



City of Madison

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

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Monday, May 18, 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 5:35 p.m.

Present: 6 - Steve King; Ledell Zellers; Ken Opin; Michael W. Rewey; Bradley A. Cantrell and Maurice C. Sheppard

Excused: 5 - Sheri Carter; Eric W. Sundquist; Melissa M. Berger; Michael G. Heifetz and Tonya L. Hamilton-Nisbet

Opin was chair for this meeting.

Staff present: Heather Stouder, Katherine Cornwell and Tim Parks, Planning Division; Matt Mikolajewski, Economic Development Division; Don Marx and Dan Rolfs, Office of Real Estate Services, and; Scott Langer, Traffic Engineering Division.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Sheppard disclosed that he was an employee of Madison College but that his relationship would not affect his ability to consider Item 15.

MINUTES OF THE MAY 4, 2015 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: June 8, 22 and July 13, 27, 2015

Plan Commission/ Urban Design Commission bus tour: Wednesday, June 3, 2015 at 5:30 p.m.

Plan Commission/ Urban Design Commission retreat: Wednesday, July 1, 2015; time and location to be announced.

ROUTINE BUSINESS

1. [38086](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction of the Johnson St, E public sidewalk bike path from N. First Street to N. Third Street. (12th AD)

A motion was made by Cantrell, seconded by Zellers, to RECOMMEND TO

COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

2. [38105](#) Discontinuing and vacating multiple public street right-of-ways and unpaved public alleys within the plat of Village at Autumn Lake to permit the replatting of the development, being located in the Northwest 1/4, Southwest 1/4 and Southeast 1/4 of Section 26, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin. (17th AD)

A motion was made by Cantrell, 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.

3. [38168](#) 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 sidewalk being routed to preserve an Oak Tree along the northerly side of Sargent Street at the intersection with Royster Ave. Located in part of the NW ¼ of the NW ¼ of Section 9, T7N, R10E. (15th AD)

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

4. [38187](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for Engineering Project No. Munis 10627 (53W1844) established for the reconstruction and maintenance of Turner Avenue public street and sidewalk improvements from Pflaum Road to Kay Street. (15th AD)

A motion was made by Cantrell, 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.

5. [38192](#) Authorizing the Mayor and City Clerk to execute a lease with Mendota Yacht Club Inc. for a sailboat launch, retrieval and storage area within Burrows Park.

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

6. [38194](#) Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and Iron Workers Local 383 for the purchase of City-owned Lots 1 and 2 in The Center for Industry & Commerce located at 5501 Manufacturer Drive and 3920 Hanson Road.

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

- 7. [38219](#) Amending the 2015 Adopted Capital Budget related to Acquisition of the Garver Replacement Property / LB Lands Purchase

A motion was made by Cantrell, seconded by Zellers, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. 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.

Tax Incremental District

- 8. [38083](#) Approving the Creation of and the Project Plan and Boundary for Tax Incremental District (TID) #45 (Capitol Square West), City of Madison.

[Note: The Plan Commission opened the public hearing on this item at 6:10 p.m.]

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission recommended approval of the resolution to the Board of Estimates with the following condition:

- That the Economic Development Division notify the owner of 126 S. Hamilton Street (Parcel ID 0709-231-1908-0) of any future amendments to the Tax Incremental District, but that failure to notify that owner will not invalidate any such amendments.

The motion to recommend approval passed by voice vote/ other.

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

Speaking neither in support nor opposition to the proposed district was Larry Lichte of W. Main Street.

Registered in support and available to answer questions was Mark Binkowski, Urban Land Interests of E. Doty Street.

Registered neither in support nor opposition and available to answer questions was Brian Teasdale , Silver Dollar Tavern of W. Mifflin Street.

Zoning Map Amendments & Related Requests

- 9. [37648](#) Creating Section 28.022 -- 00164 of the Madison General Ordinances to change the zoning of properties located at 4103-4119 Portage Road, 17th Aldermanic District, from Temp A (Temporary Agricultural) District to SR-V2 (Suburban Residential - Varied 2) District to construct a residential building complex containing 284 apartments in 3 buildings with pool and clubhouse.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission found the standards met and recommended approval of the proposed zoning map amendment (ID 37648) and Certified Survey Map (ID 37373) and approved the related demolition permit and conditional use (ID 37370) subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- That the developer install 1-2 connections to the City bike path near the clubhouse once the path is constructed by the City.

