



City of Madison

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

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Monday, February 9, 2015

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: 10 - Steve King; Ledell Zellers; Ken Opin; Eric W. Sundquist; Melissa M. Berger; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell; Tonya L. Hamilton-Nisbet and Maurice C. Sheppard

Excused: 1 - Scott J. Resnick

Opin was chair for this meeting.

Sundquist arrived at 5:35 p.m. following approval of the January 26 minutes. Ald. Resnick arrived prior to the discussion of items 13 and 14.

Staff present: Steve Cover, Secretary; Natalie Erdman, Interim Secretary; Kevin Firchow, Jay Wendt, Heather Stouder and Tim Parks, Planning Division; Matt Tucker, Zoning Administrator; Scott Langer, Traffic Engineering Division, and; Don Marx, Office of Real Estate Services.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures or recusals.

MINUTES OF THE JANUARY 26, 2015 MEETING

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

SCHEDULE OF MEETINGS

February 23 and March 9, 23, 2015

ROUTINE BUSINESS

1. [37097](#) Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and Graybar Electric Company, Inc. for the purchase of property located at 1301 West Badger Road for the location of a warehouse and distribution facility for the Public Library and authorizing an amendment to the Capital Budget to fund the purchase of the property, complete the design and construction process and begin renovation of the property.

A motion was made by Rewey, seconded by Cantrell, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion

passed by voice vote/other.

NEW BUSINESS

2. [36697](#) SUBSTITUTE-Directing the Department of Planning and Community and Economic Development to conduct a one or two year collaborative effort to implement many of the recommendations in the 2012 adopted Downtown Plan, and to take an expanded and more detailed look at a number of issues associated with State Street, the Capitol Square, and adjacent areas

A motion was made by Zellers, seconded by Hamilton-Nisbet, to Return to Lead with the Recommendation for Approval to the DOWNTOWN COORDINATING COMMITTEE. The motion passed by voice vote/other.

3. [36752](#) Consideration of a complaint against an approved conditional use at 4002 Kipp Street; 16th Ald. Dist.

On a motion by Cantrell, seconded by Sundquist, the Plan Commission determined that the complaint did not indicate a reasonable probability that the subject conditional use is in violation of a condition of approval, and placed the complaint on file without prejudice.

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

There were no registrants on this matter.

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

4. [34918](#) Consideration of a demolition permit and conditional use to allow demolition of a street-facing facade of a large retail establishment at 4198 Nakoosa Trail and construction of an addition to the store with a vehicle access sales and service window, and consideration of a conditional use for outdoor sales and display areas for the expanded store; 15th Ald. Dist.

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

Registered in support of the project and available to answer questions were: Ryan Solum, Manhard Consulting, Ltd. of Woodlands Parkway, Vernon Hills, Illinois; Lucas Roe, Reinhart Boerner Van Deuren, SC of E. Mifflin Street; Lisa B. Nelson of N. Lincoln Street, Thorp; and Spencer Deinard of Xerxes Avenue South, Minneapolis, Minnesota, all representing the applicant, Wal-Mart Stores, Inc.

- 5. [36301](#) Consideration of a conditional use to approve major exterior alterations and an addition to an existing hotel at 22 S. Carroll Street; 4th Ald. Dist.

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

Speaking in support of the project was Melissa Destree of W. Washington Avenue, representing the applicant, The Mullins Group/ Park Hotel, Inc.

Registered in support and available to answer questions were Brad Mullins and Susan Springman, The Mullins Group, of N. Carroll Street.

- 6. [36620](#) Consideration of a conditional use in the Campus-Institutional (CI) zoning district to allow construction of a music performance facility at 740 University Avenue on the University of Wisconsin-Madison campus; 8th Ald. Dist.

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

Registered in support of the project and available to answer questions were the applicants, Gary Brown, Peter Heaslett and Aaron Williams, University of Wisconsin-Madison Facilities Planning & Management of Walnut Street, and Mark Bastian of Strang Architects of Mineral Point Road, representing the applicants.

