



# City of Madison

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

## Meeting Minutes - Approved PLAN COMMISSION

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Monday, April 7, 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

**Excused:** 2 -

Scott J. Resnick and Michael G. Heifetz

Ken Opin was chair for the meeting. Ald. Resnick arrived prior to the start of the public hearings.

Staff present: Steve Cover, Secretary and Katherine Cornwell and Kevin Firchow, Planning Division.

### PUBLIC COMMENT

There was no public comment under this comment.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

Melissa Berger disclosed that she was a former colleague of the applicant for item 6 and does business unrelated to this request and stated this would not impact her ability to objectively review this request. Ken Opin disclosed that he has family that are classmates of the applicant's family for item 6. Ald. Zellers disclosed that her son is employed by Vierbicher Associates and stated this would not impact her ability to objectively consider any agenda items that Vierbicher was part of the applicant team.

### MINUTES OF THE MARCH 17, 2014 SPECIAL MEETING ON YEAR 1 OF THE ZONING CODE

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

### MINUTES OF THE MARCH 24, 2014 REGULAR MEETING

The motion to approve the minutes included the clarification on item 27 that the Plan Commission representative was to be removed from the vetting panel to select the Vilas Neighborhood Association representative.

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

### SCHEDULE OF MEETINGS

April 28 and May 12, 2014

## NEW BUSINESS - Corridor Plan

1. [32635](#) AMENDED Adopting the University Avenue Corridor Plan and the goals, recommendations, and implementation steps contained therein as a supplement to the City's *Comprehensive Plan*.  
On a motion by Rewey, seconded by Hamilton-Nisbet, the Plan Commission re-referred this item to the April 28 Plan Commission meeting. The motion passed by voice vote/other.  
**A motion was made by Rewey, seconded by Hamilton-Nisbet, to Re-refer to the PLAN COMMISSION and should be returned by 4/28/2014. 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

## 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

2. [32796](#) Creating Section 28.022 -- 00101 of the Madison General Ordinances to rezone a portion of the property at 3118 Harvey Street, 5th Aldermanic District, from TR-U1 (Traditional Residential - Urban 1) District to CC-T (Commercial Corridor - Transitional) District to allow carports to be constructed in the rear yards of an existing mixed-use building and apartment building and to reflect a lot line adjustment between this parcel and 3009 University Avenue.  
On a motion by Rewey, seconded by Cantrell, the Plan Commission recommended approval of the zoning map amendment (ID 32796) and Certified Survey Map (ID 32631) and approved the conditional use (ID 32630) 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 WITH CONDITIONS - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.**  
Registered in support and available to answer questions on items 2-4 were the applicant Duke Dykstra, University Avenue and Bill Dunlop, JSD Professional Services of Horizon Drive, Verona, representing the applicant.
3. [32630](#) Consideration of conditional uses for 3009 University Avenue and 3118 Harvey Street, 5th Ald. Dist., for the existing mixed-use building at 3009 University, to allow carports to be constructed for the mixed-use building, to

allow construction of a driveway across 3118 Harvey to serve the mixed-use building, and to allow construction of carports for 3118 Harvey.

On a motion by Rewey, seconded by Cantrell, the Plan Commission recommended approval of the zoning map amendment (ID 32796) and Certified Survey Map (ID 32631) and approved the conditional use (ID 32630) 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 on items 2-4 were the applicant Duke Dykstra, University Avenue and Bill Dunlop, JSD Professional Services of Horizon Drive, Verona, representing the applicant.

4. [32631](#)

Approving a Certified Survey Map of property owned by Shorewood House, LLC located at 3009 University Avenue and 3118 Harvey Street; 5th Ald. Dist.

On a motion by Rewey, seconded by Cantrell, the Plan Commission recommended approval of the zoning map amendment (ID 32796) and Certified Survey Map (ID 32631) and approved the conditional use (ID 32630) 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 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 and available to answer questions on items 2-4 were the applicant Duke Dykstra, University Avenue and Bill Dunlop, JSD Professional Services of Horizon Drive, Verona, representing the applicant.

**Subdivision**

5. [33569](#)

Approving a revised final plat of Sugar Maple on land addressed as 901-1001 Sugar Maple Lane; 1st Ald. Dist.

On a motion by Berger, seconded by Resnick, the Plan Commission recommended approval subject to the comments and conditions contained within the Plan Commission materials. The motion passed by voice vote/other.

**A motion was made by Berger, seconded by Resnick, 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 registrations on this item.

