



City of Madison

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

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Monday, November 24, 2014

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 5:35 p.m.

Present: 10 - Steve King; Ledell Zellers; Scott J. Resnick; Ken Opin; Eric W. Sundquist; Melissa M. Berger; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell and Maurice C. Sheppard

Excused: 1 - Tonya L. Hamilton-Nisbet

Opin was chair for this meeting.

Heifetz arrived at 5:40 p.m. after approval of the November 10, 2014 minutes.

Ald. Resnick arrived at 5:55 p.m. during consideration of Item 5.

Staff present: Bill Fruhling, Dave Trowbridge, Jay Wendt and Tim Parks, Planning Division.

PUBLIC COMMENT

There were no registrations for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Ald. Zellers disclosed that her son worked for Vierbicher Associates, Inc., who was part of the project team for Item 6, but that her relationship would not impact her ability to consider that item.

Heifetz recused himself from the consideration of Item 1 for professional reasons.

MINUTES OF THE NOVEMBER 10, 2014 MEETING

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

SCHEDULE OF MEETINGS

December 15, 2014 and January 12, 26, 2015

ROUTINE BUSINESS

1. [35978](#) Authorizing the execution of an Underground Electric Line Easement to Madison Gas and Electric Company and releasing an existing Madison Gas and Electric Company underground electric easement, across a portion of the City Water Utility Well #7 property, located at 1613 North Sherman Avenue.

A motion was made by King, seconded by Sundquist, to Return to Lead with the Recommendation for Approval to the WATER UTILITY BOARD. The motion

passed by voice vote/other, with Heifetz recused.

2. [35982](#) Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and Tina M. Schmidt for the purchase of a parcel located at 5200 Camden Road for the location of a City Engineering bio-retention basin.

A motion was made by King, seconded by Sundquist, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

3. [36044](#) Authorizing staff to begin negotiations with property owners for the acquisition of property for a new downtown park in the general vicinity of West Johnson and North Bassett Streets.

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

4. [36129](#) Discontinuing and vacating of a portion of the Winnebago Street public right-of-way being a stub extending northeasterly from the roundabout located at the intersection of Winnebago Street and South Sixth Street to the current northeasterly terminus, being located in the Northeast 1/4 of the Southeast 1/4 of Section 6, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin. (6th AD)

A motion was made by King, seconded by Sundquist, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

NEW BUSINESS

5. [35852](#) Accepting the South Capitol Transit-Oriented Development (TOD) District Planning Study Final Report, Executive Summary (Report of the South Capitol District Planning Committee) and the recommendations contained within.

On a motion by Cantrell, seconded by Berger, the Plan Commission recommended to the Pedestrian/Bicycle/ Motor Vehicle Commission that the report and executive summary be accepted on the following 6-2 vote: AYE: Ald. King, Ald. Resnick, Ald. Zellers, Berger, Cantrell, Sundquist; NAY: Heifetz, Rewey; NON-VOTING: Opin, Sheppard; EXCUSED: Hamilton-Nisbet.

A motion was made by Cantrell, seconded by Berger, to Return to Lead with the Recommendation for Approval to the PEDESTRIAN/BICYCLE/MOTOR VEHICLE COMMISSION,. The motion passed by the following vote:

Ayes: 6 - Steve King; Ledell Zellers; Scott J. Resnick; Eric W. Sundquist; Melissa M. Berger and Bradley A. Cantrell

Noes: 2 - Michael G. Heifetz and Michael W. Rewey

Excused: 1 - Tonya L. Hamilton-Nisbet

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

There no registrants on any of the Routine or New Business items.

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.

Zoning Map Amendment

6. [35824](#) Creating Section 28.022 - 00151 and Section 28.022 - 00152 of the Madison General Ordinances to change the zoning of property generally addressed as 702 South High Point Road, 9th Aldermanic District, from A (Agricultural) and SR-C1 (Suburban Residential - Consistent 1) Districts to PD(GDP and SIP) (Planned Development (General Development Plan and Specific Implementation Plan) District to rezone Bishop O'Connor Catholic Center to include market-rate apartments, a catering business, institutional uses, outdoor recreation and a place of worship.
- On a motion by Cantrell, 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 conditions:
- That conditions 7 and 16 of the November 14, 2014 Planning Division staff report be removed and replaced with the following three conditions provided by the City Traffic Engineer on November 24;
 - The applicant shall execute a waiver for a hearing and notice of an assessable public works project to provide a U-turn pocket on S. High Point Road near the exit of the facility. The need for this improvement is at the discretion of the City Traffic Engineer or at such time as additional uses are added to the facility.
 - The applicant shall install way-finding signage within the facility parking and circulation directing northbound traffic to exit via S. Junction Road. The signage shall be included on the final site plan and shall be approved by the City Traffic Engineer.
 - The applicant shall include an addendum to all tenant leases requiring all traffic with northbound destinations to exit via the S. Junction Road exit of the facility. The lease shall be submitted for approval along with final plans.
- The motion to recommend approval of the planned development with the amended conditions passed by voice vote/ other.
- A motion was made by Cantrell, seconded by Resnick, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.**
- Registered in support of the request and available to answer questions were Ted Matkom and Marc Ott, Gorman & Company, Inc. of N. Main Street, Oregon, the applicants.

