



City of Madison

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

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Monday, November 7, 2016

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: 9 - Steve King; Ledell Zellers; Sheri Carter; Maurice C. Sheppard; Melissa M. Berger; James F. Oeth; Michael W. Rewey; Bradley A. Cantrell and James E. Polewski

Excused: 2 - Ken Opin and Fatima Bendada

Cantrell was chair for this meeting.

Ald. Carter arrived at 5:40 p.m. during Item 1.

Staff present: Heather Stouder, Ben Zellers and Tim Parks, Planning Division.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Sheppard disclosed that he was an employee of Madison College, which was co-applicant on Item 20, but that his relationship would not affect his ability to hear the matter .

MINUTES OF THE OCTOBER 17, 2016 MEETING

On a motion by Rewey, seconded by Oeth, the Plan Commission approved the October 17, 2016 minutes subject to a correction to the announcements section on page 9. The minutes will be revised accordingly.

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

SCHEDULE OF MEETINGS

Regular Meetings: November 21 and December 12, 2016

Special Meeting - Comprehensive Plan Update: Monday, November 28, 2016; 5:00-7:00 p.m.; City-County Building, Room 108 (Parks Conference Room)

SPECIAL ITEM OF BUSINESS

1. [44961](#) Planning Division staff presentation: The Urban Footprint Project

The Plan Commission took no action on this item following a presentation by Ben Zellers of the Planning Division and questions by members.

ROUTINE BUSINESS

2. [44736](#) Authorizing the Mayor and City Clerk to execute a lease with Chandler Properties, L.L.C. allowing for the use of the City-owned parcel located at 1430 East Washington Avenue for parking purposes.
- A motion was made by Rewey, seconded by Berger, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by voice vote/other.**
3. [44738](#) SUBSTITUTE Authorizing the execution of a Dedication Agreement, including the acceptance of a Warranty Deed and an Access Easement between the City of Madison and Lloyd and Jo Ann Bitzer, pertaining to the dedication of 8.288 acres of vacant land for conservation park purposes, located adjacent to and north of 3020 Shady Oak Lane in the Town of Verona, Dane County.
- A motion was made by Rewey, seconded by Berger, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.**
4. [44836](#) Authorizing the execution of a Declaration of Easement for Public and Private Utility Purposes over a portion of Thousand Oaks Park, located at 850 South Point Road.
- A motion was made by Rewey, seconded by Berger, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.**
5. [44913](#) Amending RES-16-00759 to Update the Relocation Order Map and the Schedule of Land Required for the Construction and Maintenance of Improvements for a Public Street as Part of the Eighth Addition to Blackhawk Subdivision. (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.**
6. [44915](#) Authorizing the execution of a First Amendment to the Lease to Mendota Rowing Club, Inc. for the Leased Premises, including the Hoover Boat House, located at 622 East Gorham Street.
- A motion was made by Rewey, seconded by Berger, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by voice vote/other.**
7. [44917](#) Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and Thomas R. Welch and Carol L. Welch for the purchase of a parcel located at 3629 Marsh Road.

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

- 8. [44930](#) 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 relief pipe within parcels located at 802 (Metro site) and 2402 S Park Street. Located in part of the SE ¼ of the NW ¼ of Section 35, T7N, R9E. (14th 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.

There were no registrants on the Routine Business items.

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 & Related Requests

- 9. [44731](#) Creating Section 28.022 -- 00251 of the Madison General Ordinances to change the zoning of property located at 604 South Point Road, 9th Aldermanic District, from SR-V2 (Suburban Residential - Varied 2) District to TR-U1 (Traditional Residential - Urban 1) District.

On a motion by Rewey, seconded by Ald. Carter, the Plan Commission found the standards met recommended approval of the zoning map amendment (ID 44731) to the Common Council and approved the conditional use (ID 44440) for the project subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

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

- 10. [44440](#) Consideration of a conditional use for a residential building complex containing 274 apartments in five buildings on property addressed as 604 South Point Road; 9th Ald. Dist.