**Demolition Permit**

6. [33218](#)

Consideration of a demolition permit to allow an existing mixed-use building to be demolished and a new mixed-use building with 1,300 square feet of retail and 5 apartments to be constructed at 2223 Atwood Avenue; 6th Ald. Dist.

On a motion by Cantrell, seconded by Ald. Resnick, the Plan Commission found that the standards were met and approved the demolition request subject to the comments and conditions contained within the Plan Commission materials. The motion passed by voice vote/other.

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

Registered in support and available to answer questions were the applicant Liz Lauer, Lakeland Avenue; Nina R. Lebwohl, Lakewood Avenue; and David Ferch, Gregory Street, representing the applicant.

**Zoning Text Amendment**

7. [33307](#)

Amending Section 28.151 of the Madison General Ordinances to allow Housing Cooperatives to obtain conditional use approval to increase the number of bedrooms beyond what is allowed in TR-V1 and TR-V2.

On a motion by Rewey, seconded by Sundquist, the Plan Commission recommended approval of the zoning text amendment. The motion passed by voice vote/other.

**A motion was made by Rewey, seconded by Sundquist, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. 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

Kevin Firchow requested that Plan Commissioners retain their materials on Item 1, University Avenue Corridor Plan, for the referred consideration of this item. He then summarized the upcoming matters.

### - Upcoming Matters - April 28, 2014

- 2046-2050 E. Johnson Street - NMX to PD(GDP-SIP) - Convert auto repair facility into "tiny house" workshop and residential community for 9 units, with retail space and accessory gardens and greenhouse
- 7102 US Highway 12 & 18 - Temp. A, CN and PD to PD (GDP-SIP) - Expand Dane County Rodefild Landfill
- 617 N. Segoe Road - Demolition Permit and NMX to PD (GDP-SIP) - Demolish office building to allow construction of a 115-unit apartment building
- 8839 Ancient Oak Lane - Final Plat - Ripp Addition to Linden Park, creating 25 single-family lots, 1 outlet for future development and 1 outlet for stormwater management
- Zoning Text Amendment - Amend MGO Sec. 28.211 to change the definition of Brewpub to allow manufacture of up to 10,000 barrels of fermented malt beverages per year on premises and to allow the machine-capping of containers
- 721 S. Gammon Road - Demolition Permit and Conditional Use - Demolish existing and construct new gas station and convenience store
- 432 S. Gammon Road - Demolition Permit and Conditional Use - Demolish bank and construct restaurant with vehicle access sales & service window
- 3002 Dairy Drive - Conditional Use - Construct outdoor recreation facility in IL zoning
- 906 West Shore Drive - Conditional Use - Construct accessory building exceeding 10 percent of the area of the lot
- 6901 Old Sauk Court - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 901 Applegate Road - Conditional Use - Establish restaurant in IL zoning
- 5006 Lake Mendota Drive - Conditional Use - Construct accessory building on lakefront lot
- 29 Hiawatha Circle - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 1438 Morrison Street - Conditional Use - Convert existing accessory building exceeding 10 percent of the area of the lot into an accessory dwelling unit
- 601 North Street - Conditional Use - Construct outdoor eating area for restaurant-tavern

### - Upcoming Matters - May 12, 2014

- 501-517 Commerce Drive - A and PD to Amended PD(GDP-SIP) - Construct Phase III of All Saints Campus, with 50 age-restricted apartments, 60-unit community-based residential facility and common facilities
- 6401 American Parkway - Amended PD (GDP-SIP) - Construct roof-aging research farm
- 2304, 2504 & 2507 Winnebago Street - Amended PD (GDP) - Major amendment to general development plan for Union Corners to include various medical office, retail, mixed-use and residential buildings
- 6301-6313 Odana Road - Demolition Permit and SE to CC - Demolish retail building and rezone 6313 Odana Road to allow construction of an addition to retail building at 6301 Odana Road
- 4602 E. Washington Avenue - Demolition Permit and Conditional Use - Demolish bank and construct multi-tenant retail building in Urban Design Dist. 5
- 9601 Elderberry Road (Lot 2 of Paragon Place) - Conditional Use - Construct residential building

complex containing 146 apartment units in 4 buildings  
- 425-435 W. Johnson Street - Demolition Permit and Conditional Use - Demolish 3 existing apartment buildings to construct mixed-use building with 2,100 square feet of retail and 148 apartments

## **ANNOUNCEMENTS**

There were no announcements.

## **ADJOURNMENT**

**A motion was made by Rewey, seconded by Sundquist, to Adjourn at 6:04 pm.  
The motion passed by voice vote/other.**