



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Approved PLAN COMMISSION

This meeting may be viewed LIVE on Charter Spectrum Channel 994, AT&T U-Verse Channel 99 or at www.madisoncitychannel.tv.

Monday, May 23, 2016

5:30 PM

210 Martin Luther King, Jr. Blvd.
Room 201 (City-County Building)

CALL TO ORDER/ROLL CALL

Present: 6 - Ken Opin; Maurice C. Sheppard; Melissa M. Berger; Michael W. Rewey; Bradley A. Cantrell and James E. Polewski

Excused: 4 - Steve King; Ledell Zellers; Sheri Carter and Michael G. Heifetz

Opin was chair for the meeting.

Staff Present: Natalie Erdman, Secretary; Jay Wendt, Kevin Firchow, and Jessica Vaughn, Planning Division; and Dan Rolfs, Office of Real Estate Services.

PUBLIC COMMENT

There was no public comment under this item.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Michael Rewey stated he would recuse himself from any discussion on Agenda Item #19 or abstain from a vote if it remained on the consent agenda unless his participation was needed to keep quorum. Melissa Berger disclosed that a friend had briefly spoken with her regarding agenda item #21 and indicated to her he would be speaking at the public hearing for that item. She indicated this would not impact her ability to review that item.

MINUTES OF THE MAY 9, 2016 MEETING

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

SCHEDULE OF MEETINGS

June 13, 27 and July 11, 25, 2016

ROUTINE BUSINESS

1. [42877](#) Authorizing the Mayor and City Clerk to execute a lease for farming purposes with Dennis Acker for 45.34 acres of land located on Meadow Road in the Town of Middleton.

On a motion by Rewey, seconded by Cantrell, the Plan Commission returned this item to the Board of Estimates with a recommendation for approval. The motion passed by voice vote / other.

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

There were no registrations on this item.

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 Increment District

2. [42870](#) Approving a second amendment to Tax Incremental District (TID) #36 (Capitol Gateway Corridor), City of Madison, and approving a Project Plan and Boundary for said amended TID.

On a motion by Rewey, seconded by Cantrell, the Plan Commission returned this item to the Board of Estimates with a recommendation for approval. The motion passed by voice vote / other.

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

There were no registrations on this item.

Zoning Map Amendments & Related Requests

3. [42462](#) Creating Section 28.022 - 00231 of the Madison General Ordinances to amend a Planned Development District at property located at 601 Langdon Street, 8th Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00232 to amend a Planned Development District to approve a Specific Implementation Plan.

On a motion by Berger, seconded by Cantrell, the Plan Commission recommended that the Common Council re-refer this item to the June 13, 2016 Plan Commission in order to receive a recommendation from the Urban Design Commission. This motion passed by voice vote / other.

A motion was made by Berger, seconded by Cantrell, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 6/13/2016. The motion passed by voice vote/other.

There were no registrations on this item.

4. [42298](#) Consideration of a conditional use for a walk-up service window at 601 Langdon Street; 8th Ald. Dist.

On a motion by Berger, seconded by Cantrell, the Plan Commission referred this item to the June 13, 2016 Plan Commission meeting in order to receive a recommendation from the Urban Design Commission. This motion passed by voice vote / other.

A motion was made by Berger, seconded by Cantrell, to Refer to the PLAN COMMISSION and should be returned by 6/13/2016. The motion passed by voice vote/other.

There were no registrations on this item.

5. [42642](#) Creating Section 28.022-00233 of the Madison General Ordinances changing the zoning of properties located at 404-410 West Washington Avenue and 8-14 North Broom Street, 4th Aldermanic District from PD (Planned Development) District to DR-2 (Downtown Residential 2) District; and creating 28.022-00234 establishing a five (5) foot front-yard setback of the above-described property along North Broom Street.

On a motion by Berger, seconded by Cantrell, the Plan Commission recommended that the Common Council re-refer this item to a future Plan Commission meeting at the applicant's request. No future meeting date was specified. This motion passed by voice vote / other.

A motion was made by Berger, seconded by Cantrell, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION. The motion passed by voice vote/other.

There were no registrations on this item.

6. [42308](#) Consideration of a demolition permit and conditional use to allow for the demolition of six residential buildings and construction of an 85-unit apartment building on properties addressed as 404-410 W. Washington Avenue and 8-14 N. Broom Street; 4th Ald. Dist.

On a motion by Berger, seconded by Cantrell, the Plan Commission referred this item to a future Plan Commission meeting at the request of the applicant. No future meeting date was specified.