The motion to recommend approval of the project passed by voice vote/ other.

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

10. [37370](#)

Consideration of a demolition permit and conditional use to allow a single-family residence to be demolished and a residential building complex with 284 apartments to be constructed in 3 buildings at 4103-4119 Portage Road; 17th Ald. Dist.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission found the standards met and recommended approval of the proposed zoning map amendment (ID 37648) and Certified Survey Map (ID 37373) and approved the related demolition permit and conditional use (ID 37370) subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- That the developer install 1-2 connections to the City bike path near the clubhouse once the path is constructed by the City.

The motion to recommend approval of the project passed by voice vote/ other.

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

11. [37373](#)

Approving a Certified Survey Map of property owned by Duaine R. Boehm and T-Wall Enterprises located at 4103-4119 Portage Road; 17th Ald. Dist.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission found the standards met and recommended approval of the proposed zoning map amendment (ID 37648) and Certified Survey Map (ID 37373) and approved the related demolition permit and conditional use (ID 37370) subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- That the developer install 1-2 connections to the City bike path near the clubhouse once the path is constructed by the City.

The motion to recommend approval of the project passed by voice vote/ other.

A motion was made by Cantrell, seconded by King, 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.

The following were registered on Items 9- 11, which were considered together as one public hearing:

Speaking in support of the proposed development were: Terrence Wall of Elmwood Avenue, Middleton, the applicant; Joseph Lee, JLA Architects of Crossroads Drive, representing the applicant; Duaine Boehm of Portage Road, the property owner, and; Andrew Pascaly of W. Main Street, representing the property owner.

Speaking in opposition of the proposed development were: Drew Lustgraaf of DiLoretto Avenue; Zach May of DiLoretto Avenue; Sherry Lockren of DiLoretto Avenue; Susan Hunt of Mallory Circle; Karl Gutknecht of Mallory Circle; Sue Paster of Green Ridge Drive, and; Mary Kohn of Portage Road.

Registered in support and available to answer questions were: Robert McCaigue, JLA Architects of Crossroads Drive, representing the applicant.

12. [38033](#)

Creating Section 28.022 -- 00167 of the Madison General Ordinances to change the zoning at properties located at 1004-1032 South Park Street, 13th Aldermanic District, from Planned Development (General Development Plan) District to Planned Development (Specific Implementation Plan) District.

On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended referral of the planned development to its June 8, 2015 meeting and the June 16, 2015 Common Council meeting pending a recommendation by the Urban Design Commission.

A motion was made by Cantrell, seconded by Rewey, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by June 8, 2015. The motion passed by voice vote/other.

There were no registrants on this matter.

Alteration to Planned Development District

- 13. [38021](#) Consideration of an alteration to an approved Planned Development-Specific Implementation Plan to extend the approval of a surface parking lot at 115 N. Mills Street; 8th Ald. Dist. on the University of Wisconsin-Madison campus.

On a motion by Rewey, seconded by Ald. King, the Plan Commission approved an alteration to the approved Specific Implementation Plan to extend the approval for the surface parking lot for a period of 10 years from the date of the Plan Commission meeting. The motion to approve passed by voice vote/ other.

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

Speaking in support of the proposed alteration was the applicant, Gary Brown, University of Wisconsin-Madison of Walnut Street.

Registered in support and available to answer questions was Aaron Williams , University of Wisconsin-Madison of Walnut Street.

Conditional Use & Demolition Permits

- 14. [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 Cantrell, seconded by Rewey, the Plan Commission referred this matter to a future meeting at the request of the applicant.

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

[The public hearing was not opened for this item.]

Registered in opposition to the request was Julie Jagemann of Harbor Court.

- 15. [37596](#) Consideration of a conditional use in the Campus-Institutional (CI) zoning district to allow construction of a classroom addition at 1701 Wright Street on the Madison College campus; 12th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

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

Registered in support of the project but not wishing to speak were Mike Stark of Knoll Court, Middleton and Kim Spoden of Elmwood Avenue, Middleton, both representing the applicant, Madison College.