On a motion by Rewey, seconded by Ald. Carter, the Plan Commission found the standards met recommended approval of the zoning map amendment (ID 44731) to the Common Council and approved the conditional use (ID 44440) for the project subject to the comments and conditions contained in the Plan Commission materials.

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

The following were registered on Items 9 and 10, which were considered together:

Registered in support and available to answer questions were: John McKenzie of Hidden Cove Road, the applicant, and J. Randy Bruce and Greg Held, Knothe Bruce Architects, LLC of University Avenue, Middleton, representing the applicant.

- 11. [44732](#) Creating Section 28.022-00254 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan at property located at 489 Commerce Drive, 9th Aldermanic District, and creating Section 28.022-00255 to amend a Planned Development District to approve a Specific Implementation Plan.

On a motion by Rewey, seconded by Ald. Carter, the Plan Commission recommended re-referral of the amended planned development to November 21, 2016 (December 6, 2016 Common Council) at the request of the applicant. The motion to recommend re-referral to the Plan Commission passed by voice vote/ other.

A motion was made by Rewey, seconded by Carter, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by November 21, 2016. The motion passed by voice vote/other.

There were no registrants on this matter.

- 12. [44733](#) Creating Section 28.022-00252 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan at property located at 8102 Watts Road, 9th Aldermanic District, and creating Section 28.022-00253 to amend a Planned Development District to approve a Specific Implementation Plan

On a motion by Rewey, seconded by Ald. Carter, the Plan Commission recommended re-referral of the amended planned development to November 21, 2016 (December 6, 2016 Common Council) pending a recommendation by the Urban Design Commission. The motion to recommend re-referral to the Plan Commission passed by voice vote/ other.

A motion was made by Rewey, seconded by Carter, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by November 21, 2016. The motion passed by voice vote/other.

There were no registrants on this matter.

- 13. [44590](#) Creating Section 28.022 -- 00250 of the Madison General Ordinances to change the zoning of property located at 2645 Union Street, 6th Aldermanic District, from TR-C4 (Traditional Residential-Consistent 4) District to TR-V1 (Traditional Residential - Varied 1) District.

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

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

There were no registrants on this matter.

- 14. [44743](#) Creating Section 15.01(601) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Aldermanic Districts and Wards" attaching to the 14th Aldermanic District the Carey and Slinde Enterprises, LLC (aka Badger Bowl) Attachment; creating Section 15.02(139) of the Madison General Ordinances to assign the attached property to Ward 139; amending Section 15.03(14) to add Ward 139 to Aldermanic District 14; and creating Section 28.022 - 00256 to zone the property CC (Commercial Center) District

On a motion by Rewey, seconded by Ald. Carter, the Plan Commission recommended approval of this attachment and zoning map amendment by voice vote/ other.

NOTE: A 2/3 VOTE OF THE COMMON COUNCIL IS REQUIRED TO ADOPT THIS ORDINANCE.

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

There were no registrants on this matter.

Conditional Use & Demolition Permits

- 15. [44183](#) Consideration of a major alteration to an approved conditional use to allow construction of 11 live-work units and 32 multi-family dwellings along the E. Mifflin Street side of "The Galaxie" mixed-use development, generally addressed as 810 E. Washington Avenue; Urban Design Dist. 8; 2nd Ald. Dist.

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

- That the Traffic Engineering Division confirm that adequate vision clearance is provided at both driveway entrances adjacent to Phase 3 per MGO Chapter 27.
- That a lighting plan be submitted for approval by the Urban Design Commission and staff prior to final plan approval and issuance of permits.

This motion passed by voice vote / other.

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

Registered in support of the project were Lee Christensen, Gebhardt Development of North Street, the applicant, and Kyle Dumbleton of W. Edgewater Street, Portage, representing the applicant.