- 7. [36621](#) Consideration of a conditional use for a lodging house/ fraternity at 144 Langdon Street; 2nd Ald. Dist.

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

Registered in support of the project and available to answer questions was the applicant, Steve Harms, Tri-North Builders of Research Park Drive.

- 8. [36622](#) Consideration of a conditional use to allow construction of a two-family-twin residence at 1924-1926 Tarragon Drive; 16th Ald. Dist.

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

Registered in support of the project and available to answer questions was Eric D. Gordon of Lamplighter Way, representing the applicants, James & Mary Jo Dresen.

- 9. [36623](#) Consideration of a conditional use to allow construction of a place of worship and school with a proposed floor area in excess of 10,000 square feet in SR-C1 zoning at 734 Holy Cross Way; 17th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission referred the conditional use to March 9, 2015 to allow the public hearing to be re-noticed and for the applicant to pursue a variance related to the request.

A motion was made by Cantrell, seconded by Rewey, to Refer to the PLAN COMMISSION and should be returned by March 9, 2015. The motion passed by voice vote/other.

There were no registrants on this matter.

10. [36624](#)

Consideration of a conditional use to establish a tavern in the TE-Traditional Employment zoning district in an existing multi-tenant building at 849 E. Washington Avenue; 6th Ald. Dist.

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

There were no registrants on this matter.

Zoning Map Amendments & Related Requests

11. [36627](#)

Creating Section 28.022 - 00155 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan, and creating Section 28.022 - 00156 to amend a Planned Development District to approve a Specific Implementation Plan to construct an 80-unit apartment building at 617 Jupiter Drive and 610 Hercules Trail; 3rd Aldermanic District.

On a motion by Rewey, seconded by Sundquist, the Plan Commission found the standards met and recommended approval of the planned development subject to the comments and conditions contained in the Plan Commission materials on the following 7-1 vote: AYE: Ald. King, Ald. Zellers, Berger, Cantrell, Hamilton-Nisbet, Rewey, Sundquist; NAY: Heifetz; NON-VOTING: Opin, Sheppard; EXCUSED: Ald. Resnick.

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

Ayes: 7 - Steve King; Ledell Zellers; Eric W. Sundquist; Melissa M. Berger; Michael W. Rewey; Bradley A. Cantrell and Tonya L. Hamilton-Nisbet

Noes: 1 - Michael G. Heifetz

Excused: 1 - Scott J. Resnick

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

Speaking in support of the project was Ulian Klssiov of Presidential Lane, representing the applicant, Infinity Apartments, LLC.

Speaking in opposition to the project were: Renee Disch of Hercules Trail; David Hannes of Hercules Trail, and; Lynn Kalhagen of Hercules Trail.

Speaking neither in support nor opposition to the project was Roger Brooks of Jupiter Drive.

Registered in support and available to answer questions were Matt Saltzberry, D'Onofrio Kottke & Associates, Inc. of Westward Way and Rick Schwarze, Forward Management, Inc. of Odana Road.

12. [36828](#) Creating Section 28.022-00153 of the Madison General Ordinances to change the zoning of property located at 2165 Rimrock Road, 14th Aldermanic District, from SE (Suburban Employment) District to CC-T (Commercial Corridor - Transitional) District to convert an existing commercial building into an auto sales business.

On a motion by Cantrell, seconded by Sundquist, the Plan Commission found the proposed zoning map amendment inconsistent with the land use recommended for the site in the [Comprehensive Plan](#) and recommended that the request be placed on file on the following 5-3 vote: AYE: Ald. King, Ald. Zellers, Cantrell, Hamilton-Nisbet, Sundquist; NAY: Berger, Heifetz, Rewey; NON-VOTING: Opin, Sheppard; EXCUSED: Ald. Resnick.

