



# City of Madison

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

## Meeting Minutes - Approved PLAN COMMISSION

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Monday, January 12, 2015

5:30 PM

210 Martin Luther King, Jr. Blvd.  
Room 201 (City-County Building)

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### CALL TO ORDER/ROLL CALL

- Present:** 7 - Ledell Zellers; Scott J. Resnick; Ken Opin; Melissa M. Berger; Michael W. Rewey; Tonya L. Hamilton-Nisbet and Maurice C. Sheppard
- Excused:** 4 - Steve King; Eric W. Sundquist; Michael G. Heifetz and Bradley A. Cantrell

Ken Opin was chair for the meeting. Ald. Resnick arrived during the discussion for items 5-7. He was not present for approval of items on the consent agenda.

Staff Present: Katherine Cornwell and Kevin Firchow, Planning Division and Matt Tucker, Zoning Administrator.

### PUBLIC COMMENT

There was no public comment under this item.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

Ald. Zellers disclosed that her son works for Viebicher Associates, who is part of the development team for agenda items 5, 6, and 7. She stated this would not impact her ability to make an impartial decision.

### MINUTES OF THE DECEMBER 15, 2014 MEETING

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

### SCHEDULE OF MEETINGS

Regular Meetings: January 26 and February 9, 23, 2015

### ROUTINE BUSINESS

- [36351](#) Authorizing the acceptance of a Permanent Limited Easement for grading and sloping purposes from Fountain of Life Ministries, Inc. on property located at 711 W. Badger Road.  
The motion passed by voice vote/other.  
  
**A motion was made by Hamilton-Nisbet, 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.**  
There were no registrations on this item.
- [36522](#) Authorizing the Mayor and the City Clerk to execute a Consent to Occupy Easement for the benefit of Geovani, LLC to permit private improvements

within a public sidewalk easement at 1824 S. Park Street.

The motion to re-refer to the Plan Commission passed by voice vote/other. An original motion, made by Berger and seconded by Hamilton Nisbet, to return to lead with a recommendation of approval was replaced by the motion to re-refer.

**A motion was made by Zellers, seconded by Rewey, to Re-refer to the PLAN COMMISSION and should be returned by 1/26/2015. The motion passed by voice vote/other.**

There were no registrations on this item.

3. [36542](#)

Authorizing the acceptance of a Public Sanitary Sewer Easement from Dane County and Madison Area Technical College for an existing sanitary sewer facility located at 1750 Pearson Street.

The motion passed by voice vote/other.

**A motion was made by Hamilton-Nisbet, 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.**

There were no registrations on this item.

4. [36599](#)

Authorizing the acceptance of a Quit Claim Deed from Madison Metropolitan Sewerage District dedicating a portion of property at 402 Walter Street for public purposes.

The motion passed by voice vote/other.

**A motion was made by Hamilton-Nisbet, 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.**

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. [36328](#)

Creating Section 28.022 -- 00154 of the Madison General Ordinances to change the zoning of property located at 1910 Tennyson Lane, 12th Aldermanic District, from SR-C1 (Suburban Residential-Consistent 1) District to SR-V2 (Suburban Residential-Varied 2) District to provide zoning for residential building complex containing 72 apartment units in 2 buildings.

The Plan Commission recommended approval of this item subject to the comments and conditions contained within the Plan Commission materials. The item was approved by the following 5-0 vote: AYE: Ald. Zellers, Berger, Rewey, Hamilton-Nisbet, and Sheppard; Abstain: Ald. Resnick; and NON-VOTING: Opin.

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

**Ayes:** 5 - Ledell Zellers; Melissa M. Berger; Michael W. Rewey; Tonya L. Hamilton-Nisbet and Maurice C. Sheppard

**Abstentions:** 1 - Scott J. Resnick

**Excused:** 4 - Steve King; Eric W. Sundquist; Michael G. Heifetz and Bradley A. Cantrell

**Non Voting:** 1 - Ken Opin

Speaking in support of items 5,6, and 7 was Aaron Williams, SAA Design Group of East Badger Road, representing the applicant, Tom Sather. Speaking in support and representing both Tom Sather and Thomas Keller was Gary Woolever, Viebicher Associates of Viking Drive, Reedsburg. Also speaking in support was the applicant for items 5 and 6, Tom Sather of Normandy Lane. Registered in support and available to answer questions were Jeff Liebergen, Excel Engineering of Camelot Drive, Fond du Lac and Thomas Keller of West Washington Avenue, property owner and applicant for item 7.

