



City of Madison

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

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Monday, March 21, 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: 7 - Steve King; Ledell Zellers; Ken Opin; Maurice C. Sheppard; Michael W. Rewey; James E. Polewski and Fatima Bendada

Excused: 4 - Sheri Carter; Melissa M. Berger; Michael G. Heifetz and Bradley A. Cantrell

Opin was chair for this meeting.

Fatima Bendada left at 7:10 pm

Staff present: Jay Wendt, Heather Stouder and Chris Wells, Planning Division; Matt Tucker, Zoning Administrator

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Rewey disclosed that he knew at least one person involved with the establishment requesting approval on Item 12, but that his familiarity with the person(s) would not affect his ability to consider the matter.

MINUTES OF THE MARCH 7, 2016 MEETING

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

SCHEDULE OF MEETINGS

April 4 and April 18, 2016

ROUTINE BUSINESS

1. [41991](#) Authorizing the execution of a Plat Restriction Amendment to partially release and modify the minimum elevation restriction for low window or door openings pertaining to certain buildings constructed on certain lots within the Final Plat of Genesis.

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

2. [42066](#) Authorizing the execution of a Conveyance of Rights in Land document by the City of Madison in favor of the State of Wisconsin Department of Transportation in connection with Transportation Project Plat No. 1206-07-25-4.05, Relocation Order USH 18 Dane County Mount Horeb-Madison (Cty PD - Raymond Road) reconstruction project.

A motion was made by Rewey, 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.

NEW BUSINESS

3. [42021](#) Authorizing the Planning Division to lead the process to update Madison's Comprehensive Plan and designating the Plan Commission as the lead policy body throughout the update process.

A motion was made by Rewey, seconded by Zellers, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. 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.

Zoning Map Amendments & Related Requests

4. [42084](#) Amending the East Washington Avenue Capitol Gateway Corridor Plan to revise the land use recommendation for an approximately 2-acre site located on the south side of East Washington Avenue just east of the Yahara River to Community Mixed-Use.

On a motion by Rewey, seconded by Polewski, the Plan Commission found that the standards were met and recommended approval amending the East Washington Avenue Capitol Gateway Corridor Plan (ID 42084) and recommended approval of the zoning map amendment (ID 41183) of the property located at 1801 East Washington Avenue to the Common Council. The motion to approve passed by voice vote/other.

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

5. [41183](#) Creating Section 28.022-00217 of the Madison General Ordinances to change the zoning of property located at 1801 East Washington Avenue, 6th Aldermanic District, from IL (Industrial Limited) District to TE (Traditional Employment) District.

On a motion by Rewey, seconded by Polewski, the Plan Commission found that the standards were met and recommended approval amending the East Washington Avenue Capitol Gateway Corridor Plan (ID 42084) and recommended approval of the zoning map amendment (ID 41183) of the property located at 1801 East Washington Avenue to the Common Council. The motion to approve passed by voice vote/other.

A motion was made by Rewey, seconded by Polewski, to RECOMMEND TO

COUNCIL TO ADOPT WITH CONDITIONS - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.

6. [41011](#)

Consideration of a demolition permit and conditional use to allow a building materials supply facility to be demolished and a mixed-use building with 20,000 square feet of commercial space and 230 apartments to be constructed at 1801 E. Washington Avenue; Urban Design Dist. 8; 6th Ald. Dist.

On a motion by Rewey, seconded by Polewski, to refer the demolition permit and conditional use (ID 41011) to a future meeting to allow for the project’s design team to work with city staff to develop a conceptual plan with further detail related to the design of the park land along the Yahara Parkway (i.e. between the proposed development and the water’s edge); the design of the stoops and balconies (making their design and dimensions of a higher quality); the façade treatment (i.e. indentations) along the commercial façade; further development of the drainage system (to include more than just a catch basin); further investigation into a glass treatment (i.e. bird glass) at the primary corner along E. Washington Avenue; and for the applicant to add at least one car share parking space and at least two (2) car charging stations on the property. The motion failed on the following 1-4 vote: AYE: Rewey; NAY: Ald. King, Ald. Zellers, Sheppard, Polewski; NON-VOTING: Opin.

On a substitute motion by Ald. Zellers, seconded by Ald. King, the Plan Commission found that the standards were met and recommended and approved the demolition permit and conditional use (ID 41011) all subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- The applicant will provide and maintain at least one car share parking space on the property.
- The applicant will provide and maintain at least two (2) car charging stations on the property.
- The applicant will further investigate the addition of a glass treatment (i.e. bird glass) at the primary corner along E. Washington Avenue and provide potential solutions to staff.
- The applicant will further develop the site's drainage system (in terms of water quality).
- The applicant will work staff to insure that the vision corner triangles where the parking garage exits onto Main Street are sufficient.
- The applicant will work with staff to explore opportunities to increase or implement additional sustainability measures related to the development.

