



City of Madison

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

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Monday, October 19, 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: 9 - Steve King; Ledell Zellers; Sheri Carter; Maurice C. Sheppard; Melissa M. Berger; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell and James E. Polewski

Excused: 1 - Ken Opin

Cantrell was chair for this meeting.

Berger arrived at 5:35 p.m. during consideration of Routine Business.

Staff present: Katherine Cornwell and Tim Parks, Planning Division; Bill Putnam, Parking Utility and Traffic Engineering Division; and Matt Tucker, Zoning Administrator.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures or recusals by members of the Plan Commission.

MINUTES OF THE OCTOBER 5, 2015 MEETING

On a motion by Polewski, seconded by Ald. Zellers, the Plan Commission approved the October 5, 2015 minutes with the following revision:

- On Item 12, the action passed, not failed as indicated. The minutes will be amended accordingly.

The motion to approve as amended passed by voice vote/ other.

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

SCHEDULE OF MEETINGS

Regular Meetings: November 2, 16 and December 7, 2015

Special Meeting/ Working Session: (Tentative) Thursday, December 10, 2015 at 5:00 p.m. (Room and Agenda To Be Announced)

ROUTINE BUSINESS

1. [39984](#) Authorizing the acceptance of a Public Water Main Easement from Capitol West Towne LLC for an existing water main facility located at 7333 West Towne Way.

A motion was made by Rewey, seconded by Carter, to Return to Lead with the Recommendation for Approval to the WATER UTILITY BOARD. The motion passed by voice vote/other.

2. [40179](#) Authorizing the execution of an Underground Electric Line Easement to Madison Gas and Electric Company, across a portion of the City Water Utility Well #30 property, located at 1133 Moorland Road.

A motion was made by Rewey, seconded by Carter, to Return to Lead with the Recommendation for Approval to the WATER UTILITY BOARD. The motion passed by voice vote/other.

3. [40180](#) Authorizing the termination of an attachment agreement for the Town of Burke property located at 4963 Bultman Road.

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

4. [40252](#) Repealing Section 15.01(577) of the Madison General Ordinances to terminate the delayed attachment for the property located at 4963 Bultman Road, Town of Burke.

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

5. [40181](#) Authorizing the execution of an Underground Electric Easement to Madison Gas and Electric Company across a portion of a City-owned property, located at 1234 East Washington Avenue.

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

6. [40190](#) Authorizing the execution of an Underground Fiber Optic Cable Easement to the County of Dane across a portion of Henry Vilas Zoo, located at 702 South Randall Avenue.

A motion was made by Rewey, seconded by Carter, to Return to Lead with the

Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.

7. [40238](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction and maintenance of a new public storm sewer between parcels located at 3514 and 3522 Sargent Street. Located in part of the NE ¼ of the NE ¼ of Section 8, T7N, R10E. (15th AD)

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

NEW BUSINESS

8. [40231](#) Creating Section 12.138(14) of the Madison General Ordinances to reduce commuter parking impact and promote the use of off-street parking.
- On a motion by Ald. Zellers, seconded by Rewey, the Plan Commission recommended approval of the ordinance to the Transit and Parking Commission on the following 7-1 vote: AYE: Ald. Carter, Ald. King., Ald. Zellers, Berger, Polewski, Rewey, Sheppard; NAY: Heifetz; NON-VOTING: Cantrell; EXCUSED: Opin.

A motion was made by Zellers, seconded by Rewey, to Return to Lead with the Recommendation for Approval to the TRANSIT AND PARKING COMMISSION,. The motion passed by the following vote:

Ayes: 7 - Steve King; Ledell Zellers; Sheri Carter; Maurice C. Sheppard; Melissa M. Berger; Michael W. Rewey and James E. Polewski

Noes: 1 - Michael G. Heifetz

Excused: 1 - Ken Opin

Non Voting: 1 - Bradley A. Cantrell

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.

Tax Incremental District

9. [40257](#) Approving an Amendment to the Project Plan for Tax Incremental District (TID) #25 (Wilson St Corridor), City of Madison.
- On a motion by Rewey, seconded by Ald. Zellers, the Plan Commission referred this matter to a future meeting at the request of City staff.

