



# City of Madison

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

## Meeting Minutes - Approved PLAN COMMISSION

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Monday, August 11, 2014

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:** 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

Opin was chair for this meeting.

Berger arrived at 5:35 p.m. during Routine Business and left at 8:40 following the discussion of Item 14.

Heifetz arrived at 5:40 p.m. during Item 4.

Ald. Resnick arrived at 6:10 p.m. during the discussion of Item 5.

Sundquist left at 8:00 p.m. following the discussion of Item 10.

Staff present: Steve Cover, Secretary; Rick Roll, Kevin Firchow, Heather Stouder and Tim Parks, Planning Division.

### PUBLIC COMMENT

There were no registrants for public comment.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures or recusals.

### MINUTES OF THE JULY 28, 2014 MEETING

**A motion was made by Hamilton-Nisbet, seconded by Cantrell, to Approve the Minutes. The motion passed by voice vote/other, with Ald. King and Sundquist Abstaining.**

### SCHEDULE OF MEETINGS

Regular Meetings: August 25 and September 22, 2014

Special Meetings to discuss Zoning Code revisions: September 4, 2014 (Room LL-110, Madison Municipal Building); September 30, 2014 (Room 260, Madison Municipal Building) The Plan Commission agreed that these sessions would begin at 5:00 p.m. and last approximately 2 hours each.

### ROUTINE BUSINESS

1. [34860](#) Authorizing the execution of an Underground Electric Easement to Madison Gas and Electric Company across a portion of Reindahl Park, located at 1818 Portage Road.

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

- 2. [34941](#) Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and AnchorBank FSB for the purchase of two lots located at 513 Jacobson Avenue and 3533 Furey Avenue for the Irwin A. and Robert D. Goodman Path and a storm water pond.

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

- 3. [35032](#) Accepting Permanent Limited Easements for Public Sanitary and Storm Sewer Purposes across properties located in the Town of Middleton, Wisconsin to serve the future development of the property located at 9803 Old Sauk Road, City of Madison, Wisconsin.

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

- 4. [35043](#) Amending Resolution Enactment No. RES-14-00538, which authorizes an air space lease with All Saints Retirement Center, Inc., and All Saints Cottages and Condos, Inc. to accommodate a skywalk connecting the two properties located at 8202 Highview Drive and 501 Commerce Drive.

The Plan Commission recommended approval by the following 7:1 vote: AYE: Ald. King, Ald. Resnick, Ald. Zellers, Sundquist, Berger, Heifetz, Cantrell; NAY: Rewey; NON-VOTING: Hamilton-Nisbet, Opin and Sheppard.

**A motion was made by Cantrell, seconded by Berger, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES,. The motion passed by the following vote:**

**Ayes:** 7 - Steve King; Ledell Zellers; Scott J. Resnick; Eric W. Sundquist; Melissa M. Berger; Michael G. Heifetz and Bradley A. Cantrell

**Noes:** 1 - Michael W. Rewey

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

**PUBLIC HEARING-6:00 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.

## Zoning Map Amendments & Related Requests

5. [34216](#) SUBSTITUTE Creating Section 28.022 -- 00133 of the Madison General Ordinances to change the zoning at property located at 1936 Tennyson Lane, 12th Aldermanic District, from Planned Development District (General Development Plan) District to Planned Development District (Amended General Development Plan and Specific Implementation Plan) District to allow construction of a multi-family dwelling with 75 independent units and 60 assisted living units.

On a motion by Ald. King, seconded by Ald. Resnick, the Plan Commission recommended approval of the proposed planned development subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- That the specific implementation plan be approved with bike parking comprised of a minimum of 6 bike spaces located outside the building in 2 locations and 10 bike spaces inside the building. The final number and details of this bike parking arrangement shall be approved by Planning staff prior to issuance of permits.

An earlier motion by Rewey to recommend approval of the specific implementation plan with a bike parking reduction to 50 spaces failed for lack of a second.

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

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

Speaking in support of the proposed development was Daniel Kabara, Engberg Anderson, Inc. of E. Buffalo Street, Milwaukee, representing the applicant, Independent Living, Inc.