- 16. [44184](#) Consideration of a demolition permit and conditional use to allow demolition of 3 retail buildings and a restaurant and construction of a mixed-use building containing 9,200 square feet of commercial space and 39 apartments at 1109-1123 S. Park Street; Urban Design Dist. 7; 13th Ald. Dist.

On a motion by Rewey, seconded by Ald. Carter, the Plan Commission referred this request to a future meeting pending a recommendation by the Urban Design Commission. The motion to refer passed by voice vote/ other.

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

There were no registrants on this matter.

- 17. [44434](#) Consideration of a demolition permit to allow demolition of a commercial building with no proposed use at 2605 Todd Drive; 14th Ald. Dist.

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

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

Registered in support of the request and available to answer questions was Amy Wildman , Ideal Builders, Inc. of Emil Street.

18. [44554](#) Consideration of a demolition permit and conditional use to demolish a residence attached to church and a portion of the existing University of Wisconsin-Madison Chemistry Building to allow construction of nine-story academic tower as part of the renovation of the Chemistry Buildings complex at 1101-1121 University Avenue; 8th Ald. Dist.
- On a motion by Rewey, seconded by Ald. Carter, the Plan Commission found that the standards were met and approved the demolition permit and conditional use subject to comments and conditions contained in the Plan Commission materials. This motion passed by voice vote / other.
- A motion was made by Rewey, seconded by Carter, to Approve. The motion passed by voice vote/other.**
- Registered in support of the project and available to answer questions were: Gary Brown, Peter Heaslett and Aaron Williams, University of Wisconsin-Madison Facilities Planning and Management of N. Mills Street, the applicants; Daniel Hale, Strang, Inc. of Mineral Point Road, representing the applicant; Robert McMahon of Inner Drive, representing the University of Wisconsin-Madison Chemistry Department, and; John Moore of University Avenue, representing the University of Wisconsin-Madison Chemistry Department.
19. [44564](#) Consideration of a demolition permit and conditional use to demolish an existing skilled nursing facility and construct a new skilled nursing and assisted living facility at 4325 Nakoma Road; 10th Ald. Dist.
- On a motion by Rewey, seconded by Ald. Carter, the Plan Commission referred this request to November 21, 2016 at the request of staff due to a pre-application notice issue. The motion to refer passed by voice vote/ other.
- A motion was made by Rewey, seconded by Carter, to Refer to the PLAN COMMISSION and should be returned by November 21, 2016. The motion passed by voice vote/other.**
- There were no registrants on this matter.
20. [44565](#) Consideration of a conditional use in SEC (Suburban Employment Campus) zoning to convert tenant space in an existing office building into space for Madison College at 8017 Excelsior Drive; 9th Ald. Dist.
- On a motion by Rewey, seconded by Ald. Carter, the Plan Commission placed this application on file at the request of the applicant, who withdrew the request.
- A motion was made by Rewey, seconded by Carter, to Place On File Without Prejudice. The motion passed by voice vote/other.**
- There were no registrants on this matter.
21. [44566](#) Consideration of a conditional use for a vehicle-access sales and service window in an existing multi-tenant commercial building at 1401 Emil Street; 14th Ald. Dist.
- On a motion by Rewey, seconded by Ald. Carter, the Plan Commission found that the standards were met and approved the conditional use subject to comments and conditions contained in the Plan Commission materials. This motion passed by voice vote / other.
- A motion was made by Rewey, seconded by Carter, to Approve. The motion passed by voice vote/other.**
- There were no registrants on this matter.
22. [44567](#) Consideration of a conditional use in IL (Industrial-Limited) zoning for a rock-climbing training facility (arts/ technical/ trade school) at 3118 Kingsley Way; 14th Ald. Dist.

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

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

There were no registrants on this matter.

