



City of Madison

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

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Monday, November 16, 2015

5:30 PM

215 Martin Luther King, Jr. Blvd.
Room 260 (Madison Municipal Building)

CALL TO ORDER/ROLL CALL

Present: 7 - Steve King; Ledell Zellers; Maurice C. Sheppard; Melissa M. Berger; Michael W. Rewey; Bradley A. Cantrell and James E. Polewski
Excused: 3 - Sheri Carter; Ken Opin and Michael G. Heifetz

Cantrell was chair for this meeting.

Staff present: Katherine Cornwell and Tim Parks, Planning Division; Matt Tucker, Zoning Administrator

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures and recusals.

MINUTES OF THE NOVEMBER 2, 2015 MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: December 7, 2015 and January 11, 25, 2016

Special Meeting/ Working Session: Thursday, December 10, 2015 at 5:00 p.m.; Room LL-110, Madison Municipal Building (Agenda To Be Announced)

ROUTINE BUSINESS

1. [40540](#) Authorizing the execution of an Underground Fiber Optic Cable Line Easement to Dane County across a portion of Henry Vilas Zoo, located at 702 South Randall Avenue.

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

2. [40630](#) Authorization to accept from Dane County, at no cost to the City of Madison, a Public Storm Sewer and Storm Water Drainage Easement across a portion of the properties located at 102 Koster Street and 48 Fairgrounds Drive.

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

- 3. [40641](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the re-grading the East Mendota-Pheasant Branch Greenway - Mineral Point Section between the West Beltline Highway and Tree Lane. (9th AD)

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.

UNFINISHED BUSINESS

- 4. [39335](#) Adopting the University Hill Farms Neighborhood Plan as a supplement to the City of Madison’s Comprehensive Plan.

On a motion by Rewey, seconded by Ald. King, the Plan Commission referred the neighborhood plan to December 7, 2015 to allow the other boards, committees and commissions reviewing the plan to complete their recommendations.

A motion was made by Rewey, seconded by King, to Refer to the PLAN COMMISSION and should be returned by December 7, 2015. The motion passed by voice vote/other.

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 5:45 p.m. where there are no registrants wishing to speak in opposition regardless of its placement on the agenda.

Zoning Map Amendments

- 5. [40269](#) SUBSTITUTE Creating Section 28.022 - 00195 of the Madison General Ordinances to assign zoning to properties located on the south side of CTH T/ Commercial Avenue west of Sprecher Road, 3rd Aldermanic District, as A (Agricultural) District, hereinafter referred to as “Area A”; creating Section 28.022 - 00196 to assign zoning to properties located along and south of CTH T and Seminary Springs Road east to the eastern town line, 3rd Aldermanic District, as A (Agricultural) District and CN (Conservancy) District, hereinafter referred to as “Area B”; creating Section 28.022 - 00197 to assign zoning to properties addressed as 6211 Milwaukee Street, 3rd Aldermanic District, as A (Agricultural) District, CN (Conservancy) District, PD (Planned Development) District and SR-C1 (Suburban Residential - Consistent District 1) District, hereinafter referred to as “Area C”; creating Section 28.022 - 00198 to assign zoning to properties located along the east side of S. Sprecher Road from Cottage Grove Road (CTH BB) north, 3rd Aldermanic District, as PD (Planned Development) District, CN (Conservancy) District, A (Agricultural) District, and SR-C2 (Suburban Residential - Consistent District 2) District,

hereinafter referred to as "Area D"; creating Section 28.022 - 00199 to assign zoning to properties addressed as 3382 CTH BB, 3rd Aldermanic District, as A (Agricultural) District, hereinafter referred to as "Area E"; creating Section 28.022 - 00200 to assign zoning to properties addressed as 4324 and 4330 Sprecher Road, 16th Aldermanic District, as SR-C1 (Suburban Residential - Consistent District 1) District, hereinafter referred to as "Area F"; creating Section 28.022 - 00201 to assign zoning to properties addressed as 3445, 3449, 3453, 3458 and 3461 CTH BB, 16th Aldermanic District, as SR-C1 (Suburban Residential - Consistent District 1) District and CC-T (Commercial Corridor-Transitional) District, hereinafter referred to as "Area G"; creating Section 28.022 - 00202 to assign zoning to properties addressed as 3311 CTH BB, 16th Aldermanic District, as A (Agricultural) District, hereinafter referred to as "Area H"; creating Section 28.022 - 00203 to assign zoning to properties located on the both sides of CTH AB/ E. Buckeye Road east of Sprecher Road and extending north to Cottage Grove Road and south to the Union Pacific Railroad, 16th Aldermanic District, as A (Agricultural) District, CN (Conservancy) District, and SR-C1 (Suburban Residential - Consistent District 1) District, hereinafter referred to as "Area I."