Registered in support and available to answer questions were the applicant, Rita Giovannoni, Independent Living, Inc. of Chapel Valley Road, Fitchburg, and Jim Shaver of N. Segoe Road, representing Independent Living, Inc.

6. [34831](#) Creating Section 28.022 - 00139 of the Madison General Ordinances to amend a Planned Development District for property located at 6602 Dominion Drive, 3rd Aldermanic District, to amend the general development plan for Door Creek Church to allow a two-family twin lot and 2 single-family lots to be created from the church campus by CSM.

On a motion by Rewey, seconded by Cantrell, the Plan Commission recommended approval of the amended planned development zoning (ID 34831) and proposed Certified Survey Map (ID 34483) subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

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

7. [34483](#) Approving a Certified Survey Map of property owned by Door Creek Church, Inc. located at 6602 Dominion Drive; 3rd Ald. Dist.

On a motion by Rewey, seconded by Cantrell, the Plan Commission recommended approval of the amended planned development zoning (ID 34831) and proposed Certified Survey Map (ID 34483) subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

**A motion was made by Rewey, seconded by Cantrell, 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 6 and 7, which were considered together, was the applicant, Randy Olson, Door Creek Church, 6602 Dominion Drive.

**Extraterritorial Land Division**

- 8.        [34638](#)            Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating four lots at 7671-7713 Mid Town Road, Town of Verona.  
  
On a motion by Rewey, seconded by Cantrell, the Plan Commission found the criteria were met and approved this extraterritorial land division subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.  
  
**A motion was made by Rewey, seconded by Cantrell, to Approve. The motion passed by voice vote/other.**  
  
Registered in support of the land division and available to answer questions was Douglas P. Maxwell of Mid Town Road, Verona.

**Conditional Use & Demolition Permits**

- 9.        [34630](#)            Consideration of a demolition permit to allow demolition of an existing single-family residence and construction of a new single-family residence at 208 W. Sunset Court; 11th Ald. Dist.  
  
On a motion by Rewey, seconded by Cantrell, the Plan Commission referred the demolition permit to a future meeting at the request of the applicant by voice vote/ other.  
  
**A motion was made by Rewey, seconded by Cantrell, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.**  
  
There were no registrants on this matter.

- 10.      [34633](#)            Consideration of a demolition permit and conditional use to allow demolition of an office building and construction of a mixed-use building containing 2,900 square feet of commercial space and 32 apartments at 2158 Atwood Avenue; 6th Ald. Dist.  
  
On a motion by Cantrell, seconded by Heifetz, 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 by voice vote/ other.  
  
**A motion was made by Cantrell, seconded by Heifetz, to Approve. The motion passed by voice vote/other.**  
  
Speaking in support of the proposed development were Joe Krupp, Prime Urban Properties of Woodland Trail, Middleton, the applicant, and J. Randy Bruce, Knothe & Bruce Architects, LLC of University Avenue, Middleton, representing the applicant.  
  
Speaking in opposition to the proposed development were: Barbara Becker of Dunning Street; Thomas Kuplik of Division Street; Mary Thomspen-Shriver and Tim Shriver of Dunning Street; Jeffrey Potter of Division Street; Robert Becker of Dunning Street, and; David Ross of Division Street.  
  
Ald. Marsha Rummel, District 6, also participated in the discussion of this project.  
  
Registered in support and available to answer questions was Kevin Burow, Knothe & Bruce Architects, LLC of University Avenue, Middleton.  
  
Registered in support but not wishing to speak was Bill White of Lakeland Avenue.

- 11.      [34634](#)            Consideration of a conditional use to allow construction of an accessory building with an accessory dwelling unit at 220 N. Meadow Lane; 11th 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 by voice vote/ other.  
  
**A motion was made by Rewey, seconded by Cantrell, to Approve. The motion passed by voice vote/other.**

Registered in support of the request and available to answer questions was Bert Dennis of Sugar Maple Lane.