23. [44568](#)

Consideration of a major alteration to an approved conditional use planned multi-use site to allow a revised parking lot layout with an entrance plaza and outdoor seating area for a grocery store tenant at Northside Town Center, 2801-2921 N. Sherman Avenue; 12th Ald Dist.

On a motion by Rewey, seconded by Ald. Carter, the Plan Commission found that the standards were met and approved the conditional use alteration subject to comments and conditions contained in the Plan Commission materials. This motion passed by voice vote / other.

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

Registered in support of the request and available to answer questions were Matt Aro of King Street, representing the Willy Street Co-op, the applicant, and Anya Firszt of Center Avenue.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Heather Stouder summarized the upcoming matters for the Plan Commission.

- Upcoming Matters - November 21, 2016

- 1004-1032 S. Park Street - Amended PD(GDP-SIP) - Revised plans for approved mixed-use building to include 1,965 sq. ft. of commercial space, 156 apartments and 5 live-work units
- 119-125 N. Butler Street 120-124 N. Hancock Street - Demolition Permit and Conditional Use - Demolish two-family residence and four-unit apartment building to construct 52-unit apartment bldg. in residential bldg. complex including 2 existing two-family residences
- Zoning Text Amendment - Amend Sections 28.140(1)(d) and (e) to restrict when roof decks, porches, and balconies may be counted as usable open space
- Zoning Text Amendment - Creating Section 28.100 and amending Sections 28.151 and 28.211 to add Nonmetallic Mineral Extraction District (ME) as a Special District
- Zoning Text Amendment - Amending Sections 28.211, 28.151, 28.061, 28.072, 28.082 and 28.132 and creating Section 28.006(3)(i) to allow Storage Lockers in the Mixed Use and Commercial Districts, Employment Districts, and the DC, UOR, and UMX districts.
- 2348-2370 Revival Ridge - PD(GDP) to TR-C3 - Rezone future Allied Park
- 2670 Milwaukee Street - Conditional Use - Reuse of former place of worship as school and offices
- 5404 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront lot
- 216 E. Dean Avenue - Conditional Use - Construct accessory building in excess of 800 sq. ft. in SR-C1 zoning
- 823 E. Johnson Street - Conditional Use - Approve restaurant-tavern use in existing tea house
- 501 Walnut Street - Demolition Permit - Demolish laboratory with no proposed use
- 904 Williamson Street - Conditional Use - Approve outdoor eating areas and conditional use parking reduction for restaurant-tavern
- 5722 Lake Mendota Drive - Conditional Use - Construct accessory building in excess of 576 sq. ft. in TR-C1 zoning on lakefront lot
- 4310 Mohawk Drive - Conditional Use - Convert two-family, two-unit dwelling into three-unit, three-family dwelling

- Upcoming Matters - December 12, 2016

- 301 Cross Oak Drive - PD(GDP) to PD(SIP) - Construct nine-unit townhouse building
- 518-542 Junction Road - PD (GDP-SIP) Alteration - Construct mixed-use development with 173 residential units and 7,900 square feet of commercial space in three buildings
- 801 E. Washington Avenue - Conditional Use - Construct up to eight-story commercial/ office building containing 152,925 square feet of floor area, including 40,000 square-foot theater/ concert hall in Urban Design Dist. 8
- 819 E. Washington Avenue - Conditional Use - Construct eight-story, 158,000 square-foot office building in Urban Design Dist. 8
- 6509 Normandy Lane - Conditional Use - Construct mixed-use building in a planned multi-use site containing 2,400 square feet of commercial space and 73 apartments
- 53 West Towne Mall - Conditional Use - Convert existing Sears store into multi-tenant commercial building, convert auto repair shop into 2 restaurants and create 3 commercial pad sites in reconfigured parking lot

ANNOUNCEMENTS

Cantrell noted that he would not be present for the November 21, 2016 meeting

ADJOURNMENT

A motion was made by King, seconded by Rewey, to Adjourn at 6:30 p.m. The motion passed by voice vote/other.