16. [37778](#)

Consideration of a demolition permit and conditional use to demolish 3 existing commercial buildings and construct a new mixed-use building with 3,700 square feet of commercial space and 76 apartments at 1200-1212 E. Washington Avenue; Urban Design Dist. 8; 2nd Ald. Dist.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission found the standards met and approved the demolition permit and conditional use subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- That condition #36 of the Planning Division staff report be revised to now read: "A deposit of \$8,000 payable to City Treasurer will be required for the installation of traffic signage and markings deemed necessary with the completion of the development including possible traffic mitigation related to the bike boulevard."

- A study will be conducted of the costs and benefits of installing a left turn lane on E. Washington Avenue, eastbound lane only. If deemed to be in the best interests of residents of the neighborhood and the city, the developer will pay the cost of such turn lane to an amount not to exceed \$100,000.

- That condition #44 of the Planning Division staff report be revised to now read: "Provide fire apparatus access as required by IFC 503 2012 edition, MGO Section 34.503, as follows: Aerial fire lanes shall be free from overhead obstructions. Obstructions shall not be located between the building and an aerial fire lane. Alternative measures to allow obstructions may include specific tree selection and placement; increased fire protection systems; and/or increased building fire resistance. Alternatives must be approved by the MFD prior to site plan approval."

- If dogs are allowed, a station for depositing dog waste and to get dog waste bags shall be installed.

- Final plans submitted for review and approval by staff shall include a management plan for the building including plans for trash management, snow removal, management of parking, and contact information for the management company operating the building.

- Prior to final approval of the plans and issuance of demolition or building permits, the applicant submit a tree preservation plan to the Planning Division for approval that identifies trees within the rear yard of the proposed building and along the rear property to be preserved and the measures that will be used (construction fencing, pruning, etc.) to protect these trees.

- Prior to final approval of the plans and issuance of a demolition or building permit, the applicant shall work with neighbors who share property lines with the development to allow for their input on landscaping on the side of the development which is adjacent to their property.

- The exhaust for the underground parking facility shall be located along the eastern side wall as far south along that wall as possible to prevent noise or odors near adjacent residential properties.

- That the applicant offer to purchase black-out blinds for 22 N. Few Street.

The motion to approve with conditions passed by voice vote/ other.

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

Speaking in support of the proposed development were: Lance McGrath, McGrath Property Group of S. Bedford Street, the applicant; Joseph Lee, JLA Architects of Crossroads Drive, representing the applicant, and; Patty Prime of Sidney Street, representing the Tenney-Lapham Neighborhood Association.

Speaking in opposition to the proposed development were: Andrea Rieck of E. Mifflin Street; Adam Schesch of Cherokee Circle; Karen Banaszak of Curtis Court, and; Anthony Keeves of East Bluff Street.

Speaking neither in support nor opposition to the proposed development were: Jeff Reinke of Curtis Court; Elyse Meyer of N. Few Street, and Willam Parke-Sutherland of E. Mifflin Street.

Registered in support and available to answer questions were Jacob Blue, Ayres Associates of E. Badger Road and Michael Metzger, McGrath Property Group of S. Bedford Street.

Registered in opposition but not wishing to speak was Emma Czarapata of Larson Road.

17. [37781](#)

Consideration of a conditional use to allow construction of an accessory building exceeding 576 square feet in the TR-C2 (Traditional Residential-Consistent 2) zoning district at 137 N. Prospect Avenue; University Heights Historic District; 5th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

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

Registered to speak in support of the project was Eric Donovan, TDS Custom Construction of Northern Court.

Registered in support and available to answer questions were Michael J. and Lynn Borkenhagen of N. Prospect Avenue, the applicants.

18. [37833](#)

Consideration of a demolition permit to allow the street-facing façade of an existing commercial building to be demolished to construct an addition at 4906 Femrite Drive; Urban Design Dist. 1; 16th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and approved the demolition permit subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

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

Registered in support of the project and available to answer questions was Jeff Gillis of S. Butler Street.

