



# City of Madison

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

## Meeting Minutes - Approved PLAN COMMISSION

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Monday, October 27, 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:** 9 - Steve King; Ledell Zellers; Ken Opin; Eric W. Sundquist; Melissa M. Berger; Michael W. Rewey; Bradley A. Cantrell; Tonya L. Hamilton-Nisbet and Maurice C. Sheppard
- Absent:** 1 - Scott J. Resnick
- Excused:** 1 - Michael G. Heifetz

Ken Opin was chair for the meeting. Ald. Resnick arrived during the discussion of item 13.

Staff present: Steve Cover, Secretary; Katherine Cornwell, Kevin Firchow, Heather Stouder, and Dave Trowbridge, Planning Division; Bill Schaefer, Metropolitan Planning Organization; and Kay Rutledge, Parks Division.

### PUBLIC COMMENT

There was no public comment provided under this item.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

### MINUTES OF THE OCTOBER 6, 2014 REGULAR MEETING

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

### SCHEDULE OF MEETINGS

Regular Meetings: November 10, 24 and December 15, 2014

Special Meeting on (2013) Zoning Code Revisions: October 29, 2014 at 5:00 p.m. (Room LL-110, Madison Municipal Building)

### NEW BUSINESS

1. [35566](#) Accepting the Madison Transit Corridor (BRT) Study Report, endorsing the recommendations contained in the Report as a conceptual component of the City's strategy for addressing future transportation system planning and development, and to authorize moving forward to the next phase of project development, environmental evaluation and project implementation.

The motion passed by voice vote / other.

**A motion was made by Cantrell, seconded by Sundquist, to Return to Lead**

**with the Recommendation for Approval to the SUSTAINABLE MADISON TRANSPORTATION MASTER PLAN OVERSIGHT COMMITTEE (Madison in Motion). The motion passed by voice vote/other.**

There were no registrations on this item.

## ROUTINE BUSINESS

2. [35655](#) Authorizing the acceptance of ownership from Schenk Atwood Starkweather Yahara Neighborhood Association of a "Little Free Library" located in Hawthorne Park at 220 Division Street.

The motion passed by voice vote / other.

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

There were no registrations on this item.

3. [35693](#) Authorizing the Mayor and the City Clerk to execute a Consent to Occupy Easement for the benefit of Prairie Unitarian Universalist Society ("Owner") to permit existing private improvements within the existing drainage located at 2006 Whenona Drive.

The motion passed by voice vote / other.

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

There were no registrations on this item.

4. [35835](#) Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and Mount Olive Evangelical Lutheran Church for the City's acquisition of a residential property located at 4016 Mineral Point Road and an amendment to the 2014 Capital Budget to fund the acquisition.

The motion passed by voice vote / other.

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

There were no registrations on this item.

## 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 Amendments & Related Requests

5. [35481](#) Creating Section 28.022 - 00149 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General

Development Plan, and creating Section 28.022 - 00150 to amend a Planned Development District to approve an Amended Specific Implementation Plan to construct a 37-unit apartment building at 825 Jupiter Drive; 3rd Ald. Dist.

The Plan Commission recommended approval of this item subject to the comments and conditions contained within the Plan Commission materials. The motion passed by voice vote / other.

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

Registered in support and available to answer questions was the applicant, Jason Eckles of Southing Grange, Cottage Grove and Gary Brink of Elmwood Avenue representing the applicants Jason and Kris Eckles.

6. [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.

This item was referred indefinitely at the request of the applicant. The motion passed 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 registrations on this item.

7. [34641](#)

Consideration of a demolition permit 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.

This item was referred indefinitely at the request of the applicant. The motion passed 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 registrations on this item.

**Conditional Uses/ Demolition Permits**

8. [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 referred at the request of the applicant. The motion passed by voice vote / other.

**A motion was made by Rewey, seconded by Cantrell, to Refer to the PLAN COMMISSION and should be returned by 11/10/2014. The motion passed by voice vote/other.**

There were no registrations on this item.

9. [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 Rewey, seconded by Cantrell, to Refer to the PLAN COMMISSION and should be returned by 11/10/2014. The motion passed by voice vote/other.**

There were no registrations on this item.

10. [35404](#)

Consideration of a demolition permit and conditional use to allow a single-family residence to be demolished and a private parking facility to be constructed at 5517 Femrite Drive; Urban Design District 1; 16th Ald. Dist.

The Plan Commission approved this item subject to the comments and conditions contained within the Plan Commission materials. The motion passed 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 this item and available to answer questions was Dan O'Callaghan of South Pinckney Street representing the applicant, 5513 Femrite, LLC.

