



City of Madison

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

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Monday, January 26, 2015

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 5:30 p.m.

Present: 8 - Steve King; Ledell Zellers; Ken Opin; Eric W. Sundquist; Melissa M. Berger; Bradley A. Cantrell; Tonya L. Hamilton-Nisbet and Maurice C. Sheppard

Excused: 3 - Scott J. Resnick; Michael G. Heifetz and Michael W. Rewey

Opin was chair for this meeting.

Staff present: Katherine Cornwell, Brian Grady, Rick Roll 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 JANUARY 12, 2015 MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: February 9, 23 and March 9, 23, 2015

Note: Planning staff is working with the Plan Commission to schedule special meetings during the first quarter of 2015 to discuss revisions to the new Zoning Code.

ROUTINE BUSINESS

1. [36741](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the City of Madison to obtain the land interests required for the construction of the Lake View Reservoir Pipe Improvements project, and the authority of the Mayor and City Clerk to sign all documents necessary to accomplish the acquisition of said land interests. (18th AD).

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

motion passed by voice vote/other.

NEW BUSINESS

2. [36803](#) Approving the City of Verona's North Neighborhood Plan.

A motion was made by King, seconded by Sundquist, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Speaking in support of the proposed plan was Adam Sayre of Lincoln Street, Verona, representing the City of Verona.

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

3. [36326](#) Creating Section 28.022 -- 00153 of the Madison General Ordinances to change the zoning of property located at 2504 Winnebago Street, 6th Aldermanic District, from PD(SIP) (Planned Development- Specific Implementation Plan) District to Amended PD(SIP) Amended Planned Development (Specific Implementation Plan) District to provide zoning to construct 2 mixed-use buildings containing a total of 18,000 square feet of retail and 90 apartments.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission recommended approval of the specific implementation plan subject to the comments and conditions contained in the Plan Commission materials and the project receiving final approval from the Urban Design Commission prior to final staff approval and issuance of building permits. The motion passed by voice vote / other.

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

Registered in support of the proposed development and available to answer questions were the applicants, Ted Matkom and Marc Ott, Gorman & Company of N. Main Street, Oregon.

Conditional Use & Demolition Permits

4. [36301](#) Consideration of a conditional use to approve major exterior alterations and an addition to an existing hotel at 22 S. Carroll Street; 4th Ald. Dist.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission referred this project to February 9, 2015 pending a recommendation by the Urban Design Commission by voice vote/ other.

A motion was made by Cantrell, seconded by Zellers, to Refer to the PLAN COMMISSION and should be returned by February 9, 2015. The motion passed by voice vote/other.

There were no registrants on this item.

5. [36516](#) Consideration of a conditional use for a weightlifting instruction (arts/ technical/ trade) school in the IG (Industrial-General) zoning district at 802 Stewart Street; 14th Ald. Dist.
- On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote / other.

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

Registered in support of the request and available to answer questions was the applicant, Justin Vondra of Stewart Street, and Aaron Williams, SAA Design Group of E. Badger Road, representing the applicant.

Subdivision

6. [36296](#) Approving the preliminary plat of The Willows on property addressed as 9803 Old Sauk Road; 9th Ald. Dist.
- On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission found that the standards were met and recommended approval of the preliminary plat to the Common Council subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

A motion was made by Cantrell, 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 voice vote/other.

Registered in support of the proposed subdivision and available to answer questions was Ron Guthrie, Mead & Hunt, Inc. of Deming Way, Middleton, representing the applicant, TR McKenzie, Inc.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Katherine Cornwell summarized the upcoming matters for the Plan Commission.

- Upcoming Matters - February 9, 2015

- State Street Planning Effort (ID 36697)
- 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
- 22 S. Carroll Street - Conditional Use - Approve major exterior alterations and addition to existing hotel
- 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

- Upcoming Matters - February 23, 2015

- Zoning Text Amendment - Amend MGO Sec. 28.211 to modify the definition of "Adult Motion Picture Theater"
- Zoning Text Amendment - Amend MGO Secs. 28.211, 28.061, 28.072, and 28.082 to revise the definition of auto sales, create new definitions for motorcycle and moped sales and heavy traffic vehicle sales, and allow motorcycle and mopeds sales in areas previously prohibited
- 516-530 Cottage Grove Road - Conditional Use - Construct mixed-use building with 41,200 square feet of commercial space and 89 apartments
- 5417 Femrite Drive - Demolition Permit and Conditional Use - Demolish single-family residence to construct private parking facility (in Urban Design District 1)
- 3825 E. Washington Avenue - Demolition Permit - Demolish restaurant to construct 8,500 square-foot commercial building (in Urban Design District 5)
- 1325 Greenway Cross - Conditional Use - Allow fitness training school (arts/ technical/ trade school) in IL zoning
- 2501-2525 University Avenue - Demolition Permit and Conditional Use - Demolish 2 mixed-use buildings to allow construction of a mixed-use building with 1,900 square feet of commercial space and 20 apartments
- 733 Copeland Street - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 520-524 E. Johnson Street - PD (SIP) Alteration - Consider revisions to site plan and building materials for existing apartment complex
- 2583 University Avenue - Demolition Permit and Conditional Use - Demolish auto repair business to allow construction of a 27-unit apartment building

****ADDENDUM****

UNFINISHED BUSINESS

- 7. [36522](#) SUBSTITUTE 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.

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

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by King, seconded by Hamilton-Nisbet, to Adjourn at 6:10 p.m. The motion passed by voice vote/other.