



City of Madison

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

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Monday, February 22, 2016

5:30 PM

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

CALL TO ORDER/ROLL CALL

Present: 9 - Ledell Zellers; Sheri Carter; Ken Opin; Maurice C. Sheppard; Melissa M. Berger; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell and James E. Polewski

Excused: 2 - Steve King and Fatima Bendada

Opin was chair for this meeting.

Staff present: Katherine Cornwell, Kevin Firchow and Tim Parks, Planning Division.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Rewey noted that he met with City staff regarding Item 4.

MINUTES OF THE FEBRUARY 8, 2016 MEETING

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

SCHEDULE OF MEETINGS

March 7, 21 and April 4, 18, 2016

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 Text Amendment

1. [40613](#) Creating Section 28.004(1) and renumbering Sections 28.004(1) through (6) to (2) through (7), respectively, of the Madison General Ordinances to state how a permissive zoning code, like Chapter 28, should be interpreted.

On a motion by Ald. Zellers, seconded by Cantrell, the Plan Commission recommended approval of the zoning text amendment on the following 7-1 vote: AYE: Ald. Carter, Ald. Zellers, Berger, Cantrell, Rewey, Polewski, Sheppard; NAY: Heifetz; NON-VOTING: Opin; EXCUSED: Ald. King, Bendada.

A motion was made by Zellers, seconded by Cantrell, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by the following vote:

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

Noes: 1 - Michael G. Heifetz

Excused: 2 - Steve King and Fatima Bendada

Non Voting: 1 - Ken Opin

There were no registrants on this matter.

Conditional Uses

- 2. [41251](#) Consideration of a conditional use for additions and renovations to an existing sewer pump station and the construction of new restrooms at Marshall Park at 2115 Allen Boulevard; 19th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were 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.

There were no registrants on this matter.

- 3. [41577](#) Consideration of a conditional use for an arts/ technical/ trade school tenant in an existing mixed-use building in the DC (Downtown Core) zoning district at 30 W. Mifflin Street; 4th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were 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 Paul Jirovetz of W. Mifflin Street.

Registered in support but not wishing to speak was Ald. Mike Verveer, 614 W. Doty Street #407, representing the 4th Dist.

Subdivision

- 4. [41145](#) Approving the preliminary plat and final plat of The Turn at Cherokee at 5204 N. Sherman Avenue; 18th Ald. Dist.

On a motion by Rewey, seconded by Cantrell, the Plan Commission recommended approval of the subdivision 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 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 of the project and available to answer questions were: Dennis Tiziani, Cherokee Park, Inc. of N. Sherman Avenue, the applicant; Bill White of Lakeland Avenue and Scott Anderson of Tara Lane, Waunakee, both representing the applicant.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT**- Upcoming Matters - March 7, 2016**

- 3391 Meadow Road - Extraterritorial Preliminary Plat and Final Plat - Aspen Meadows Estates, Town of Middleton, creating 11 single-family lots, 1 outlot for stormwater management, and 1 outlot for future development
- 4802-4824 Tradewinds Parkway - IL to SE and Conditional Use Alteration - Expand existing hotel in Urban Design Dist. 1
- 5401 Tancho Drive - PD(GDP) to Amended PD(GDP-SIP) - Construct 264 apartments in 7 buildings and a clubhouse
- 1612 Seminole Highway - TR-C2 to NMX and Conditional Use - Provide conforming zoning for restaurant-tavern and approve existing outdoor eating area
- 503 Schewe Road - Final Plat - The Willows II, creating 45 single-family lots and 1 outlot for public stormwater management and greenway purposes
- 601 North Street - Conditional Use Alteration - Re-approving outdoor eating area for restaurant-tavern

- Upcoming Matters - March 21, 2016

- 1801 E. Washington Avenue - IL to TE, Demolition Permit and Conditional Use - Demolish building materials supply facility to construct mixed-use building with 20,000 sq. ft. of commercial space and 230 apartments in Urban Design Dist. 8
- 9301 Silicon Prairie Pkwy. 301 & 302 Pine Lawn Pkwy. - PD (GDP) to Amended PD (GDP) & PD (SIP), Preliminary Plat & Final Plat - Amend GDP to allow 2 six-unit townhouse buildings to be developed as 6 two-family twin homes, approve SIP for 8 two-family twin homes, and Cardinal Glenn Replat No. 1, creating 16 lots for 8 two-family twin homes
- 2802 Waunona Way - Conditional Use - Construct accessory restroom building for Esther Beach Park on lakefront parcel
- 2921 N. Sherman Avenue - Conditional Use - Allow limited production and processing in multi-tenant commercial building in CC-T zoning

ANNOUNCEMENTS

Cantrell announced that he would not be present for the March 7 and 21 meetings.

Rewey announced that he would not be present for the March 7 meeting.

Berger announced that she would not be present for the March 21 meeting.

ADJOURNMENT

**A motion was made by Rewey, seconded by Heifetz, to Adjourn at 5:55 p.m.
The motion passed by voice vote/other.**