- 12. [34635](#) Consideration of a demolition permit to allow an auto service station and convenience store to be demolished with no proposed use at 4202 Milwaukee Street; 15th Ald. Dist.

On a motion by Rewey, seconded by Cantrell, 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 by voice vote/ other.

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

Registered in support of the request and available to answer questions were Andy Wounicz, Krupp Construction of University Row and Michael Haas, Dental Health Associates of Chapel Valley Road, Fitchburg.

- 13. [34636](#) Consideration of a conditional use to allow a two-family twin dwelling to be constructed at 1801 Legacy Lane; 1st Ald. Dist. within 300 feet of another such building.

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 by voice vote/ other.

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

There were no registrants on this matter.

- 14. [34905](#) Consideration of a conditional use for a home daycare at 7713 Twinflower Drive; 1st Ald. Dist.

On a motion by Cantrell, seconded by Ald. Resnick, 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 and the following conditions:

- That the applicant encourage the use of the driveway for pick-up and drop-off to the greatest extent possible;
- That the applicant stagger pick-up and drop-off times to limit impacts on the street.

The conditional use was approved on the following 6-2 vote: AYE: Ald. Resnick, Ald. Zellers, Berger, Cantrell, Hamilton-Nisbet, Rewey; NAY: Ald. King, Heifetz; NON-VOTING: Opin, Sheppard; EXCUSED: Sundquist.

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

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

**Noes:** 2 - Steve King and Michael G. Heifetz

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

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

Registered in support of the request and available to answer questions were the applicant, Sarah Tuttle, Bright Beginnings Day School, S. Holt Circle, and Barret Van Sicklen, DeWitt Ross & Stevens, SC of E. Mifflin Street representing the applicant.

Ald. Lisa Subeck, District 1, also participated in the discussion of this request.

15. [34906](#) Consideration of a conditional use for a home daycare at 1109 Morraine View Drive; 1st Ald. Dist.

On a substitute motion by Ald. King, seconded by Ald. Resnick, the Plan Commission referred the request to September 22, 2014 to allow the applicant to discuss the conditional use with the neighborhood association. The referral passed on the following 5-3 vote: AYE: Ald. Resnick, Ald. King, Ald. Zellers, Hamilton-Nisbet, Heifetz; NAY: Cantrell, Rewey, Sheppard; NON-VOTING: Opin; EXCUSED: Berger, Sundquist.

The motion to refer superseded a motion by Cantrell, seconded by Rewey to approve with conditions.

**A motion was made by King, seconded by Zellers, to Refer to the PLAN COMMISSION, due back on September 22, 2014. The motion passed by the following vote:**

**Ayes:** 5 - Ledell Zellers; Scott J. Resnick; Michael G. Heifetz; Tonya L. Hamilton-Nisbet and Steve King

**Noes:** 3 - Michael W. Rewey; Bradley A. Cantrell and Maurice C. Sheppard

**Excused:** 2 - Eric W. Sundquist and Melissa M. Berger

**Non Voting:** 1 - Ken Opin

Speaking in support of the request were the applicant, Sarah Tuttle, Bright Beginnings Day School, S. Holt Circle, and Barret Van Sicklen, DeWitt Ross & Stevens, SC of E. Mifflin Street representing the applicant.

Speaking in opposition to the request were: Melanie Lee, Reinhart Boerner Van Deuren, SC of E. Mifflin Street, representing the High Point Estates Homeowners Association, Inc.; Bonnie and Michael Hammer of Morraine View Drive, and; David Scher of Chequamegon Way, president of the High Point Estates Homeowners Association.

Ald. Lisa Subeck, District 1, also participated in the discussion of this request.

Registered in opposition but not wishing to speak were: Ya Chen of Cornucopia Court; Jinlan Lin of Morraine View Drive; Holly Chen of Morraine View Drive, and; Dengyuan Zhang of Morraine View Drive.

16. [34907](#) Consideration of a conditional use to allow construction of 9-unit multi-family dwelling behind an auto service station and convenience store at 605 Cottage Grove Road; 15th Ald. Dist.

