



# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Meeting Minutes - Approved PLAN COMMISSION

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Monday, January 23, 2017

5:30 PM

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

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### CALL TO ORDER/ROLL CALL

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

**Present:** 10 - Steve King; Ledell Zellers; Sheri Carter; Ken Opin; Melissa M. Berger; James F. Oeth; Michael W. Rewey; Bradley A. Cantrell; James E. Polewski and Jason S. Hagenow

**Excused:** 2 - Maurice C. Sheppard and Fatima Bendada

Opin was chair for this meeting.

Ald. Carter arrived at 5:35 p.m. after approval of the January 9, 2017 minutes.

Staff present: Heather Stouder, Colin Punt, Brian Grady, Kristi Laatch and Ben Zellers, Planning Division; Kris Koval, Office of Real Estate Services, and; Matt Tucker, Zoning Administrator.

### PUBLIC COMMENT

There were no registrants for public comment.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

Berger recused herself on Item 15.

### MINUTES OF THE JANUARY 9, 2017 MEETING

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

### SCHEDULE OF MEETINGS

Regular Meetings: February 6, 20 and March 6, 20, 2017

Special Meeting - Comprehensive Plan Working Session: Thursday, February 23, 2017

### SPECIAL ITEM OF BUSINESS

1. [44190](#) Planning Division staff update on Comprehensive Plan - Imagine Madison

Colin Punt and Ben Zellers of the Planning Division presented an update on the citizen outreach efforts and the draft "Areas of Potential Change" map.

This was a discussion item. Following the staff presentation and Commission questions, no action was taken.

**This Discussion Item was Discuss and continue**

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

**Zoning Map Amendment & Related Requests**

- 2. [45543](#) Creating Section 28.022 -- 00265 of the Madison General Ordinances to change the zoning of property located at 6802 Ronald Reagan Avenue, 17th Aldermanic District, from SE (Suburban Employment) District to IL (Industrial - Limited) District.

On a motion by Cantrell, seconded by Berger, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 45543), Certified Survey Map (ID 45461) and the Substitute resolution terminating various restrictions (ID 45607) to the Common Council subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

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

- 3. [45461](#) Approving a Certified Survey Map of property owned by the City of Madison in the Center for Industry & Commerce and generally addressed as 6802 Ronald Reagan Avenue; 17th Ald. Dist.

On a motion by Cantrell, seconded by Berger, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 45543), Certified Survey Map (ID 45461) and the Substitute resolution terminating various restrictions (ID 45607) to the Common Council subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

**A motion was made by Cantrell, seconded by Berger, 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.**

- 4. [45607](#) **SUBSTITUTE** - Terminating a deed restriction on Lots 66 through 69 within the Center for Industry and Commerce, which limits restricts the land to hotel or motel uses.

On a motion by Cantrell, seconded by Berger, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 45543), Certified Survey Map (ID 45461) and the Substitute resolution terminating various restrictions (ID 45607) to the Common Council subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

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

There were no registrants on Items 2-4, which were considered together.

**Zoning Text Amendments**

- 5. [45548](#) Amending Sections 28.151 and 28.211 of the Madison General Ordinances to clarify that automobile service station activities must occur inside a building and that the windows and doors to that building must be closed if working during evening hours.

On a motion by Cantrell, seconded by Oeth, the Plan Commission found the standards met and recommended approval of this zoning text amendment. The motion passed by voice vote / other.

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

6. [45553](#)

Repealing and amending portions of Section 28.151 of the Madison General Ordinances to remove a duplicate section in the supplemental regulations related to the reuse of former schools, municipal buildings, or places of worship.

On a motion by Cantrell, seconded by Oeth, the Plan Commission found the standards met and recommended approval of this zoning text amendment. The motion passed by voice vote / other.

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

7. [45554](#)

Amending Section 28.066(3)(a)8. of the Madison General Ordinances to allow entrances in the mixed-use and commercial districts to be oriented toward a private street.

On a motion by Cantrell, seconded by Oeth, the Plan Commission found the standards met and recommended approval of this zoning text amendment. The motion passed by voice vote / other.

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

8. [45555](#)

Amending Sections 28.151 and 28.082(1) of the Madison General Ordinances to require accessory buildings and structures to meet the requirements contained in Section 28.131.

On a motion by Cantrell, seconded by Oeth, the Plan Commission found the standards met and recommended approval of this zoning text amendment. The motion passed by voice vote / other.

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

There were no registrants on Items 5-8.

9. [45556](#)

Amending Sections 28.061 and 28.151 of the Madison General Ordinances to allow vehicle service sales and windows underneath buildings in the TSS, MC, CC-T and CC districts.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and recommended approval of this zoning text amendment on the following 6-2 vote: AYE: Ald. King, Ald. Zellers, Berger, Cantrell, Oeth; Rewey; NAY: Ald. Carter, Polewski; NON-VOTING: Opin, Hagenow; EXCUSED: Bendada.

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

**Ayes:** 6 - Steve King; Ledell Zellers; Melissa M. Berger; James F. Oeth; Michael W. Rewey and Bradley A. Cantrell

**Noes:** 2 - Sheri Carter and James E. Polewski

**Excused:** 2 - Maurice C. Sheppard and Fatima Bendada

**Non Voting:** 2 - Ken Opin and Jason S. Hagenow

Registered in support of the zoning text amendment and available to answer questions was Nathan Wautier, Reinhart, Boerner, Van Deuren SC of E. Main Street.

- 10.     [45557](#)             Amending Section 28.082 of the Madison General Ordinances to allow Contractor’s business with showroom or workshop in all employment districts.

On a motion by Cantrell, seconded by Oeth, the Plan Commission found the standards met and recommended approval of this zoning text amendment. The motion passed by voice vote / other.