Speaking in opposition of these items was Beverly Metcalfe of Eliot Lane; Anita Lightfoot of Eliot Lane; and Mark Ewig of Comanche Trail.

6. [36101](#)

Consideration of a conditional use alteration for a residential building complex to allow construction of 72 apartments in 2 buildings at 1910 Tennyson Lane; 12th Ald. Dist.

The Plan Commission found that the conditional use standards were met and approved this item subject to the comments and conditions contained within the Plan Commission materials.

**A motion was made by Berger, seconded by Hamilton-Nisbet, to Approve. The motion passed by the following vote:**

**Ayes:** 5 - Ledell Zellers; Melissa M. Berger; Michael W. Rewey; Tonya L. Hamilton-Nisbet and Maurice C. Sheppard

**Abstentions:** 1 - Scott J. Resnick

**Excused:** 4 - Eric W. Sundquist; Michael G. Heifetz; Bradley A. Cantrell and Steve King

**Non Voting:** 1 - Ken Opin

Speaking in support of items 5,6, and 7 was Aaron Williams, SAA Design Group of East Badger Road, representing the applicant, Tom Sather. Speaking in support and representing both Tom Sather and Thomas Keller was Gary Woolever, Viebicher Associates of Viking Drive, Reedsburg. Also speaking in support was the applicant for items 5 and 6, Tom Sather of Normandy Lane. Registered in support and available to answer questions were Jeff Liebergen, Excel Engineering of Camelot Drive, Fond du Lac and Thomas Keller of West Washington Avenue, property owner and applicant for item 7.

Speaking in opposition of these items was Beverly Metcalfe of Eliot Lane; Anita Lightfoot of Eliot Lane; and Mark Ewig of Comanche Trail.

7. [36298](#)

Approving the preliminary plat of Tennyson Ridge on property addressed as 1818-1910 Tennyson Lane; 12th Ald. Dist.

The Plan Commission recommended approval of the preliminary plat subject to the comments and conditions contained within the Plan Commission materials. The item was approved by the following 5-0 vote: AYE: Ald. Zellers, Berger, Rewey, Hamilton-Nisbet, and Sheppard; Abstain: Ald. Resnick; and NON-VOTING: Opin.

**A motion was made by Rewey, seconded by Zellers, 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 the following vote:**

**Ayes:** 5 - Melissa M. Berger; Michael W. Rewey; Tonya L. Hamilton-Nisbet; Maurice C. Sheppard and Ledell Zellers

**Abstentions:** 1 - Scott J. Resnick

**Excused:** 4 - Eric W. Sundquist; Michael G. Heifetz; Bradley A. Cantrell and Steve King

**Non Voting:** 1 - Ken Opin

Speaking in support of items 5,6, and 7 was Aaron Williams, SAA Design Group of East Badger Road, representing the applicant, Tom Sather. Speaking in support and representing both Tom Sather and Thomas Keller was Gary Woolever, Viebicher Associates of Viking Drive, Reedsburg. Also speaking in support was the applicant for items 5 and 6, Tom Sather of Normandy Lane. Registered in support and available to answer questions were Jeff Liebergen, Excel Engineering of Camelot Drive, Fond du Lac and Thomas Keller of West Washington Avenue, property owner and applicant for item 7.

Speaking in opposition of these items was Beverly Metcalfe of Eliot Lane; Anita Lightfoot of Eliot Lane; and Mark Ewig of Comanche Trail.

**Conditional Use & Demolition Permits**

- 8. [36299](#) Consideration of a conditional use to convert a warehouse into a brewery at 1602 Gilson Street; 13th Ald. Dist.

The Plan Commission found that the conditional use standards were met and approved this item subject to the comments and conditions contained within the Plan Commission materials.

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

There were no registrations on this item.

**Subdivisions**

- 9. [36297](#) Approving the final plat of Autumn Ridge Reserve on land generally addressed as 403 and 404 Schewe Road; 9th Ald. Dist.

The Plan Commission recommended approval of the final plat subject to the comments and conditions contained within the Plan Commission materials. This item was approved by voice vote/other.

**A motion was made by Rewey, seconded by Hamilton-Nisbet, 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.**

**Excused:** 4 - Eric W. Sundquist; Michael G. Heifetz; Bradley A. Cantrell and Steve King

Registered in support and available to answer questions was the applicant, Chad Wuebben of Autumn Pond Trail, Middleton and Cari Fuss of Schneider Road, Middleton, representing Encore Real Estate Services, Inc.