The motion to recommend approval passed on the following 4-1 vote: AYE: Ald. King, Ald. Zellers, Sheppard, Polewski; NAY: Rewey; NON-VOTING: Opin.

A motion was made by Zellers, seconded by King, to Approve. The motion passed by the following vote:

Ayes: 4 - Steve King; Ledell Zellers; Maurice C. Sheppard and James E. Polewski

Noes: 1 - Michael W. Rewey

Excused: 5 - Sheri Carter; Melissa M. Berger; Michael G. Heifetz; Bradley A. Cantrell and Fatima Bendada

Non Voting: 1 - Ken Opin

The following were registered on Items 4, 5 and 6, which were considered together:

Speaking in support of Items 4, 5 and 6 were: Mike Campbell, Campbell Capital Group of Glenridge Drive, Sandy Springs, Georgia; Mike Poole of Belstead Court, Glen Allen, VA; Michael Bach of W. Bluemound Road, Brookfield, WI; Luke Haas of W. Bluemound Road, Brookfield, WI; Justin Schueler of W. Bluemound Road, Brookfield, WI; and Angela Black of E. Main Street.

Registered in support of Items 4, 5 and 6 and available to answer questions was Jeff Vercauteran of E. Main Street.

Registered in support of Items 4, 5 and 6 and not wishing to speak were Jeff Diltz, M-M Properties of W. 24th Street, Houston, TX; Don McCormick, M-M Properties of Painted Cup Court, Spring, TX; and Robert Hoag of Hawthorne Hollow Drive.

Speaking neither in support nor opposition of Items 4, 5 and 6 was Ed Jepsen of Woodburn Drive.

Speaking in opposition of Items 4, 5 and 6 was Jesse Pycha-Holst of Jenifer Street.

Speaking in opposition of Items 4, 5 and 6 and able to answer questions was Anne Walker of Winnebago Street.

- 7. [41559](#) Creating Section 28.022 - 00223 of the Madison General Ordinances to amend a Planned Development District at property located at 5401 Tancho Drive, 17th Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00224 to amend a Planned Development District to approve a Specific Implementation Plan.

On a motion by Rewey, seconded by Ald. Zellers, the Plan Commission found that the standards were met and recommended approval of the amended planned development to the Common Council subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

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

Registered in support and able to answer questions were: Craig Raddatz and Mike Shiltz, Fiduciary Real Estate Development of N. Water Street, Milwaukee; Bob McCaigue, Fiduciary Real Estate Development of North Star Drive; and Ed Cormier, Fiduciary Real Estate Development, of Crossroads Drive.

- 8. [41672](#) Creating Section 28.022 - 00225 of the Madison General Ordinances to amend a Planned Development District at properties located at 9301 Silicon Prairie Parkway and 301, 302 Pine Lawn Parkway, 9th Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00226 to amend a Planned Development District to approve a Specific Implementation Plan.

On a motion by Rewey, seconded by Ald. Zellers, the Plan Commission found that the standards were met and recommended approval of the amended planned development (ID 41672) and preliminary and final plat (ID 41544) to the Common Council 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 Rewey, seconded by Zellers, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

- 9. [41544](#) Approving the preliminary plat and final plat of Cardinal Glenn Replat No. 1 located at 9301 Silicon Prairie Parkway, 301 Pine Lawn Parkway and 302 Pine Lawn Parkway; 9th Ald. Dist.

On a motion by Rewey, seconded by Ald. Zellers, the Plan Commission found that the standards were met and recommended approval of the amended planned development (ID 41672) and preliminary and final plat (ID 41544) to the Common Council 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 Rewey, seconded by Zellers, 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 Items 8 and 9, which were considered together and available to answer questions was: Roger Guest, Veridian Homes of South Towne Drive.

- 10. [41822](#) Creating Section 28.022-00227 of the Madison General Ordinances to change the zoning of property located at 1910 Tennyson Lane, 12th Aldermanic District, from the SR-V2 (Suburban Residential - Varied 2) District to the SR-C1 (Suburban Residential - Consistent 1) District because applicant for re-zoning request has failed to satisfy conditions of approval.

