



City of Madison

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

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Monday, January 25, 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 5:30 p.m.

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

Excused: 1 - Sheri Carter

Opin was chair for this meeting.

Staff present: Jay Wendt, Kevin Firchow, Jessica Vaughn and Tim Parks, Planning Division

Also present: Ald. Barbara Harrington-McKinney, Dist. 1; Ald. Amanda Hall, Dist. 3, and; Ald. Denise Demarb, Dist. 16.

PUBLIC COMMENT

There were no registrations for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Opin disclosed that he was friends with Jeff Rosenberg, the applicant on Items 3, 4 and 11, but that his relationship would not impact his ability to chair the meeting for those items.

MINUTES OF THE JANUARY 11, 2016 MEETING

On a motion by Rewey, seconded by Cantrell, the Plan Commission approved the January 11, 2016 minutes with the following revision:

- That the CC/ action note for Items 8 and 9 be revised to note that Sheppard, not Cantrell, was the maker of the motion on those items.

The motion to approve the minutes passed by voice vote/ other. The minutes will be corrected accordingly.

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

SCHEDULE OF MEETINGS

February 8, 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 Polewski, the Plan Commission referred the relocation order to February 8, 2016 at the request of the City Engineer by voice vote/ other.

A motion was made by Rewey, seconded by Polewski, to Refer to the PLAN COMMISSION and should be returned by February 8, 2016. The motion passed by voice vote/other.

Speaking in opposition to the proposed relocation order was Bruce Wallbaum of Rutledge Street, representing Occupy Madison, Inc.

Registered in opposition and available to answers questions were Brenda Konkel of N. Hancock Street, representing Occupy Madison, Inc., and Edward Kuharski of Sidney Street.

Registered in opposition but not wishing to speak was Allen Barkoff of Barlow Street.

2. [41380](#)

Determining a Public Purpose and Necessity and adopting a Relocation Order for the City of Madison to obtain the land interests required for the maintenance and replacement, if necessary, of an existing fire hydrant and the underground water pipes, facilities and appurtenances providing the hydrant and adjoining properties with water, and the authority of the Mayor and City Clerk to sign all documents necessary to accomplish the acquisition of said land interests.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission recommended approval of the relocation order to the Water Utility Board by voice vote/ other.

A motion was made by Cantrell, seconded by Zellers, 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 6:00 p.m. where there are no registrants wishing to speak in opposition regardless of its placement on the agenda.

Zoning Map Amendments & Related Requests

3. [39894](#)

Creating Section 28.022 - 00187 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan at properties located at 6001-6033 Gemini Drive, 3rd Aldermanic District, and creating Section 28.022 - 00188 to amend a Planned Development District to approve a Specific Implementation Plan.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and recommended approval of the amended planned development to the Common Council subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- That condition 1 of the staff report be revised to require that the sustainability items in the "Implement" section of the January 25, 2016 Compass Group be implemented through the final plans for the project

as approved by the Planning Division Director, and that as many of the items in the "Investigate" section of that memo be implemented with the project as possible.

- That the bike parking for the B Block be better distributed across the site.

- That the applicant investigate with City staff a raised pedestrian crossing of Gemini Drive during the final approval of the project plans.

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

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

4. [41154](#)

Approving the preliminary plat and final plat of Grandview Commons Replat No. 3 located at 6001-6033 Gemini Drive; 3rd Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and recommended approval of the preliminary plat and final plat of *Grandview Commons Replat No. 3* to the Common Council subject to the comments and conditions contained in the Plan Commission materials.

A motion was made by Cantrell, seconded by Zellers, 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 3 and 4, which were considered together:

Speaking in support of the proposed development was Brian Munson, Vandewalle & Associates of E. Lakeside Street, representing the applicants, DSI Real Estate and Veridian Homes.

Registered in support and available to answer questions were: Jeff Rosenberg, Veridian Homes of South Towne Drive; Roger Guest, Veridian Homes of South Towne Drive; Dan Brinkman, DSI Real Estate of Royal Avenue; Dan Day, D'Onofrio Kottke & Associates, Inc. of Westward Way, representing the applicants; Joe Lee and Robert McCaigue, JLA Architects of Crossroads Drive, both representing the applicants, and; Dan Haider of McLean Drive.

Registered in support but not wishing to speak were Kristina & Rick Fatke of Apollo Way.

5. [40958](#)

Creating Section 28.022 - 00214 of the Madison General Ordinances to amend a Planned Development District at property located at 841 Jupiter Drive and 818 North Star Drive, 3rd Aldermanic District to approve an Amended General Development Plan, and creating Section 28.022 - 00215 to amend a Planned Development District to approve a Specific Implementation Plan.

On a motion by Rewey, seconded by Ald. King, the Plan Commission found that the standards were met and recommended approval of the amended planned development to the Common Council subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- That a waiver to Section 28.141(11)(f) be granted to allow up to 75% of bicycle parking for the project to be structured parking, vertical parking or wall mount parking, and for the requirement in that sub-section that a 5-foot access aisle be provided for wall mount parking be waived.