On a motion by Cantrell, seconded by Hamilton-Nisbet, 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 by voice vote/ other.

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

Speaking in support of the proposed development were Doug Pahl, Jr., Aro Eberle Architects of King Street and Jacky DaWalt of Jerome Street, representing the Lake Edge Neighborhood Association.

Speaking in opposition to the proposed development were Rico Sabatini of Claire Street and Ann Munkres of Atwood Avenue on behalf of Kenneth Munkres of Dempsey Road.

Registered in opposition but not wishing to speak was Michaela Aust of Claire Street.

17. [34908](#) Consideration of a conditional use to allow construction of personal storage warehouses at 7065 Manufacturers Drive; 17th 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 by voice vote/ other.

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

Registered in support of the request and available to answer questions was Ron Klass, D'Onofrio Kottke & Associates of Westward Way representing the applicant, Don Stenbroten.

## BUSINESS BY MEMBERS

Various members expressed interest in a tour similar to the Urban Design Commission tour scheduled for August 13, 2014.

Opin requested that staff contact the City Attorney's Office for guidance on the role of social media (Facebook, Twitter, etc.) in Plan Commission discussions and records.

## SECRETARY'S REPORT

Tim Parks summarized the upcoming matters for the Commission.

### - Upcoming Matters - August 25, 2014

- 2504 Winnebago Street - PD(GDP) to PD (SIP) - Construct 60,000 square-foot medical clinic at Union Corners
- 740 Jenifer Street - TR-V1 to PD (GDP-SIP) and Certified Survey Map Referral - Renovate existing single-family residence on Jenifer Street and construct new 12-unit apartment building on Williamson Street and land division creating 2 lots for project
- Zoning Text Amendment - Amend MGO Sections 28.211, 28.061, 28.072 and 28.141 to remove Secondhand Good Sales from the definitions and use tables
- 202 E. Washington Ave. and 15 N. Webster Street - Demolition Permit and DC to PD(GDP-SIP) - Demolish auto repair facility and four-unit apartment to allow construction of 164-room hotel
- 330 E. Wilson Street - Demolition Permit and Conditional Use - Demolish office building to allow construction of mixed-use building with 1,300 square feet of commercial space and 30 apartments
- 827 E. Gorham Street - Demolition Permit and Conditional Use - Demolish single-family residence to allow construction of a three-unit multi-family building and accessory building exceeding 576 square feet in the TR-V2 district
- 2110 Linden Avenue - Conditional Use - Allow bed and breakfast
- 1030 Vilas Avenue and 315 S. Mills Street - Demolition Permit and Conditional Use - Demolish single-family residence at 315 S. Mills Street to allow construction of an addition to residence at 1030 Vilas Avenue containing an accessory dwelling unit
- 1109-13 N. Sherman Avenue - Conditional Use - Construct parking lot improvements for portion of a planned multi-use site
- 2535 University Avenue - Conditional Use - Construct outdoor eating area for restaurant-tavern
- 4018 Mineral Point Road - Demolition Permit - Demolish place of worship to accommodate future construction of a police station

### - Upcoming Matters - September 22, 2014

- 601 Langdon Street - PD Alteration - Construct additions to hotel to create top floor restaurant and rooftop terrace
- 4198 Nakoosa Trail - Demolition Permit and Conditional Use - Demolish street-facing façade of large retail establishment to allow construction of an addition and approve outdoor sales and display areas
- 115 S. Hamilton Street and 25 W. Main Street - DC to PD and Demolition Permit - Construct addition to existing office building at 25 W. Main Street, demolish parking ramp at 115 S. Carroll Street to construct mixed-use building with 7,500 square feet of commercial space, 96 apartments and 550 underground parking stalls
- 1206 Northport Drive - Demolition Permit - Demolish dormitory to create additional open space at Lake View Hill Park

## ANNOUNCEMENTS

Steve Cover announced that the population of the City grew above 240,000 between 2010-2014.

## ADJOURNMENT

**A motion was made by King, seconded by Heifetz, to Adjourn at 10:15 p.m. The motion passed by voice vote/other.**