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

There were no registrants on this matter.

Conditional Use & Demolition Permits

10. [39089](#) REVISED - Consideration of a conditional use to allow an auto repair shop at 1313 Regent Street; 13th Ald. Dist. to be converted into a restaurant-brewpub and reception hall with outdoor eating area and a conditional use parking reduction.
- On a motion by Sheppard, seconded by Rewey, the Plan Commission found the standards for approval met and approved the conditional use subject to the comments and conditions in the Plan Commission materials and the following conditions:
- That the proposed establishment be allowed the higher capacity for any event at Camp Randall Stadium that is open to the public.
 - That additional landscaping be installed around the outdoor eating area according to plans approved by the Planning Division prior to final sign-off and issuance of permits.
- The motion to approve with conditions was approved by voice vote/ other.
- A motion was made by Sheppard, seconded by Rewey, to Approve. The motion passed by voice vote/other.**
- Speaking in support of the proposed development were Rod Ripley of CTH V, Lodi, the applicant, and John Bieno, TJK Design Build of W. Main Street, representing the applicant.
11. [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. Zellers, the Plan Commission referred this matter to November 16, 2015 at the request of the applicant.
- A motion was made by Rewey, seconded by Zellers, to Refer to the PLAN COMMISSION and should be returned by November 16, 2015. The motion passed by voice vote/other.**
- There were no registrants on this matter.
12. [39858](#) Consideration of an alteration to an approved conditional use to allow construction of an addition to a mixed-use building at 802-854 E. Washington Avenue containing 48 additional apartment units; Urban Design Dist. 8; 2nd Ald. Dist.
- On a motion by Rewey, seconded by Ald. Zellers, the Plan Commission found the standards for approval met and approved the conditional use alteration subject to the comments and conditions in the Plan Commission materials.
- A motion was made by Rewey, seconded by Zellers, to Approve. The motion passed by voice vote/other.**
- There were no registrants on this matter.
13. [40040](#) Consideration of a conditional use to allow construction of an accessory building on a lakefront parcel at 617 Woodward Drive; 18th Ald. Dist.
- There were no registrants on this matter.
14. [40042](#) Consideration of a demolition permit and conditional use to allow demolition of offices in a converted residence and construction of a mixed-use building with 6,500 square feet of commercial space and 2 apartments at 1906 Monroe

Street; 13th Ald. Dist.

On a motion by Rewey, seconded by Ald. Zellers, the Plan Commission referred this matter to November 2, 2015 at the request of the applicant.

A motion was made by Rewey, seconded by Zellers, to Refer to the PLAN COMMISSION and should be returned by November 2, 2015. The motion passed by voice vote/other.

There were no registrants on this matter.

Zoning Map Amendments & Related Requests

15. [39894](#) Creating Section 28.022 - 00187 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan at properties located at 6001-6033 Gemini Drive, 3rd Aldermanic District, and creating Section 28.022 - 00188 to amend a Planned Development District to approve a Specific Implementation Plan.
- On a motion by Rewey, seconded by Ald. Zellers, the Plan Commission recommended re-referral of this matter to a future Plan Commission meeting at the request of the applicant.
- A motion was made by Rewey, seconded by Zellers, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION. The motion passed by voice vote/other.**
- There were no registrants on this matter.
16. [39493](#) Approving a Certified Survey Map of properties owned by the City of Madison and City of Madison Parking Utility located at 215 Martin Luther King, Jr. Boulevard and 215 S. Pinckney Street; 4th Ald. Dist.
- On a motion by Rewey, seconded by Ald. Zellers, the Plan Commission referred the proposed land division to a future meeting at the request of the applicant.
- A motion was made by Rewey, seconded by Zellers, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.**
17. [40131](#) Creating Section 28.022 - 00191 and Section 28.022 - 00192 of the Madison General Ordinances to change the zoning of properties located at 210 and 215 South Pinckney Street, 4th Aldermanic District, from DC (Downtown Core) District to PD(GDP)SIP (Planned Development (General Development Plan) Specific Implementation Plan) District.
- On a motion by Rewey, seconded by Ald. Zellers, the Plan Commission recommended re-referral of the proposed planned development to a future Plan Commission meeting at the request of the applicant.
- A motion was made by Rewey, seconded by Zellers, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION. The motion passed by voice vote/other.**

18. [39860](#) Consideration of a demolition permit to allow demolition of the Government East Parking Garage at 215 S. Pinckney Street; 4th Ald. Dist. to facilitate implementation of the "Judge Doyle Square" mixed-use Planned Development.