On a motion by Rewey, seconded by Ald. Zellers, the Plan Commission found the standards met and recommended approval of a substitute zoning map amendment (ID 41822) subject to the comments and conditions contained in the Plan Commission materials. The recommended ordinance should maintain the current zoning of SR-V2 (Suburban Residential - Varied 2) District until October 1, 2016, at which time the zoning of the property located at 1910 Tennyson Lane, 12th Aldermanic District, shall change to SR-C1 (Suburban Residential - Consistent 1) District, unless the conditional use has been lawfully commenced and the building permits have been issued for said property, in which case the zoning shall remain SR-V2 (Suburban Residential-Varied 2). The motion passed by voice vote/other.

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

Registered in support and able to answer questions was Paul Skidmore of Red Maple Trail , representing the TW Sather Company.

Conditional Uses

- 11. [41728](#) Consideration of a conditional use to construct an accessory restroom building for Esther Beach Park on a lakefront parcel at 2802 Waunona Way; 14th Ald. Dist.

On a motion by Rewey, seconded by Ald. Zellers, 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. The motion to approve passed by voice vote/other.

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

Registered in support and able to answer questions were: Sarah Lerner, Parks Division; Phil Gaebler, City Engineering Division; and Eric Shusta of Waunona Way.

- 12. [41729](#) Consideration of a conditional use for limited production and processing in a multi-tenant commercial building in CC-T (Commercial Corridor-Transitional District) zoning at 2921 N. Sherman Avenue; 12th Ald. Dist.

On a motion by Rewey, seconded by Ald. Zellers, 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. The motion to approve passed by voice vote/other.

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

Registered in support and able to answer questions were: Richard Ciurczak, representing RP's Pasta, and Steve Silverberg of Rutledge Street.

Subdivision

- 13. [42140](#) Re-approving the preliminary plat and final plat of First Addition to 1000 Oaks generally located at 702 South Point Road; 9th Ald. Dist.

On a motion by Rewey, seconded by Ald. Zellers, the Plan Commission recommended approval subject to the comments and conditions contained in the Plan Commission materials by voice vote/other.

A motion was made by Rewey, seconded by Zellers, 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 and available to answer questions was Roger Guest, Veridian Homes of South Town Drive.

Zoning Text Amendment

- 14. [41715](#) Amending Sections 28.066, 28.140(1)(e), and 28.151 of the Madison General Ordinances to add more substance and clarity to the Mixed-Use Center District ordinance so that it can be more effectively implemented to achieve the purposes for which it exists.

On a motion by Rewey, seconded by Ald. Zellers, the Plan Commission recommended approval of this zoning text amendment. The motion to recommend approval passed by voice vote/other.

A motion was made by Rewey, seconded by Zellers, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. 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 - April 4, 2016

- Amend Section 28.061 to allow a hotel, inn, or motel as a conditional use in TSS zoning
- 1800 Waunona Way - Conditional Use - Construct accessory building on lakefront lot
- 2439 Atwood Avenue - Conditional Use - Construct outdoor eating area for brewpub
- 5318 Hoboken Road - Conditional Use - Convert four-unit apartment building into a 10-unit housing cooperative
- 513 State Street - Conditional Use - Allow moped sales in DC zoning
- 201 Larkin Street - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 9809 Trappers Trail - Conditional Use - Construct building (single-family residence) in excess of 10,000 sq. ft. of floor area
- 614 Vera Court - Conditional Use - Construct addition to neighborhood center
- 28 Langdon Street - Conditional Use - Renovate existing sorority house

- Upcoming Matters - April 18, 2016

- 4602 Cottage Grove Road - Demolition Permit and Conditional Use - Demolish grocery store and construct auto service station and convenience store
- 4525 Secret Garden Drive - SR-V2 to TR-P and Conditional Use - Construct residential building complex containing 113 multi-family dwellings in 17 buildings
- 722 Williamson Street - TSS to PD(GDP-SIP) - Renovate existing Olds Seed Building to include 7,200 sq. ft of commercial space and 45 apartments and construct new 96-unit apartment building with 2 levels of parking
- 961 S. Park Street - Conditional Use - Allow limited production and processing in existing coffeehouse in TSS zoning
- 316 W. Washington Avenue - Conditional Use - Construct outdoor eating area for restaurant-tavern
- 5703 Summer Shine Drive - Preliminary Plat and Final Plat - Village at Autumn Lake Replat No. 1, creating 9 lots for a 9-unit attached single-family/ townhouse building and 1 outlot for a private alley

- 820 S. Park Street & 825-831 S. Brooks Street - Final Plat of 8 Twenty Park, creating 1 lot for mixed-use development and 5 lots for single-family residences

ANNOUNCEMENTS

Ald. Zellers announced that she would not be present for the May 23, 2016 meeting.

ADJOURNMENT

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