



# City of Madison

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

## Meeting Minutes - Draft PLAN COMMISSION

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Monday, November 10, 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:** 10 - Steve King; Ledell Zellers; Scott J. Resnick; Ken Opin; Melissa M. Berger; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell; Tonya L. Hamilton-Nisbet and Maurice C. Sheppard

**Excused:** 1 - Eric W. Sundquist

Ken Opin was chair for the meeting. Ald. Resnick arrived prior to the start of agenda Item 6, after consideration of the consent agenda.

Staff Present: Steve Cover, Secretary; Katherine Cornwell, Kevin Firchow, Heather Stouder, and Jay Wendt, Planning Division; Matt Tucker, Building Inspection; Jim O'Keefe, Susan Morrison, Community Development Division; Matt Wachter and Natalie Erdman, Community Development Authority; Tom Conrad, Housing Operations; Scott Langer, Traffic Engineering; and Randy Wiesner, Parks Division.

### PUBLIC COMMENT

There was no public comment under this item.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

Michael Heifetz recused himself on agenda item 7 for professional reasons.

### MINUTES OF THE OCTOBER 22 SPECIAL MEETING ON ZONING CODE REVISIONS

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

**Ayes:** 5 - Ledell Zellers; Melissa M. Berger; Michael G. Heifetz; Bradley A. Cantrell and Tonya L. Hamilton-Nisbet

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

**Excused:** 2 - Scott J. Resnick and Eric W. Sundquist

**Non Voting:** 2 - Ken Opin and Maurice C. Sheppard

### MINUTES OF THE OCTOBER 27 REGULAR MEETING

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

**Ayes:** 6 - Steve King; Ledell Zellers; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell and Tonya L. Hamilton-Nisbet

**Recused:** 1 - Melissa M. Berger

**Excused:** 1 - Scott J. Resnick

**Non Voting:** 3 - Ken Opin; Eric W. Sundquist and Maurice C. Sheppard

**MINUTES OF THE OCTOBER 29 SPECIAL MEETING ON ZONING CODE REVISIONS**

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

**SCHEDULE OF MEETINGS**

November 24 and December 15, 2014

**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**

- 1. [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.

This item was approved subject to the comments and conditions contained within the Plan Commission materials with the following additional conditions:

- That the applicant provides a rooftop management plan for approval by staff.
- That the applicant provides a parking management plan for approval by staff.
- That the applicant funds and installs pedestrian scale street lights consistent with those approved on the adjacent development ("The Domain") with the details to be approved by staff.
- That the applicant provides an automated door and ramp providing access to the bike parking in the mezzanine level.

**A motion was made by Rewey, seconded by Cantrell, to Approve. The motion passed by the following vote:**

**Ayes:** 6 - Ledell Zellers; Melissa M. Berger; Michael W. Rewey; Bradley A. Cantrell; Tonya L. Hamilton-Nisbet and Steve King

**Noes:** 1 - Michael G. Heifetz

**Excused:** 2 - Scott J. Resnick and Eric W. Sundquist

**Non Voting:** 2 - Ken Opin and Maurice C. Sheppard

Speaking in support of this item were Douglas Kozel, KEE Architecture of Williamson Street and John W. Sutton, Sutton Architecture of King Street, representing the applicant. Registered in support and answering questions was the applicant, Les Orosz of University Avenue and Dave Haberslaben of

Carnoustie Way, Oregon. Speaking in neither support nor opposition was Ald. Mike Verveer of Doty Street representing District 4.

- 2.     [35161](#)     Consideration of a conditional use for a recycling center at 3620 Marsh Road; Urban Design District 1; 16th Ald. Dist.

This item was referred pending a recommendation by the Urban Design Commission.

**A motion was made by Cantrell, seconded by Zellers, to Refer to the PLAN COMMISSION and should be returned by 12/15/2014. The motion passed by voice vote/other.**

There were no registrations on this item.

- 3.     [35557](#)     Consideration of a demolition permit to allow an office building to be demolished and an automotive display lot to be expanded at 5775 Tokay Boulevard and 5712 Odana Road; Urban Design District 3; 19th Ald. Dist.

This item was referred pending a recommendation by the Urban Design Commission.

**A motion was made by Cantrell, seconded by Zellers, to Refer to the PLAN COMMISSION and should be returned by 11/24/2014. The motion passed by voice vote/other.**

There were no registrations on this item.

- 4.     [35558](#)     Consideration of a conditional use to allow construction of a mixed-use building with 41,200 square feet of commercial space and 89 apartment units at 516-530 Cottage Grove Road; 15th Ald. Dist.

This item was referred pending a recommendation by the Urban Design Commission. No future meeting date was specified.

**A motion was made by Cantrell, seconded by Zellers, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.**

There were no registrations on this item.

- 5.     [35637](#)     Consideration of a conditional use for an accessory dwelling unit in an existing single-family residence at 1429 Vilas Avenue; 13th Ald. Dist.

The Plan Commission found that the standards were met and approved this item subject to the comments and conditions contained within the Plan Commission materials.

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

Registered in support and available to answer questions was Charles Hammer of Vilas Avenue. Registered in neither support nor opposition was Bonnie Gruder of Drake Street.

- 6.     [35639](#)     Consideration of a demolition permit and conditional use to allow demolition of a single-family residence at 707 Rethke and construction of a mixed-use building containing 60 apartments and 2,000 square feet of first floor non-residential space at 707-709 Rethke Avenue; 15th Ald. Dist.

The Plan Commission found that the standards were met and approved this item subject to the comments and conditions contained within the Plan Commission materials.