- 10. [36296](#) Approving the preliminary plat of The Willows on property addressed as 9803 Old Sauk Road; 9th Ald. Dist.

This item was referred to the January 26, 2015 meeting by voice vote/other.

**A motion was made by Rewey, seconded by Hamilton-Nisbet, to Re-refer to the PLAN COMMISSION. The motion passed by voice vote/other.**

There were no registrations on this item.

**Zoning Text Amendments**

- 11. [36337](#) Amending Sections 28.211 and 28.137 of the Madison General Ordinances to amend the definition of Planned Multi-Use Site.

The Plan Commission recommended approval of this item. The motion passed by voice vote/other.

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

There were no registrations on this item.

- 12. [36338](#) Creating Section 28.150 of the Madison General Ordinances to ensure consistency between Chapter 28 and Chapters 16 and 20 regarding park impact fees.

The Plan Commission recommended approval of this zoning text amendment. The motion passed by voice vote/other.

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

There were no registrations on this item.

- 13. [36340](#) Amending Section 28.211 of the Madison General Ordinances to modify the definition of "Machinery Equipment Sales and Service."

The Plan Commission recommended approval of this zoning text amendment. The motion passed by voice vote/other.

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

There were no registrations on this item.

- 14. [36341](#) Amending Sections 28.151 and 28.032 of the Madison General Ordinances to allow temporary outdoor events as permitted/conditional uses in Residential Districts.

The Plan Commission recommended approval of this zoning text amendment. The motion passed by voice vote/other.

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

There were no registrations on this item.

- 15. [36342](#) Amending Sections 28.151 and 28.032 of the Madison General Ordinances to allow non-accessory parking facilities as a conditional use in Residential Districts excluding Traditional Residential-Rural and Traditional Residential-Planned Districts.

The Plan Commission recommended approval of this zoning text amendment. The motion passed by voice vote/other.

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

There were no registrations on this item.

### Alteration to Planned Development District

- 16. [36300](#) Consideration of an alteration to an approved Planned Development (General Development Plan) to call for a future 80-unit apartment building to be used for family housing instead of senior housing as previously approved at 6901-6921 McKee Road; 7th Ald. Dist.

The Plan Commission found that the standards for Planned Developments were met and approved this

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

Registered in support and available to answer questions was Michael Morey of Noll Valley Road, Verona, and Kevin Burow, Knothe and Bruce Architects of University Avenue, Middleton.

## BUSINESS BY MEMBERS

There was no business by members.

## SECRETARY'S REPORT

Kevin Firchow summarized the upcoming matters.

### - Upcoming Matters - January 26, 2015

- City of Verona's North Neighborhood Plan
- 2504 Winnebago Street - PD (SIP) to Amended PD (SIP) - Construct 2 mixed-use buildings containing a total of 18,000 square feet of leasable non-residential space and 90 apartments
- 22 S. Carroll Street - Conditional Use - Approve major exterior alterations and addition to existing hotel
- 802 Stewart Street - Conditional Use - Allow weightlifting instruction school (arts/ technical/ trade school) in IG zoning

### - Upcoming Matters - February 9, 2015

- 516-530 Cottage Grove Road - Conditional Use - Construct mixed-use building with 41,200 square feet of leasable non-residential space and 89 apartments
- 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
- 2165 Rimrock Road - SE to CC-T - Convert existing commercial building into auto sales business
- 617 Jupiter Drive and 610 Hercules Trail - PD (GDP) to Amended PD (GDP-SIP) - Construct 80-unit apartment building
- 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 (Revised plans)
- 740 University Avenue - Conditional Use - Construct UW Music Performance Facility (referred to UDC for advisory recommend.)
- 144 Langdon Street - Conditional Use - Allow renovation of lodging house/ fraternity
- 1924-1926 Tarragon Drive - Conditional Use - Construct two-family-twin residence
- 734 Holy Cross Way - Conditional Use - Construct building exceeding 10,000 square feet of floor area in SR-C1 zoning
- 849 E. Washington Avenue - Conditional Use - Establish tavern in TE zoning in existing multi-tenant building

## ANNOUNCEMENTS

There were no announcements.

## ADJOURNMENT

**A motion was made by Rewey, seconded by Hamilton-Nisbet, to Adjourn at 6:36 pm. The motion passed by voice vote/other.**