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

There were no registrations on this item.

7. [42643](#) Creating Section 28.022 -- 00235 of the Madison General Ordinances to amend a Planned Development District at property located at 6302 Town Center Drive, 3rd Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00236 to amend a Planned Development District to approve a Specific Implementation Plan.

On a motion by Rewey, seconded by Cantrell, the Plan Commission found that the standards were met and recommended approval of the zoning map amendment subject to the comments and conditions contained within the Plan Commission materials and the following condition:

- That a waiver to Section 28.141(4)(g) and 28.141(11) be granted to allow the project to proceed with 12 bicycle parking stalls.

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

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

Speaking in support of this item and representing the applicant was Jody Shaw, Potter Lawson Inc. of University Row. Registered in support and available to answer questions were the applicant, Joel Zielke of Ann Street and Eugene Post, Potter Lawson Inc. of University Row, representing the applicant.

Land Division

8. [42553](#) Approving a Certified Survey Map of property owned by the University of Wisconsin Board of Regents located at 130 E. Gilman Street; Mansion Hill Historic District; 2nd Ald. Dist.

On a motion by Berger, seconded by Cantrell, the Plan Commission found that the standards were met

and recommended approval subject to the comments and conditions contained within the Plan Commission materials. This vote passed by voice vote / other.

A motion was made by Berger, seconded by Cantrell, 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 and available to answer questions was the applicant Gary Brown representing the University of Wisconsin-Madison of North Mills Street.

9. [30331](#)

Approving a Certified Survey Map of property owned by the University of Wisconsin Board of Regents located at 130 E. Gilman Street; 2nd Ald. Dist.

On a motion by Berger, seconded by Cantrell, the Plan Commission recommended this item be placed on file without prejudice. A newer version of this request (ID 42553) was recommended for approval by the Plan Commission at their May 23, 2016 meeting. The motion to place this item on file passed by voice vote / other.

A motion was made by Berger, seconded by Cantrell, to RECOMMEND TO COUNCIL TO PLACE ON FILE - REPORT OF OFFICER. The motion passed by voice vote/other.

There were no registrations on this item.

Conditional Use & Demolition Permits

10. [39826](#)

REVISED - Consideration of a demolition permit and conditional use to allow demolition of two commercial buildings and construction of a second building and expanded parking lot for an existing auto body shop at 5317 Wayne Terrace; 17th Ald. Dist.

On a motion by Berger, seconded by Cantrell, the Plan Commission found that the standards were met and approved this request subject to the comments and conditions contained within the Plan Commission materials.

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

Registered in support and available to answer questions was Jim Triatik of Emil Street.

11. [41731](#)

Consideration of a conditional use for limited production and processing at an existing coffeehouse in TSS (Traditional Shopping Street District) zoning at 961 S. Park Street; Urban Design Dist. 7; 13th Ald. Dist.

On a motion by Berger, seconded by Cantrell, the Plan Commission referred this item to their meeting of September 19, 2016 at the request of the applicant. This motion passed by voice vote / other.

A motion was made by Berger, seconded by Cantrell, to Refer to the PLAN COMMISSION and should be returned by 9/19/2016. The motion passed by voice vote/other.

There were no registrations on this item.

12. [42297](#)

Consideration of a conditional use to establish an outdoor eating area for a tavern at 1380 Williamson Street; 6th Ald. Dist.

On a motion by Rewey, seconded by Cantrell, the Plan Commission found that the standards were met and recommended approval subject to the comments and conditions contained within the Plan Commission materials.

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

Speaking in support of this item was the applicant Gilbert Altschul of Williamson Street . Speaking in opposition to this request was William Gilmore of Spaight Street.

13. [42303](#) Consideration of a demolition permit to demolish a single-family residence and construct a new single-family residence at 3303 Gregory Street; 13th Ald. Dist.

On a motion by Berger, seconded by Cantrell, the Plan Commission referred this item to their June 13, 2016 meeting at the request of the applicant. This vote passed by voice vote / other.

A motion was made by Berger, seconded by Cantrell, to Refer to the PLAN COMMISSION and should be returned by 6/13/2016. The motion passed by voice vote/other.

There were no registrations on this item.

14. [42304](#) Consideration of a conditional use to allow construction of a building (single-family residence) in excess of 10,000 square feet at 815 Big Stone Trail; 9th Ald. Dist.

On a motion by Berger, seconded by Cantrell, the Plan Commission referred this item to their June 13, 2016 meeting at the request of the applicant. This vote passed by voice vote / other.