19. [38017](#)

Consideration of a conditional use to allow construction of a vehicle access sales and service window for an existing multi-tenant commercial building at 434 Gammon Place; 19th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- That condition #3 of the Planning Division staff report be revised to now read: "That no new sections of EIFS extend to grade; instead a masonry base shall be provided as approved by the Planning Division prior to final plan approval and the issuance of building permits. [Note: The existing EIFS on the northern wall was exempted from this condition by the Plan Commission because it is not proposed to be altered and does not touch an existing or future sidewalk.]

The motion to approve passed by voice vote/ other.

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

Speaking in support of the proposed development was the applicant, Jeff Kraemer, 434 Gammon Investors, LLC of University Avenue, Middleton.

Registered in support and available to answer questions were AJ Robitschek and Jeff Brenkus, Gary Brink & Associates of Elmwood Avenue, Middleton, representing the applicant.

20. [38018](#) Consideration of a conditional use to allow limited production and processing and outdoor storage at an existing commercial building in CC (Commercial Center) zoning at 2121 N. Stoughton Road; 17th Ald. Dist.
- On a motion by Rewey, seconded by Cantrell, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.
- A motion was made by Rewey, seconded by Cantrell, to Approve. The motion passed by voice vote/other.**
- Speaking neither in support nor opposition to the request was Dr. Jens Luebow of N. Stoughton Road.
- Registered in support and available to answer questions was Jose Medina of Alison Lane .
21. [38019](#) Consideration of a conditional use to convert an existing accessory building into an accessory dwelling unit at 946 Spaight Street; 6th Ald. Dist.
- On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.
- A motion was made by Cantrell, seconded by Rewey, to Approve. The motion passed by voice vote/other.**
- Registered in support of the request and available to answer questions was the applicant, Henry Doane of Spaight Street.
22. [38020](#) Consideration of a conditional use for a salon in an existing multi-tenant commercial building in IL (Industrial-Limited) zoning at 1325 Greenway Cross; 14th Ald. Dist.
- On a motion by Cantrell, seconded by Rewey, the Plan Commission placed this matter on file without prejudice at the request of the applicant.
- A motion was made by Cantrell, seconded by Rewey, to Place On File Without Prejudice. The motion passed by voice vote/other.**
- There were no registrants on this matter.
23. [35641](#) Consideration of a demolition permit to allow demolition of an office building and construction of a mixed-use building containing 3,200 square feet of commercial space and 16 apartments at 3414 Monroe Street; 13th Ald. Dist.
- On a motion by Cantrell, seconded by Rewey, the Plan Commission placed this matter on file without prejudice. The Plan Commission recently approved another version of the project at its April 20 meeting (ID 37586).
- A motion was made by Cantrell, seconded by Rewey, to Place On File Without Prejudice. The motion passed by voice vote/other.**
- There were no registrants on this matter.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

- Upcoming Matters - June 8, 2015

- 510 University Avenue & 435 W. Gilman Street - Demolition Permit and Conditional Use - Demolish existing mixed-use building to construct new mixed-use building with 8,750 sq. ft. of commercial space, 3,000 sq. ft. of flex space and 348 apartments
- 9603 Paragon Street (Lot 1, Paragon Place) - Conditional Use - Construct residential building complex containing 145 apartments in 4 buildings
- 1325 Greenway Cross - IL to CC-T - Rezone existing multi-tenant building
- 855 E. Main Street - Demolition Permit - Demolish street-facing façade of Water Utility operations center as part of addition and renovation of building
- 1113 Graedel Court - Conditional Use - Construct accessory dwelling unit
- 2012 Fisher Street - Conditional Use - Allow daycare center
- 4426 E. Buckeye Road - Conditional Use - Construct outdoor eating area for restaurant
- 425 W. Washington Avenue - Conditional Use Alteration - Approve revised facades and landscaping for mixed-use building

- Upcoming Matters - June 22, 2015

- 665 E. Washington Avenue - Conditional Use - Create private parking lot (in Urban Design Dist. 8)
- 5817 Halley Way - PD Alteration - Revised plans for apartment complex

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

**A motion was made by King, seconded by Cantrell, to Adjourn at 9:50 p.m..
The motion passed by voice vote/other.**