by unanimous consent when a speaker appeared late to address the Commission.

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

Speaking neither in support nor opposition to the proposed attachment and zoning map amendment was Carrol Schiller of Schiller Court, Verona.

Zoning Text Amendments

9. [43447](#)

Amending Sections 28.211, 28.151, 28.032, and 28.061 of the Madison General Ordinances to create Peer Run Respite Facility as a new use in the zoning code, provide supplemental regulations for Peer Run Respite Facilities, and allow Peer Run Respite Facilities in Residential districts and selected Mixed-use and Commercial districts as a permitted use.

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

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

Speaking in support of the proposed zoning text amendment was Furman Avery of Milwaukee Street , representing Solstice House.

Conditional Use and Demolition Permits

10. [42563](#) Consideration of a demolition permit and conditional use to allow two commercial buildings to be demolished and an automotive sales facility to be constructed at 5702-5712 Odana Road; Urban Design District 3; 19th Ald. Dist.
- On a motion by Cantrell, seconded by Berger, the Plan Commission referred this matter to August 29, 2016 pending a recommendation by the Urban Design Commission. The motion to refer passed by voice vote/ other.
- A motion was made by Cantrell, seconded by Berger, to Refer to the PLAN COMMISSION and should be returned by August 29, 2016. The motion passed by voice vote/other.**
- There were no registrants on this matter.
11. [43419](#) Consideration of a demolition permit and conditional use to allow demolition of a two-family residence and construction of an 8-unit apartment building at 308 N. Blair Street; 2nd Ald. Dist.
- On a motion by Cantrell, seconded by Polewski, the Plan Commission found that the standards were met and approved the demolition permit and conditional use subject to the comments and conditions contained in the Plan Commission materials.
- A motion was made by Cantrell, seconded by Polewski, to Approve. The motion passed by voice vote/other.**
- Speaking in support of the proposed development was Chris Oddo of Elizabeth Street.
- Speaking in opposition to the proposed development were Victoria J. Kohlman of E. Gorham Street and Jonathon Coleman of E. Johnson Street.
- Registered in support and available to answer questions was the applicant, Michael Matty of Fordem Avenue and Patti Coffey of Elizabeth Street.
- Registered neither in support nor opposition and available to answer questions was Alex Einsman of E. Gorham Street, representing the neighborhood steering committee for the project.
12. [43423](#) Consideration of a conditional use to allow construction of a building (police station) in excess of 10,000 square feet in TR-C1 (Traditional Residential - Consistent 1 District) zoning at 4018 Mineral Point Road; 11th Ald. Dist.
- On a motion by Cantrell, seconded by Berger, the Plan Commission referred this matter to August 8, 2016 to allow for a revised public hearing notice. The motion to refer passed by voice vote/ other.
- A motion was made by Cantrell, seconded by Berger, to Refer to the PLAN COMMISSION and should be returned by August 8, 2016. The motion passed by voice vote/other.**
- There were no registrants on this matter.
13. [43425](#) Consideration of a demolition permit to allow a single-family residence to be demolished with no proposed future use at 5017 Femrite Drive; 16th Ald. Dist.
- On a motion by Cantrell, seconded by Berger, the Plan Commission found that the standards were met and approved the demolition permit subject to the comments and conditions contained in the Plan Commission materials.
- A motion was made by Cantrell, seconded by Berger, to Approve. The motion passed by voice vote/other.**

There were no registrants on this matter.

14. [43426](#) Consideration of a demolition permit to allow a single-family residence at 217 N. First Street, 12th Ald. Dist. to be demolished for the future extension of the Demetral Park Path.

On a motion by Cantrell, seconded by Berger, the Plan Commission found that the standards were met and approved the demolition permit subject to the comments and conditions contained in the Plan Commission materials.

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

There were no registrants on this matter.

15. [43427](#) Consideration of a conditional use to allow construction of a detached garage in excess of 576 square feet in TR-C3 (Traditional Residential-Consistent 3 District) zoning at 1402 Vilas Avenue; 13th 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.

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

Registered in support of the project and available to answer questions were Pamela Messina of Vinyard Drive, Oregon, and Eric Donovan, TDS Custom Construction of W. Main Street, Mount Horeb.

16. [43428](#) Consideration of a conditional use for an auto repair shop at 1102 N. Sherman Avenue; 12th 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.

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

Registered in support of the project and available to answer questions were: Nan Mortensen of Troy Drive, the applicant; Crystal Rossman-Mayer of N. Sherman Avenue; Pat Schmitt of Boulder Lane, Middleton, representing the applicant, and; Satya Rhodes-Conway of Hoard Street.

Land Division

17. [43587](#) Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating one lot at 3013 CTH BB, Town of Cottage Grove.

On a motion by Cantrell, seconded by Berger, the Plan Commission found that the standards were met and approved the Certified Survey Map 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 Cantrell, seconded by Rewey, to Approve. The motion passed by voice vote/other.

Registered in support of the request and available to answer questions were Donovan Peckham of Lake Road, Windsor, the applicant, and John Mulligan of Leary Road, Minocqua, representing the applicant.

Alteration to Planned Development District

18. [43001](#) Consideration of an alteration to an approved Planned Development-Specific Implementation Plan for alterations to site, utility, landscape, and building plan alterations for 115-117 S. Bassett Street; 4th Ald. District.

On a motion by Cantrell, seconded by Berger, the Plan Commission referred this matter to August 8, 2016 pending a recommendation by the Urban Design Commission. The motion to refer passed by voice vote/ other.

A motion was made by Cantrell, seconded by Berger, to Refer to the PLAN COMMISSION and should be returned by August 8, 2016. The motion passed by voice vote/other.

There were no registrants on this matter.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

- Upcoming Matters - August 8, 2016

- 425 W. Washington Avenue - Conditional Use Alteration - Approve alterations to exterior and landscaping of existing mixed-use building
- 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 [Approximate address] - 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
- Zoning Text Amendment - Amend Section 28.211 to amend the definition of "Lodging Room"
- Zoning Text Amendment - Amend Secs. 28.151, 28.061, 28.068(5)(a)15., 28.082(1) and 28.091(1) of to allow the keeping of chickens as an accessory use at day care centers
- 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

- Upcoming Matters - August 29, 2016

- 3331 Agriculture Drive - Conditional Use - Construct private parking facility in Urban Des. Dist. 1 to serve 3322 Agriculture Drive
- 219-223 W. Gilman Street - Demolition Permit - Demolish two-family residence at 219 W. Gilman to construct addition to place of worship/ student center at 223 W. Gilman in UMX zoning
- 7902 Watts Road - A to TR-U1 and Conditional Use - Construct residential building complex with 156 apartments in 2 buildings
- 2802 International Lane - Conditional Use - Convert office building into private school
- 2503 Monroe Street - Conditional Use - Allow limited production and processing and outdoor eating area at food & related goods sales business in TSS zoning
- 1325 Vilas Avenue - Conditional Use - Construct detached garage exceeding 576 sq. ft. in TR-C3 zoning
- 1810-1812 Dondee Road - Conditional Use - Construct two-family-twin residence
- 940 E. Dayton Street - Demolition Permit and Conditional Use - Demolish two-family residence to construct single-family residence with accessory dwelling unit
- 834 Prospect Place - Conditional Use - Construct detached garage exceeding 576 sq. ft. in TR-C2 zoning on lakefront parcel
- 3427 Bailey Road - Extraterritorial Certified Survey Map - Create 1 residential lot from agricultural lands

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by King, seconded by Rewey, to Adjourn at 7:50 p.m. The motion passed by voice vote/other.