On a motion by Rewey, seconded by Berger, the Plan Commission recommended approval of the proposed zoning district assignments by voice vote/ other.

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

Speaking in opposition to the proposed zoning districts was Bob Gersbach of Yahara Drive , McFarland.

Speaking neither in support nor opposition to the proposed zoning districts were: Ann & Fred Kasten of CTH BB, and Frank Streicher of E. Clayton Road, Fitchburg (absent when called).

Registered neither in support nor opposition and available to answer questions was Earl Schnurbusch of CTH T.

6. [40438](#)

Creating Section 28.022-00204 of the Madison General Ordinances to change the zoning of platted lots in the Autumn Ridge Reserve subdivision, generally addressed as 402 Burnt Sienna Drive, 9th Aldermanic District, from the SR-C2 (Suburban Residential - Consistent 2) District to the TR-C1 (Traditional Residential - Consistent 1) District.

On a motion by Rewey, seconded by Ald. King, the Plan Commission recommended approval of the proposed zoning map amendment by voice vote/ other.

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

Registered in support of the zoning map amendment and available to answer questions were the applicants, Chad Wuebben of Schneider Road, Middleton and Cari Fuss of Winnequah Road, Monona.

Conditional Use & Demolition Permits

7. [37368](#)

Consideration of a demolition permit and conditional use to allow a single-family residence to be demolished and a new single-family residence exceeding 10,000 gross square feet to be constructed on a lakefront property at 5404 Lake Mendota Drive; 19th Ald. Dist.

On a motion by Rewey, seconded by Ald. King, the Plan Commission referred this request to December 7, 2015 to allow the public hearing notification requirements for this project to be completed.

A motion was made by Rewey, seconded by King, to Refer to the PLAN COMMISSION and should be returned by December 7, 2015. The motion passed by voice vote/other.

There were no registrants on this matter.

8. [39826](#)

Consideration of a demolition permit and conditional use to allow demolition of two commercial buildings and expand parking lot for existing auto body shop at 5317 Wayne Terrace; 17th Ald. Dist.

On a motion by Rewey, seconded by Ald. King, the Plan Commission referred this request to a future meeting pending submittal of revised project materials by the applicant.

A motion was made by Rewey, seconded by King, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.

There were no registrants on this matter.

9. [40175](#)

Consideration of a demolition permit to allow demolition of an existing television studio and construction of a new television studio at 615 Forward Drive; Urban Design Dist. 2; 19th Ald. Dist.

On a motion by Rewey, seconded by Ald. King, the Plan Commission found the standards met and approved the demolition permit subject to the comments and conditions contained in the Plan Commission materials.

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

Registered in support of the project and available to answer questions were Don Vesely of Forward Drive, and Blake Theisen of Bear Claw Way, representing the applicant, Gray TV.

10. [40394](#)

Consideration of a conditional use to convert existing residence into counseling organization/ peer respite facility at 2649 Milwaukee Street; 6th Ald. Dist.

On a motion by Rewey, seconded by Ald. King, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials.

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

Registered in support of the project and available to answer questions were: Ian Gurfield of Dunning Street; Trina Menges, Kaylin Shampo and Leah Kornish, SOAR Case Management Services of Atwood Avenue, the applicant, and; Faith Boersma, State of Wisconsin Dept. of Health Services of W. Wilson Street.

11. [40396](#)

Consideration of a conditional use alteration to revise the screening for an existing daycare playground located at 1356 MacArthur Road; 17th Ald. Dist.

On a motion by Rewey, seconded by Ald. King, the Plan Commission referred this request to December 7, 2015 at the request of the applicant.

A motion was made by Rewey, seconded by King, to Refer to the PLAN COMMISSION and should be returned by December 7, 2015. The motion passed by voice vote/other.

There were no registrants on this matter.

12. [40397](#)

Consideration of a conditional use to allow construction of an accessory building on a lakefront parcel at 1800 Waunona Way; 14th Ald. Dist.

On a motion by Rewey, seconded by Ald. King, the Plan Commission referred this request to a future

meeting pending submittal of revised project materials by the applicant.

A motion was made by Rewey, seconded by King, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.

There were no registrants on this matter.

- 13. [40398](#) Consideration of a demolition permit to allow a single-family residence to be demolished with no proposed future use at 138 Rodney Court; 13th Ald. Dist.