On a motion by Rewey, seconded by Ald. Zellers, the Plan Commission referred the demolition permit for the the Government East parking garage related to the proposed Judge Doyle Square planned development to a future meeting at the request of the applicant.

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

There were no registrants on Items 16-18.

19. [40132](#) Creating Section 28.022 - 00193 and Section 28.022 - 00194 of the Madison General Ordinances to change the zoning of properties located at 10202-10304 Valley View Road, 9th Aldermanic District, from Temp A (Temporary Agriculture) District, to SR-C1 (Suburban Residential-Consistent 1) District and PR (Parks and Recreation) District.

On a motion by Rewey, seconded by Sheppard, the Plan Commission found that the standards were met and recommended approval of the zoning map amendment (ID 40132) and preliminary plat (ID 39831) of *Bridlewood* 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 Rewey, seconded by Sheppard, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

20. [39831](#) Approving the preliminary plat of Bridlewood on property addressed as 10202 and 10304 Valley View Road; 9th Ald. Dist.

On a motion by Rewey, seconded by Sheppard, the Plan Commission found that the standards were met and recommended approval of the zoning map amendment (ID 40132) and preliminary plat (ID 39831) of *Bridlewood* 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 Rewey, seconded by Sheppard, 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.

Speaking in support of Items 19 and 20, which were considered together, was Ron Klaas, D'Onofrio Kottke & Associates of Westward Way, representing the applicant, Tony Heinrichs.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Katherine Cornwell summarized the upcoming matters and noted the 2016 meeting schedule.

- 2016 Plan Commission and Urban Design Commission schedule

- Upcoming Matters - November 2, 2015

- 1835 Monroe Street - Conditional Use - Establish outdoor cooking for restaurant
- 2087 Atwood Avenue - Demolition Permit and Conditional Use - Demolish storage building to construct mixed-use building with up to 3,300 square feet of commercial space and 30 apartments

- 1605 Linden Drive - Demolition Permit and Conditional Use - Demolish former residence ("Science House") and construct addition to Babcock Hall research and instructional building on the UW campus
- 312 N. Third Street - Conditional Use - Establish tavern in NMX zoning in Urban Design Dist. 4
- 5404 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new single-family residence exceeding 10,000 square feet of floor area on a lakefront lot
- (Tentative) 2 W. Gorham Street - Certified Survey Map Referral - Create 2 residential lots in Mansion Hill Historic District

- Upcoming Matters - November 16, 2015

- 615 Forward Drive - Demolition Permit - Demolish existing television studio and construct new television studio in Urban Design Dist. 2
- Various addresses: Autumn Ridge Reserve, Elderberry & Schewe Roads - SR-C2 to TR-C1 - Rezone 51 platted single-family lots in Autumn Ridge Reserve subdivision
- 1825-1833 Regent Street - Certified Survey Map Referral - Create 1 institutional lot in University Heights Historic District
- 2649 Milwaukee Street - Conditional Use - Convert existing residence into counseling organization (peer respite) facility
- 1356 MacArthur Road - Conditional Use Alteration - Revised screening for existing daycare playground
- 1800 Waunona Way - Conditional Use - Construct accessory building on lakefront lot
- 138 Rodney Court - Demolition Permit - Demolish single-family residence with no proposed future use
- 1202 S. Park Street - Demolition Permit - Demolish commercial building with no proposed future use
- 1020 John Nolen Drive - Demolition Permit - Demolish commercial building with no proposed future use
- 1317-1325 Applegate Road - Demolition Permit - Demolish 2 commercial buildings to construct auto sales facility
- 2406 Waunona Way - Conditional Use - Construct addition to existing single-family residence on lakefront lot

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Heifetz, seconded by King, to Adjourn at 6:35 p.m. The motion passed by voice vote/other.