



# City of Madison

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

## Meeting Minutes - Approved PLAN COMMISSION

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Monday, February 8, 2016

5:30 PM

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

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### CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:30 p.m.

**Present:** 10 - Steve King; Ledell Zellers; Sheri Carter; Ken Opin; Maurice C. Sheppard; Melissa M. Berger; Michael W. Rewey; Bradley A. Cantrell; James E. Polewski and Fatima Bendada

**Excused:** 1 - Michael G. Heifetz

Opin was chair for this meeting.

Ald. Carter arrived at 5:35 p.m. after approval of minutes.

Bendada arrived at 6:05 p.m. during the consideration of Items 5 and 6.

Staff present: Katherine Cornwell, Jay Wendt and Tim Parks, Planning Division; Janet Schmidt, Parks Division, and; Jim Whitney, City Engineering Division.

### PUBLIC COMMENT

There were no registrants for public comment.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

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

### MINUTES OF THE DECEMBER 10, 2015 SPECIAL MEETING

Note: Opin provided some minor spelling revisions to Katherine Cornwell to include in the final minutes. Those revisions were not included in the motion to approve the minutes.

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

### MINUTES OF THE JANUARY 25, 2016 REGULAR MEETING

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

### SCHEDULE OF MEETINGS

February 22 and March 7, 21, 2016

**ROUTINE BUSINESS**

- 1. [41303](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction and maintenance of the Demetral Park Path, a new shared-use (bicycle and pedestrian) path completing a route from E. Johnson Street at Pennsylvania Avenue to Commercial Avenue at Packers Avenue. Located in part of the NW ¼ of the SW ¼ and the NE ¼ of the SW ¼ of Section 6, T7N, R10E. (12th AD)

On a motion by Rewey, seconded by Cantrell, the Plan Commission recommended to the Board of Public Works that the matter be placed on file without prejudice as requested by the City Engineer .

**A motion was made by Rewey, seconded by Cantrell, to Return to Lead with the Recommendation to Place on File without Prejudice to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.**

- 2. [41524](#) Authorizing the execution of a Purchase and Sale Agreement by the City of Madison, for the purchase of two platted outlots located at 334 Rustic Drive and 134 Venus Way, from AnchorBank FSB.

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

- 3. [41560](#) Authorizing the Mayor and City Clerk to execute a Release of Public Water Main Easement, and accepting the Grant of new Public Water Main Easement for the public water main facilities located at 7243 Manufacturers Drive.

**A motion was made by Cantrell, seconded by King, to Return to Lead with the Recommendation for Approval to the WATER UTILITY BOARD. 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.

**Zoning Map Amendments & Related Requests**

- 4. [39301](#) Creating Section 28.022 -- 00180 of the Madison General Ordinances to change the zoning of properties located at 115-117 South Bassett Street, 4th Aldermanic District, from PD(GDP-SIP) (Planned Development- General Development Plan-Specific Implementation Plan) District to Amended PD(GDP-SIP) Amended Planned Development (General Development Plan-Specific Implementation Plan) District.

On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended that the proposed planned development amendment be placed on file without prejudice at the request of the applicant and staff. The motion to recommend placing on file passed by voice vote/ other.

**A motion was made by Cantrell, seconded by Rewey, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -RECESSED PUBLIC HEARING. The motion passed by voice vote/other.**

There were no registrants on this matter.

5. [41408](#)

Creating Section 28.022-00219 of the Madison General Ordinances to change the zoning of property located at 5204 North Sherman Avenue, 18th Aldermanic District, from Temp A (Temporary Agricultural) District to SR-C3 (Suburban Residential-Consistent 3) District.