On a motion by Rewey, seconded by Ald. King, the Plan Commission found the standards met and approved the demolition permit subject to the comments and conditions contained in the Plan Commission materials.

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

Registered in support of the request and available to answer questions were Mark W. Blank of S. Brittingham Place and Rodney Schreiner of S. Brittingham Place.

- 14. [40401](#) Consideration of a demolition permit to allow demolition of a commercial building with no proposed future use at 1202 S. Park Street; 13th Ald. Dist.

On a motion by Rewey, seconded by Ald. King, the Plan Commission placed this request on file without prejudice at the request of staff.

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

There were no registrants on this matter.

- 15. [40402](#) Consideration of a demolition permit to allow demolition of a commercial building with no proposed future use at 1020 John Nolen Drive; 14th Ald. Dist.

On a motion by Rewey, seconded by Ald. King, the Plan Commission found the standards met and approved the demolition permit subject to the comments and conditions contained in the Plan Commission materials.

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

Registered in support of the request and available to answer questions were: Barb Thiermann of John Nolen Drive; Jim Ott of Bull Run Drive, and; Jeff Gillis of Femrite Drive.

- 16. [40405](#) REVISED - Consideration of a demolition permit and conditional use to allow 2 commercial buildings at 1317-1325 Applegate Road to be demolished and an auto sales facility to be constructed at 1317-1325 Applegate Road and 1302-1326 Greenway Cross; 14th Ald. Dist.

On a motion by Rewey, seconded by Ald. King, the Plan Commission referred this request to December 7, 2015 to allow for a revised public hearing notice for this project to be completed.

A motion was made by Rewey, seconded by King, to Refer to the PLAN COMMISSION and should be returned by December 7, 2015. The motion passed by voice vote/other.

- 17. [40407](#) Consideration of a conditional use to construct an addition to an existing single-family residence and a detached accessory building exceeding 576 square feet in floor area in TR-C1-zoning on a lakefront lot at 2406 Waunona Way; 14th Ald. Dist.

On a motion by Rewey, seconded by Ald. King, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials.

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

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Katherine Cornwell summarized the upcoming matters.

- Upcoming Matters - December 7, 2015

- Emerson-Eken Park-Yahara Neighborhood Plan
- 2 W. Gorham Street - Certified Survey Map Referral - Create 2 residential lots in Mansion Hill Historic District
- 1917 Lake Point Drive - TR-V1 to TR-U1, Demolition Permit and Conditional Use - Demolish community center and construct 12 townhouse units in 2 buildings
- 820 S. Park Street, 905-911 Delaplaine Court, 910-930 Haywood Drive & 825-831 S. Brooks Street - TSS & TR-V1 to TSS & TR-C3, Demolition Permit, Conditional Use and Preliminary Plat - Demolish commercial building and demolish or relocate 10 residential buildings to construct mixed-use building with 2,000 square feet of commercial space and 103 apartments in Urban Design Dist. 8, and the preliminary plat of 8Twenty Park, creating 1 lot for mixed-use development and 5 lots for single-family residences
- 7933 Tree Lane - CC to PD(GDP-SIP) - Construct 45-unit apartment building
- 6012 Gemini Drive - PD(GDP) to PD(SIP) - Construct multi-tenant commercial building at Grandview Commons Town Center
- 503 Schewe Road - Temp. A to SR-C1 and Preliminary Plat - The Willows II (or First Addition to The Willows), creating 45 future single-family lots and 1 outlot for public stormwater management and greenway purposes
- 735 Eagle Crest Drive - Assign SR-C2 zoning to recently attached single-family residential property

- Upcoming Matters - January 11, 2016

- 841 Jupiter Drive - PD(GDP) to Amended PD(GDP-SIP) - Construct 54-unit apartment building
- 427-439 W. Mifflin Street - PD(SIP) to DR-2, Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish 2 two-family dwellings and 1 single-family dwelling to construct 46-unit apartment building, and create 3 residential lots with shared access and parking
- 2230 W. Broadway - Conditional Use - Construct mixed-use building containing a 14,000 square-foot neighborhood center and 36 apartments in Urban Design Dist. 1
- 1002-1046 E. Washington Avenue - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish industrial buildings to construct mixed-use building containing 55,600 square feet of office, 23,300 square feet of commercial space and 198 dwelling units and 3 mixed-use lots

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by King, seconded by Zellers, to Adjourn at 7:05 p.m. The motion passed by voice vote/other.