The original motion to approve included a condition stating "that the applicant be required to lease at least five automobile parking spaces within 400 feet of the subject property, until the applicant can demonstrate that parking on the site is adequate, at which time the lease(s) could be dissolved." Following discussion, that condition was removed by the motion maker with the unanimous consent of the Plan Commission, and was not included in the motion to approve.

**A motion was made by Cantrell, seconded by Hamilton-Nisbet, to Approve. The**

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

Speaking in support of this item were the applicants Michael Goldberg of LaSalle Street, Chicago, IL; Hume An of LaSalle Street, Chicago, IL; and Mike Zuehilke, Enberg Anderson of West Washington Avenue; Kandyse McCoy Cunningham of LaSalle Street, Chicago, IL; Registered in support and available to answer questions were Jacob Blue of Townsend Road, Evansville, and Anne Bowman of LaSalle Street, Chicago, IL.

Speaking in opposition to this item were Sarah Peterson of Ridgeway Avenue; S. Michael Shivers of Ridgeway Avenue; Jackie Shivers of Ridgeway Avenue; and Harvey Storm of Rose Court, Middleton. Also speaking in opposition was Ald. David Ahrens of Major Avenue representing District 15.

- 7. [35640](#) Consideration of a demolition permit to allow demolition of the State of Wisconsin Central Services Building and construction of the State Archive Preservation Facility at 201 S. Dickinson Street; 6th Ald. Dist.

The Plan Commission found that the standards were met and approved this item subject to the comments and conditions contained within the Plan Commission materials.

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

Registered in support and wishing to speak was Ellsworth Brown of State Street, representing the Wisconsin Historical Society. Registered in opposition and wishing to speak but not speaking was Christopher Daly of Williamson Street. Registered in neither support nor opposition and wishing to speak but not speaking was Diane Michalski Turner of Dickinson Street.

- 8. [35641](#) Consideration of a demolition permit to allow demolition of an office building and construction of a mixed-use building containing 3,200 square feet of commercial space and 16 apartments at 3414 Monroe Street; 13th Ald. Dist.

This item was referred at the request of the applicant. No future meeting date was specified.

**A motion was made by Cantrell, seconded by Zellers, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.**

Registered in opposition and not wishing to speak were Jim Burgholder and Joyce Burkholder of Wyota Avenue.

- 9. [35776](#) Consideration of a demolition permit to allow the demolition of a single-family residence at 6503 Cottage Grove Road, 16th Ald. Dist. to facilitate the future improvement and widening of adjacent roadways.

The Plan Commission found that the standards were met and approved this item subject to the comments and conditions contained within the Plan Commission materials.

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

Registered in support and available to answer questions was Randy Wiesner of Cottage Grove Road representing the City Engineering Division.

**Zoning Text Amendments**

- 10. [35706](#) Amending Section 28.151 of the Madison General Ordinances to limit vehicle access sales and service window location requirement to the CC-T, TE, DC, and UMX Districts.

The Plan Commission referred the proposed zoning text amendment to the November 24, 2014 Plan Commission and December 2, 2014 Common Council meetings at the request of staff by voice vote/ other.

**A motion was made by Cantrell, seconded by Zellers, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 11/24/2014. The motion passed by voice vote/other.**

There were no registrations on this item.

- 11. [35829](#) Amending Section 28.141(3) of the Madison General Ordinances to update Table 28I-2 with newly-created uses.

The Plan Commission recommended approval of this zoning text amendment. The motion to approved passed by voice vote / other.

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

There were no registrations on this item.

- 12. [35847](#) Amending Section 28.084(3) of the Madison General Ordinances to eliminate the side yard setback requirement in the TE District.

The Plan Commission recommended approval of this zoning text amendment. The motion to approved passed by voice vote / other.

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

There were no registrations on this item.

**Land Division**

- 13. [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.

This item was placed on file without prejudice at the request of the applicant.

**A motion was made by Cantrell, seconded by Zellers, to Place On File Without Prejudice. The motion passed by voice vote/other.**

There were no registrations on this item.

**BUSINESS BY MEMBERS**

There was no business by members.

**SECRETARY'S REPORT**

Katherine Cornwell summarized the upcoming matters.

**- Upcoming Matters - November 24, 2014**

- South Capitol Transit-Oriented Development (TOD) District Planning Study - Final Report
- 702 S. High Point Road - A and SR-C1 to PD (GDP-SIP) - Rezone Bishop O'Connor Catholic Center to include market-rate apartments, catering business, institutional uses, outdoor recreation and a place of worship
- 3315 Nelson Road - Extraterritorial Final Plat - Windswept, creating 6 lots in the Town of Burke (tentative)
- 722 Williamson Street - Certified Survey Map Referral - Create 1 lot for existing office building and 1 lot for existing surface parking in the Third Lake Ridge local historic district
- Zoning Text Amendment - Amend MGO Sections 28.211, 28.151, 28.032, 28.061 and 28.072 to regulate home dog breeding and sales
- 1034 Walsh Road - Demolition Permit - Demolish auto repair shop and auto storage facility with no proposed use
- 312 Wisconsin Avenue - Certified Survey Map Referral - Create 1 lot for relocated house and 1 lot for existing landmark church and parking lot in the Mansion Hill local historic district

**- Upcoming Matters - December 15, 2014**

- 4198 Nakoosa Trail - Demolition Permit and Conditional Use - Demolish street-facing façade of large retail establishment to allow construction of an addition with drive-thru windows and approve outdoor sales and display areas

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**ANNOUNCEMENTS**

There were no announcements.

**ADJOURNMENT**

**A motion was made by Cantrell, seconded by Heifetz, to Adjourn at 10:05 pm.  
The motion passed by voice vote/other.**