A motion was made by Cantrell, seconded by Sundquist, to RECOMMEND TO COUNCIL TO PLACE ON FILE - PUBLIC HEARING. The motion passed by the following vote:

Ayes: 5 - Ledell Zellers; Eric W. Sundquist; Bradley A. Cantrell; Tonya L. Hamilton-Nisbet and Steve King

Noes: 3 - Melissa M. Berger; Michael G. Heifetz and Michael W. Rewey

Excused: 1 - Scott J. Resnick

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

Speaking in support of the request were Roger Charly of N. Charter Street, the property owner, and James McFadden of Langdon Street, representing the applicant, Javanshir Javadov of Swanton Road, who was registered in support and available to answer questions.

ROLL CALL

Present: 11 - Steve King; Ledell Zellers; Scott J. Resnick; Ken Opin; Eric W. Sundquist; Melissa M. Berger; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell; Tonya L. Hamilton-Nisbet and Maurice C. Sheppard

13. [35010](#) SUBSTITUTE Creating Section 28.022 - 00140 and Section 28.022 - 00141 of the Madison General Ordinances to change the zoning of property generally addressed as 202 East Washington Avenue, 2nd Aldermanic District, from DC (Downtown Core) District and 15 North Webster Street, 2nd Aldermanic District, DR1 (Downtown Residential 1) District to PD(GDP-SIP) (Planned Development (General Development Plan- Specific Implementation Plan) District to demolish an auto repair facility and a four-unit apartment to allow construction of a 164 room hotel.

On a motion by Cantrell, seconded by Ald. Resnick, the Plan Commission found the standards met and recommended approval of the zoning map amendment and approved the related demolition permit and conditional use (ID #34641) subject to the comments and conditions contained in the Plan Commission materials and the following additional conditions:

- That additional street-level bike parking be provided on-site beneath the canopy;
- That prior to issuance of demolition or building permits, proof of financing for the proposal shall be provided for review and approval by the Director of Planning and Community and Economic Development.

The motion to recommend approval passed by the following 5-3 Vote: AYE: Ald. Resnick, Ald. King, Heifetz, Rewey, and Cantrell; NAY: Ald. Zellers, Sundquist, and Berger; NON-VOTING: Opin, Hamilton-Nisbet, and Sheppard.

The motion to recommend approval was made following a motion by Ald. Zellers and seconded by

Sundquist to recommend that this item be placed on file. That motion failed on the following 2-6 vote:
 AYE: Ald. Zellers and Sundquist; NAY: Ald. Resnick, Ald. King, Berger, Heifetz, Rewey, and Cantrell;
 NON-VOTING: Opin, Hamilton-Nisbet, and Sheppard.

A motion was made by Cantrell, seconded by Resnick, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - RECESSED PUBLIC HEARING. The motion passed by the following vote:

Ayes: 5 - Scott J. Resnick; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell and Steve King

Noes: 3 - Eric W. Sundquist; Melissa M. Berger and Ledell Zellers

Non Voting: 3 - Ken Opin; Tonya L. Hamilton-Nisbet and Maurice C. Sheppard

14. [34641](#)

Consideration of a demolition permit and conditional use to allow demolition of an auto repair facility and four-unit dwelling to allow construction of 164-room hotel at 202 E. Washington Avenue and 15 N. Webster Street; 2nd Ald. Dist.

On a motion by Cantrell, seconded by Ald. Resnick, the Plan Commission found the standards met and approved the demolition permit and conditional use and recommended approval of the related zoning map amendment (ID #35010) subject to the comments and conditions contained in the Plan Commission materials and the following additional conditions:

- That additional street-level bike parking be provided on-site beneath the canopy;
- That prior to issuance of demolition or building permits, proof of financing for the proposal shall be provided for review and approval by the Director of Planning and Community and Economic Development.

The motion to approve passed by the following 5-3 Vote: AYE: Ald. Resnick, Ald. King, Heifetz, Rewey, and Cantrell; NAY: Ald. Zellers, Sundquist, and Berger; NON-VOTING: Opin, Hamilton-Nisbet, and Sheppard.