A motion was made by Berger, seconded by Cantrell, to Refer to the PLAN COMMISSION and should be returned by 6/13/2016. The motion passed by voice vote/other.

There were no registrations on this item.

15. [42307](#) Consideration of a conditional use to construct an outdoor recreation area, expand the parking area, increase the capacity and modify the floorplan for approved outdoor eating area, and approve a parking reduction, all for a restaurant-tavern at 1313 Regent Street and 7 S. Randall Avenue; 13th Ald. Dist.

On a motion by Berger, seconded by Cantrell, the Plan Commission referred this item to their June 13, 2016 meeting at the request of the applicant. This vote passed by voice vote / other.

A motion was made by Berger, seconded by Cantrell, to Refer to the PLAN COMMISSION and should be returned by 6/13/2016. The motion passed by voice vote/other.

There were no registrations on this item.

16. [42555](#) Consideration of a demolition permit to allow demolition of a military reserve facility with no proposed future use at 1439 Wright Street; 15th Ald. Dist.

On a motion by Berger, seconded by Cantrell, the Plan Commission found that the standards were met and approved this item subject to the comments and conditions contained within the Plan Commission materials. The motion passed by voice vote / other.

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

Registered in support and available to answer questions were William LeGore and Kim Jones, representing the Dane County Regional Airport of International Lane .

17. [42556](#) Consideration of a conditional use to establish a nightclub in the TE-Traditional Employment zoning district in an existing multi-tenant building at 1444 E. Washington Avenue; Urban Design Dist. 8; 2nd Ald. Dist.

On a motion by Berger, seconded by Cantrell, the Plan Commission found that the standards were met and approved this item subject to the comments and conditions contained within the Plan Commission

materials. The motion passed by voice vote / other.

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

Registered in support and available to answer questions were the applicant, John Chandler of Woodland Drive, Westport and Edward Kuharski of Sidney Street, representing the applicant.

18. [42557](#)

Consideration of a demolition permit to demolish a single-family residence with no proposed use at 4341 Mineral Point Road; 11th Ald. Dist.

On a motion by Berger, seconded by Cantrell, the Plan Commission found that the standards were met and approved this item subject to the comments and conditions contained within the Plan Commission materials. The motion passed by voice vote / other.

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

Registered in support and available to answer questions was Andrew Braman -Wanek of Milwaukee Street.

19. [42558](#)

Consideration of a conditional use to allow construction of an accessory building with an accessory dwelling unit at 217 N. Meadow Lane; 11th Ald. Dist.

On a motion by Berger, seconded by Cantrell, the Plan Commission found that the standards were met and approved this item subject to the comments and conditions contained within the Plan Commission materials. The motion passed by the following vote: AYE: Sheppard, Berger, Cantrell, and Polewski; NO: None; ABSTAIN: Rewey; NON-VOTING: Opin and Bendada; and EXCUSED: Ald. King, Ald. Zellers, Ald. Carter, and Heifetz.

A motion was made by Berger, seconded by Cantrell, to Approve. The motion passed by the following vote:

Ayes: 4 - Maurice C. Sheppard; Melissa M. Berger; Bradley A. Cantrell and James E. Polewski

Abstentions: 1 - Michael W. Rewey

Excused: 4 - Steve King; Ledell Zellers; Sheri Carter and Michael G. Heifetz

Non Voting: 1 - Ken Opin

Registered in support and available to answer questions was Todd Seiler , Next Step Building and Design of Green Avenue, Blue Mounds. Registered in neither support nor opposition and available to answer questions was Melanie Ramey of Meadow Lane.

20. [42559](#)

Consideration of a conditional use to construct a two-family-twin dwelling at 1815-1817 Dondee Road; 16th Ald. Dist.

On a motion by Berger, seconded by Cantrell, the Plan Commission found that the standards were met and approved this item subject to the comments and conditions contained within the Plan Commission materials. The motion passed by voice vote / other.

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

Registered in support and available to answer questions was Karim Abrouq of Saint Johns Street , Cottage Grove.

21. [42565](#) Consideration of a demolition permit and conditional uses to allow demolition of a multi-tenant commercial building and single-family residence and construction of a mixed-use building with approximately 5,000 square feet of commercial space and 48 dwelling units at 1603-1609 Monroe Street; 13th Ald. Dist.