11. [35556](#)

Consideration of a demolition permit to allow an existing residence addressed as 315 N. Carroll Street to be relocated onto the W. Gorham Street side of the same parcel, addressed as 312 Wisconsin Avenue, and consideration of a private parking facility; 4th Ald. Dist.

The Plan Commission approved this item subject to the comments and conditions contained within the Plan Commission materials. The motion passed 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 and available to answer questions was the applicant Scot Sorensen of Milward Drive, representing Bethel Lutheran Church. Also registered in support and available to answer questions was Matt Aro, Aro Eberle Architects, representing the applicant. Registered in support and not wishing to speak were Tim Semmann of Beilfuss Drive and Vern Lebrandt of Blue Ash Trail.

12. [35638](#)

Consideration of a demolition permit to allow the demolition of a tree-damaged single-family residence at 5102 Spring Court in Merrill Springs Park; 19th Ald. Dist.

The Plan Commission approved this item subject to the comments and conditions contained within the Plan Commission materials. The motion passed 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 registrations on this item.

ROLL CALL

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

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

13. [33909](#)

Consideration of a demolition permit and conditional use to allow an office building to be demolished and a mixed-use building containing 1,300 square feet of commercial space and 30 apartment units to be constructed at 330 E. Wilson Street, UMX District; 6th Ald. Dist.

In making the motion to refer, it was stated that Conditional Use Standard 9 was not met as proposed. The item was referred for the applicant to work with staff to provide more context-sensitive materials and potentially more appropriate windows. The motion to refer was approved on the following 7:1 vote: AYE: Ald. Zellers, Ald. Resnick, Sundquist, Berger, Rewey, Cantrell, and Hamilton-Nisbet; NAY: Ald. King; NON-VOTING: Opin and Sheppard.

**A motion was made by Cantrell, seconded by Zellers, to Refer to the PLAN COMMISSION,. The motion passed by the following vote:**

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

**Noes:** 1 - Steve King

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

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

Speaking in support of this item were Kevin Page of Williamson Street representing the applicant, Palladia LLC and Josh Wilcox of Elmwood Avenue representing the applicant. Registered in support and available to answer questions was John Kiothe of Main Street representing Palladia LLC. Speaking in opposition to this item were Jim Skrentny of Main Street and Brian Dech of Hancock Street.

**Land Division**

- 14. [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 referred at the request of the applicant. The motion passed by voice vote / other.

**A motion was made by Rewey, seconded by Cantrell, to Refer to the PLAN COMMISSION and should be returned by 11/10/2014. The motion passed by voice vote/other.**

There were no registrations on this item.

- 15. [35554](#) Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating two lots at 5794 Portage Road and 3949 Hoepker Road, Town of Burke.

The Plan Commission found the standards were met and approved this item subject to the comments and conditions contained within the Plan Commission materials. This motion passed 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 and available to answer questions was Edward Pamperin of Portage Road.

**BUSINESS BY MEMBERS**

Melissa Berger requested that staff provide a copy of the 2015 Development Review Schedule.

**SECRETARY'S REPORT**

Katherine Cornwell summarized the upcoming matters.

**- Upcoming Matters - November 10, 2014**

- Zoning Text Amendment - Amend 28.151 to limit the vehicle access sales and service window location requirement to the CC-T, TE, DC, and UMX zoning districts
- Zoning Text Amendment - Amend MGO Section 28.141(3) to update Table 28I-2 to include

newly-created uses

- Zoning Text Amendment - Amend MGO Section 28.084(3) to eliminate the side yard setback requirement in the TE District
- 5775 Tokay Boulevard and 5712 Odana Road - Demolition Permit - Demolish office building to expand automotive display lot (in Urban Design District 3)
- 516-530 Cottage Grove Road - Conditional Use - Construct mixed-use building with 41,200 square feet of commercial space and 89 apartments
- 1429 Vilas Avenue - Conditional Use - Construct accessory dwelling unit in existing single-family residence
- 707-709 Rethke Avenue - Demolition Permit and Conditional Use - Demolish single-family residence to construct a mixed-use building with 60 apartments and 5,400 square feet of non-residential space
- 201 S. Dickinson Avenue - Demolition Permit - Demolish State of Wisconsin Central Services Building to construct State Archive Preservation Facility
- 3414 Monroe Street - Demolition Permit - Demolish office building to construct a mixed-use building with 3,200 square feet of commercial space and 16 apartments
- 6503 Cottage Grove Road - Demolition Permit - Demolish single-family residence for future road widening

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

- 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
- 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

**ANNOUNCEMENTS**

There were no announcements.

**ADJOURNMENT**

**A motion was made by King, seconded by Hamilton-Nisbet, to Adjourn at 7:19 pm. The motion passed by voice vote/other.**