The motion to approve was made following a motion by Ald. Zellers and seconded by Sundquist to recommend that this item be placed on file. That motion failed on the following 2-6 vote: AYE: Ald. Zellers and Sundquist; NAY: Ald. Resnick, Ald. King, Berger, Heifetz, Rewey, and Cantrell; NON-VOTING: Opin, Hamilton-Nisbet, and Sheppard.

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

Ayes: 5 - Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell; Steve King and Scott J. Resnick

Noes: 3 - Eric W. Sundquist; Melissa M. Berger and Ledell Zellers

Non Voting: 3 - Ken Opin; Tonya L. Hamilton-Nisbet and Maurice C. Sheppard

The following were registered on Items 13 and 14, which were considered together:

Speaking in support of the proposed development were: Dave Lenz, Jeff Lenz, Jeff Bogatay, and Andrew Inman of the North Central Group of Aspen Commons, Middleton, the applicants; Josh Wilcox, Gary Brink & Associates of Elmwood Avenue, Middleton; Nathan Wautier, Reinhart Boerner Van Deuren, SC of E. Mifflin Street, and; Thomas Sweeney of N. Pinckney Street.

Speaking in opposition to the proposed development were: Nan Fey of W. Wilson Street on behalf of the Lamp House Ad Hoc Planning Committee; William A. Gates of N. Hamilton Street; Michael Bridgeman & Jack Holzhueter of Katzenbuechel Road, Mazomanie; Anne Stoelting of N. Hamilton Street, and; Marilyn H. & Guy V. Martin of N. Hamilton Street.

Speaking neither in support nor opposition to the proposed development was Peter Rickman of S. 20th Street, Milwaukee.

Registered in support but not wishing to speak were: Matt Breunig of Meadow Valley Road, Middleton, representing Gary Brink & Associates; Jan Cashin of Pine Hill Drive, Verona; Dave Coe of Westend Circle, and; Kari Kruchten of Rauls Road, Dane.

Registered in opposition but not wishing to speak was Pu Shen of N. Hamilton Street.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

- Upcoming Matters - February 23, 2015

- 516-530 Cottage Grove Road - Conditional Use - Construct mixed-use building with 41,200 square feet of commercial space and 89 apartments
- Zoning Text Amendment - Amend MGO Sec. 28.211 to modify the definition of "Adult Motion Picture Theater"
- Zoning Text Amendment - Amend MGO Secs. 28.211, 28.061, 28.072, and 28.082 to revise the definition of auto sales, create new definitions for motorcycle and moped sales and heavy traffic vehicle sales, and allow motorcycle and mopeds sales in areas previously prohibited
- 5417 Femrite Drive - Demolition Permit and Conditional Use - Demolish single-family residence to construct private parking facility (in Urban Design Dist. 1)
- 3825 E. Washington Avenue - Demolition Permit - Demolish restaurant to construct 8,500 square-foot commercial building (in Urban Design Dist. 5)
- 1325 Greenway Cross - Conditional Use - Allow fitness training school (arts/ technical/ trade school) in IL zoning
- 2501-2525 University Avenue - Demolition Permit and Conditional Use - Demolish 2 mixed-use buildings to allow construction of a mixed-use building with 1,900 square feet of commercial space and 20 apartments
- 733 Copeland Street - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 520-524 E. Johnson Street - PD (SIP) Alteration - Consider revisions to site plan and building materials for existing apartment complex
- 2583 University Avenue - Demolition Permit and Conditional Use - Demolish auto repair business to allow construction of a 27-unit apartment building

- Upcoming Matters - March 9, 2015

- 1901 West Lawn Avenue - Conditional Use - Construct accessory building exceeding 10% of lot area
- 723 State Street - PD (SIP) Alteration - Consider 24-month extension for construction of place of worship and student center

ANNOUNCEMENTS

Cantrell and Hamilton-Nisbet announced that they would not be present for the February 23, 2015 meeting.

ADJOURNMENT

A motion was made by King, seconded by Hamilton-Nisbet, to Adjourn at 9:00 p.m. The motion passed by voice vote/other.