On a motion by Cantrell, seconded by Sheppard, the Plan Commission found that the standards were met and approved this request subject to the comments and conditions contained within the Plan Commission materials. In speaking to findings related to his motion, Mr. Cantrell stated that he believed the project represented normal and orderly development, created an environment of sustained aesthetic desirability, and that the extra height was appropriate at this location due to several factors. In regards to plan consistency, Mr. Cantrell noted that while the [Monroe Street Commercial District Plan](#) recommends a maximum height of four stories, the plan further states that there are no absolutes and that projects should be reviewed on a case-by-case basis. The unique nature of this site, including the project setting along a low point on Monroe Street and its location across from an open space make five stories appropriate at this location, where it may not be in other locations of Monroe Street. He further stated that the project relates to the surrounding streets and properties with its use of setbacks and use of materials. Finally, he concluded that this was a good location to support density.

The motion passed by the following 3:2 vote: (AYE: Cantrell, Sheppard, and Opin; NO: Berger and Polewski; ABSTAIN: Rewey; NOT-VOTING: Bendada; and EXCUSED: Ald. King, Ald. Zellers, Ald. Carter, and Heifetz.

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

Ayes: 3 - Ken Opin; Maurice C. Sheppard and Bradley A. Cantrell

Noes: 2 - Melissa M. Berger and James E. Polewski

Abstentions: 1 - Michael W. Rewey

Excused: 4 - Steve King; Ledell Zellers; Sheri Carter and Michael G. Heifetz

Speaking in support of this item was the applicant Gregg Shimanski of Monroe Street and Paul Cuta, CaS4 Architecture of South Paterson Street; Marc Schellpfeffer, CaS4 Architecture of South Paterson Street; Lucas Roe, Reinhart, Boerner, Van Deuren of East Mifflin Street; and Nathan Wautier, Reinhart, Boerner, Van Deuren of East Mifflin Street, all representing the applicant. Also speaking in support was Craig Stanley of Vilas Avenue representing the Vilas Neighborhood Association; Doug Carlson of Oakland Avenue representing the Vilas Neighborhood Association; and Jason Ilstrup of Council Crest.

Speaking in opposition to this item were Fraser Gurd of Jefferson Street; Hans Borchering of Jefferson Street; Grant Syverson of Oakland Avenue; and Gera Bodley of Grant Street. Registered in opposition and not wishing to speak was Gera Bodley of Grant Street.

BUSINESS BY MEMBERS

There was no Business By Members.

SECRETARY'S REPORT

Jay Wendt summarized the upcoming matters:

- Upcoming Matters - June 13, 2016

- 425 W. Washington Avenue - Conditional Use Alteration - Approve alterations to exterior and landscaping of existing mixed-use building
- 5251 High Crossing Blvd. - Conditional Use - Construct multi-tenant commercial building with vehicle access sales & service window
- 815 Big Stone Trail - Conditional Use - Construct building (single-family residence) in excess of 10,000

- sq. ft. of floor area and accessory building exceeding 800 square feet of floor area
- 5702-5712 Odana Road - Demolition Permit and Conditional Use - Demolish 2 commercial buildings and construct automotive sales facility in Urban Design Dist. 3
- 310 Clemons Avenue and 301 Riverside Drive - Certified Survey Map Referral - Re-divide 2 lots for an existing church and single-family residence
- 4814 Freedom Ring Road - Conditional Use - Construct a gas station with convenience store
- 2701 Monroe Street - Conditional Use - Construct outdoor eating area for restaurant-tavern
- 906 E. Mifflin Street - Demolition Permit and Conditional Use - Demolish single-family residence and construct new single-family residence with detached accessory dwelling unit
- 2921 Landmark Place - Conditional Use - Construct office building exceeding 68 feet in height in SE zoning
- 5144 Spring Court - Conditional Use - Construct additions to single-family residence on lakefront parcel

- Upcoming Matters - June 27, 2016

- 28 Langdon Street - Conditional Use - Renovate existing sorority house (Referred to this date at the request of the applicant)
- 615 W. Johnson Street - Conditional Use - Renovations and additions to Witte Residence Hall
- 933 Menomonie Lane - Conditional Use - Construct new accessory building exceeding 800 square feet on SR-C1 zoned lot
- 1001 S. Whitney Way - Conditional Use - Construct an outdoor eating area associated with food and beverage establishment in Urban Design Dist. 2

ANNOUNCEMENTS

Maurice Sheppard indicated due to work schedule, he would not be present for the July 11, July 25, and August 8 Plan Commission meetings.

ADJOURNMENT

A motion was made by Rewey, seconded by Berger, to Adjourn at 7:23 pm. The motion passed by voice vote/other.