On a motion by Rewey, seconded by Ald. Zellers, the Plan Commission recommended approval of the zoning map amendment (ID 41408) subject to the zoning-related 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 Zellers, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.**

6. [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 Ald. Zellers, the Plan Commission referred the preliminary plat and final plat of The Turn at Cherokee to February 22, 2016 so that additional information could be provided by the City Engineering Division on the adequacy of the proposed stormwater management plan for the project and the impacts on the City's proposed reconstruction of N. Sherman Avenue. The motion to refer passed on the following 5-3 vote: AYE: Ald. Carter, Ald. Zellers, Berger, Polewski, Rewey; NAY: Ald. King, Cantrell, Sheppard; NON-VOTING: Opin, Bendada; EXCUSED: Heifetz.

**A motion was made by Rewey, seconded by Carter, to Refer to the PLAN COMMISSION, due back on February 22, 2016. The motion passed by the following vote:**

**Ayes:** 5 - Ledell Zellers; Sheri Carter; Melissa M. Berger; Michael W. Rewey and James E. Polewski

**Noes:** 3 - Steve King; Maurice C. Sheppard and Bradley A. Cantrell

**Excused:** 1 - Michael G. Heifetz

**Non Voting:** 2 - Ken Opin and Fatima Bendada

Speaking in support of the proposed development was Bill White of Lakeland Avenue, representing Cherokee Park, Inc.

Registered in support and available to answer questions was Dennis Tiziani of N. Sherman Avenue.

7. [41416](#)

Creating Section 28.022-00220 of the Madison General Ordinances to change the zoning of property located at 1910 Tennyson Lane, 12th Aldermanic District, from the SR-V2 (Suburban Residential - Varied 2) District to the SR-C1 (Suburban Residential - Consistent 1) District to reduce the size of the approved zoning lot in accordance with conditions of approval.

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

**A motion was made by Cantrell, seconded by Rewey, 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**

- 8. [41248](#) Consideration of a conditional use for an existing motor freight terminal facility to provide conforming zoning and approval of a parking lot expansion for this existing use at 5518-5702 Manufacturers Drive; 17th 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. The motion to approve passed 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.

- 9. [41249](#) Consideration of a demolition permit to demolish an existing 11,000 square foot building to allow for the construction of a 22,000 square foot warehouse addition at 4707 Pflaum Road; 16th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and approved the demolition permit subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed 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.

- 10. [41335](#) Consideration of a demolition permit to allow the demolition of a single-family residence at at 2049 Baird Street; 14th Ald. Dist. to facilitate expansion of Penn Park.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and approved the demolition permit subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed 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.

- 11. [41336](#) Consideration of a demolition permit to allow the demolition of a grocery store at at 4141 Nakoosa Trail; 15th Ald. Dist. to facilitate the future construction of City of Madison maintenance and storage facilities.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and approved the demolition permit subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed 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.

**Zoning Text Amendment**

- 12. [40614](#) Amending Section 28.142(2) of the Madison General Ordinances to clarify that the six-foot tall fence requirement applies to single- and two-family dwellings.  
 On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended approval of the zoning text amendment by voice vote/ other.  
**A motion was made by Cantrell, seconded by Rewey, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**  
 There were no registrants on this matter.

**Land Division**

- 13. [41152](#) Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating two lots at 2819 CTH T, Town of Sun Prairie.  
 The Plan Commission found the standards were met and approved this land division subject to the comments and conditions contained within the Plan Commission materials. This motion passed 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 land division and available to answer questions was the applicant, Ricky Rice of CTH T, Sun Prairie.

**BUSINESS BY MEMBERS**

There was no business by members.

**SECRETARY'S REPORT**

**- Upcoming Matters - February 22, 2016**

- 2115 Allen Boulevard - Conditional Use - Additions and renovations to an existing Madison Metropolitan Sewerage District pump station and construction of new restrooms at Marshall Park
- 30 W. Mifflin Street - Conditional Use - Establish arts/ technical/ trade school in existing multi-tenant building in DC zoning

**- Upcoming Matters - March 7, 2016**

- 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

**ANNOUNCEMENTS**

There were no announcements.

## ADJOURNMENT

A motion was made by Cantrell, seconded by Berger, to Adjourn at 6:10 p.m.  
The motion passed by voice vote/other.