**A motion was made by Cantrell, seconded by Oeth, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**
- 11.     [45558](#)             Amending Section 28.082 of the Madison General Ordinances to add cohousing community as a permitted use in Suburban Employment, Traditional Employment, Suburban Employment Center and Employment Campus Districts.

On a motion by Cantrell, seconded by Oeth, the Plan Commission found the standards met and recommended approval of this zoning text amendment. The motion passed by voice vote / other.

**A motion was made by Cantrell, seconded by Oeth, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**
- 12.     [45559](#)             Creating Section 28.141(9)(b)2. of the Madison General Ordinances to allow residential driveway width extension.

On a motion by Cantrell, seconded by Oeth, the Plan Commission found the standards met and recommended approval of this zoning text amendment. The motion passed by voice vote / other.

**A motion was made by Cantrell, seconded by Oeth, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**
- 13.     [45560](#)             Amending Section 28.211 of the Madison General Ordinances to change the definition of lot area so that areas designated as wetlands or reserved by easement to the public cannot be counted in the overall lot area calculation.

On a motion by Cantrell, seconded by Oeth, the Plan Commission found the standards met and recommended approval of this zoning text amendment. The motion passed by voice vote / other.

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

There were no registrants on Items 10-13.

**Conditional Use & Demolition Permits**

- 14.     [44569](#)             Consideration of a demolition permit and conditional use to allow demolition of a two-family residence and four-unit apartment building and construction of a 52-unit apartment building at 119-125 N. Butler Street as part of a residential building complex that will include two existing two-family residences at 120-124 N. Hancock Street; 2nd Ald. Dist.

On a motion by Cantrell, seconded by Oeth, the Plan Commission referred this request to a future meeting pending a recommendation by the Urban Design Commission by voice vote/ other.

**A motion was made by Cantrell, seconded by Oeth, to Refer to the PLAN**

**COMMISSION. The motion passed by voice vote/other.**

There were no registrants on this matter.

- 15. [45531](#) Consideration of a conditional use in the TE (Traditional Employment) zoning district to allow construction of an up to eight-story commercial/ office building containing 152,925 square feet of floor area at 801 E. Washington Avenue in Urban Design Dist. 8.

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

Speaking in support of the development were Jeff Vercauteren, Husch Blackwell of E. Main Street and Rick Gilbertson and Larry Barton, Strang, Inc. of Mineral Point Road, all representing the applicant, Gebhardt Development.

Registered in support and available to answer questions were Otto Gebhardt and Lee Christiansen, Gebhardt Development of North Street, the applicants, and Angela Black, Husch Blackwell of E. Main Street, representing the applicant.

- 16. [45462](#) Consideration of a conditional use for limited production and processing for a food and related goods sales business at 2083 Atwood Avenue; 6th Ald. Dist.

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

Registered in support of this request and available to answer questions were Isaac May of Sidney Street, representing the applicant, Gail Ambrosius Chocolatier, and; and Kevin Burow, Knothe & Bruce Architects, LLC of University Avenue, Middleton, representing Prime Urban Properties.

- 17. [45463](#) Consideration of a demolition permit and conditional use to allow a bowling alley to be demolished and an auto sales business to be constructed at 502-506 E. Badger Road; 14th Ald. Dist.

On a motion by Cantrell, seconded by Oeth, 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.

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

Registered in support of the project and available to answer questions was Jerry Mortier, The Redmond Group of Westmound Road, Waukesha, representing the applicant, Fields Automotive Group.

**Land Division**

- 18. [45464](#) Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction re-dividing two lots at 11713 Mid Town Road, Town of Verona.

On a motion by Cantrell, seconded by Oeth, the Plan Commission found the standards met and approved the land division subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

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

Registered in support of the request and available to answer questions was the applicant, Dana Barre of Mid Town Road, Verona.

## **BUSINESS BY MEMBERS**

There was no business by members.

## **SECRETARY'S REPORT**

Heather Stouder summarized the upcoming matters for the Commission.

### **- Upcoming Matters - February 6, 2017**

- Adopting Madison in Motion long-range transportation plan
- 1302-1430 Reiner Road - A to TR-C3 and TR-U1, Demolition Permit, and Preliminary Plat and Final Plat - Woods Farm, creating 130 single-family lots, 11 lots for four-unit dwellings, 1 lot for multi-family development, and 5 public outlots for park and stormwater management
- 302 S. Gammon Road - SE to MXC, Demolition Permit and Conditional Use - Demolish office building and approve master plan to guide redevelopment of site with mixed residential, commercial and office uses, with approval of first phase buildings
- 1413 Wyldewood Drive - Conditional Use - Convert single-family residence into daycare center
- 701 Ottawa Trail - Demolition Permit - Demolish single-family residence to construct new single-family residence
- 4246 Daentl Road - Cooperative Plan Development Approval - Allow additional commercial zoning and modify restrictions to allow additional outdoor display for existing power sports dealership in the Town of Burke

### **- Upcoming Matters - February 20, 2017**

- Approve the Connect Madison Economic Development Strategy as the City's Economic Development Plan
- 715 W. Dayton Street - PD(SIP) Alteration & Demolition Permit - Demolish and reconstruct Southeast Recreational Facility (SERF) on UW Campus
- 2920 N. Sherman Avenue - Conditional Use - Construct addition to stadium in Warner Park
- 5202 High Crossing Blvd. - Conditional Use - Allow existing parking lot to be used as a private parking facility

## **ANNOUNCEMENTS**

Rewey announced he would not be present for the March 6, 2017 meeting.

## **ADJOURNMENT**

**A motion was made by Rewey, seconded by Zellers, to Adjourn at 7:00 p.m.  
The motion passed by voice vote/other.**