Conditional Use & Demolition Permits

7. [34333](#) Consideration of a conditional use to construct an outdoor eating area for a restaurant-tavern at 627 W. Main Street; 4th Ald. Dist.
- On a motion by Cantrell, seconded by Berger, the Plan Commission placed this request on file without prejudice by voice vote/ other. The applicant withdrew his application and the request will not proceed. As a result, the Plan Commission.

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

There were no registrants on this item.

8. [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.

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

Registered in support of the request and available to answer questions were Allen Foster, Smart Motors, Inc. of Odana Road, the applicant, and Jim Triatik, Sullivan Design-Build of Emil Street, representing the applicant.

9. [35800](#)

Consideration of a demolition permit to allow an auto service station and auto storage facility to be demolished with no proposed use at 1034 Walsh Road; 15th Ald. Dist.

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

Registered in support of the request and available to answer questions were Jim & Karen Taff of Fuller Drive and Christine Ziegler Borchers of Fremont Avenue.

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.

On a motion by Cantrell, seconded by Berger, the Plan Commission recommended referral of this item to the December 15, 2014 Plan Commission meeting and January 6, 2015 Common Council meeting at the request of staff. The motion to recommend referral passed by voice vote/ other.

A motion was made by Cantrell, seconded by Berger, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by December 15, 2014. The motion passed by voice vote/other.

11. [35830](#)

Amending Sections 28.211, 28.151, 28.032, 28.061 and 28.072 of the Madison General Ordinances to regulate Home Dog Breeding and Sales.

On a motion by Cantrell, seconded by Berger, the Plan Commission recommended that this zoning text amendment be placed on file without prejudice at the request of the Ald. John Strasser, the ordinance sponsor. The motion to recommend referral passed by voice vote/ other.

A motion was made by Cantrell, seconded by Berger, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -PUBLIC HEARING. The motion passed by voice vote/other.

Land Divisions

12. [35799](#) Approving a Certified Survey Map of property owned by Williamson Associates, LP located at 722 Williamson Street; Third Lake Ridge Historic District; 6th Ald. Dist.
- On a motion by Cantrell, seconded by Berger, the Plan Commission approved the Certified Survey Map subject to the comments and conditions contained in the Plan Commission materials 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.**
- Registered in support of the proposed land division and available to answer questions was John Krebs, JSD Professional Services of Horizon Drive, Verona, representing the applicant, The Rifken Group.
13. [35954](#) Approving a Certified Survey Map of property owned by Bethel Lutheran Church generally located at 312 Wisconsin Avenue; Mansion Hill Historic District; 4th Ald. Dist.
- On a motion by Cantrell, seconded by Berger, the Plan Commission approved the Certified Survey Map subject to the comments and conditions contained in the Plan Commission materials 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.**
- Registered in support of the proposed land division and available to answer questions was John Krebs, JSD Professional Services of Horizon Drive, Verona, representing the applicant, Bethel Lutheran Church.

Subdivision

14. [35553](#) Approving the final plat of Windswept located at 3315 Nelson Road, Town of Burke, within City of Madison's Extraterritorial Plat Approval Jurisdiction.
- On a motion by Cantrell, seconded by Berger, the Plan Commission recommended approval of the final plat subject to the comments and conditions contained in the Plan Commission materials 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.**
- There were no registrants on this item.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Tim Parks summarized the upcoming Plan Commission matters.

- Upcoming Matters - December 15, 2014

- 4201 Sycamore Avenue - Zoning Map Correction - SR-C1 to IL - Rezone existing auto repair business
- 7227-7269 Manufacturers Drive & 3853 Anderson Road - IL to IG - Rezone land for future truck sales and service business
- 4114-4150 Commercial Avenue & 4141 Nakoosa Trail - CC to IL - Rezone land for future City storage and fleet maintenance facilities
- (Tentative) 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

- (Tentative) 516-530 Cottage Grove Road - Conditional Use - Construct mixed-use building with 41,200 square feet of commercial space and 89 apartments
- 33-45 Nob Hill Road - Extraterritorial Certified Survey Map- Create 2 lots in the Town of Madison (revised lot layout)
- 208 W. Sunset Court - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 437 N. Frances Street - Conditional Use Alteration - Allow wall penetrations (exhaust, etc.) for commercial tenants in approved mixed-use building
- 330 E. Wilson Street - Demolition Permit and Conditional Use - Demolish office building to construct a mixed-use building with 2,000 square feet of commercial space and 30 apartments

ANNOUNCEMENTS

Ald. Zellers indicated that she would not be present for the December 15 meeting.

ADJOURNMENT

**A motion was made by Rewey, seconded by Resnick, to Adjourn at 6:10 p.m.
The motion passed by voice vote/other.**