The motion was originally seconded by Cantrell, who later rescinded his second.

The motion to recommend approval with conditions passed on the following 6-2 vote: AYE: Ald. King, Ald. Zellers, Rewey, Heifetz, Berger, Polewski; NAY: Cantrell, Sheppard; NON-VOTING: Opin, Bendada; EXCUSED: Ald. Carter.

A motion was made by Rewey, seconded by King, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - RECESSED PUBLIC HEARING. The motion passed by the following vote:

Ayes: 6 - Steve King; Ledell Zellers; Melissa M. Berger; Michael G. Heifetz; Michael W. Rewey and James E. Polewski

Noes: 2 - Maurice C. Sheppard and Bradley A. Cantrell

Excused: 1 - Sheri Carter

Non Voting: 2 - Ken Opin and Fatima Bendada

Speaking in support of the proposed development was Ulian Kissiov of Presidential Lane, representing the applicant, Fusion Apartments, LLC.

6. [41182](#)

Creating Section 28.022-00218 of the Madison General Ordinances to change the zoning of property located at 9025 Mid Town Road, 1st Aldermanic District, from A (Agricultural) District to SR-C1 (Suburban Residential-Consistent 1) District.

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 (ID 41182) to the Common Council, and approved the demolition permit and conditional use (ID 41013) all subject to the comments and conditions contained in the Plan Commission materials.

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.

7. [41013](#)

Consideration of a demolition permit and conditional use to allow a single-family residence to be demolished and a daycare facility to be constructed at 9025 Mid Town Road; 1st Ald. Dist.

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 (ID 41182) to the Common Council, and approved the demolition permit and conditional use (ID 41013) all subject to the comments and conditions contained in the Plan Commission materials.

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

The following were registered on Items 6 and 7, which were considered together:

Speaking in support of the proposed development were John Scott of Pine Way , Oregon, the applicant, and John Welch of Mica Road.

Speaking in opposition to the proposed development was Toby Spangler of Silverstone Lane .

Registered in support and available to answer questions was Bill Montelbano of E. Hudson Street, Mazomanie.

8. [41183](#)

Creating Section 28.022-00217 of the Madison General Ordinances to change the zoning of property located at 1801 East Washington Avenue, 6th Aldermanic District, from IL (Industrial Limited) District to TE (Traditional Employment) District.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission recommended that the zoning map amendment (ID 41183) and demolition permit and conditional use (ID 41011) be referred to a future meeting at the request of the applicant by voice vote/ other.

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

9. [41011](#)

Consideration of a demolition permit and conditional use to allow a building materials supply facility to be demolished and a mixed-use building with

20,000 square feet of commercial space and 230 apartments to be constructed at 1801 E. Washington Avenue; Urban Design Dist. 8; 6th Ald. Dist.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission recommended that the zoning map amendment (ID 41183) and demolition permit and conditional use (ID 41011) be referred to a future meeting at the request of the applicant by voice vote/ other.

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

There were no registrants on Items 8 and 9.

10. [41185](#) Creating Section 28.022-00216 of the Madison General Ordinances to change the zoning of property located at 6510 Watts Road, 19th Aldermanic District, from CC (Commercial Center) District to SE (Suburban Employment) District.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission recommended that the zoning map amendment be placed on file without prejudice at the request of the applicant by voice vote/ other.

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

There were no registrants on this matter.

Conditional Use & Demolition Permits

11. [37379](#) Consider approval of a major alteration to a conditional use residential building complex to allow the undeveloped portion of Hawks Woods Condominiums located at 1101 Feather Edge Drive and 9807-9856 Hawks Nest Drive; 1st Ald. Dist. to be constructed with 22 single-family residences.

On a motion by Cantrell, seconded by Ald. Zellers, 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 Zellers, to Approve. The motion passed by voice vote/other.

Registered in support of the proposed development and available to answer questions were: Jeff Rosenberg and Roger Guest, Veridian Homes of South Towne Drive, the applicants; Dan Day, D'Onofrio Kottke & Associates, Inc. of Westward Drive, representing the applicants, and; Brian Munson, Vandewalle & Associates of E. Lakeside Street, also representing the applicants.

12. [41147](#) Consideration of a conditional use to establish a brewery in the TE-Traditional Employment zoning district in an existing multi-tenant building at 849 E. Washington Avenue; Urban Design Dist. 8; 6th Ald. Dist.

On a motion by Cantrell, seconded by Ald. Zellers, 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.

In approving the project on the consent agenda, the Commission clarified that the request was for a brewery and not a brewpub as noted in the staff report, and that the occupancy of the brewery would be established at the time of permitting.

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

Registered in support of the request and available to answer questions was Lance McNaughton of Busse Street.

13. [41148](#) Consideration of a conditional use for a restaurant-nightclub at 1380 Williamson Street; 6th Ald. Dist.
- On a motion by Cantrell, seconded by Ald. Zellers, 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 Zellers, to Approve. The motion passed by voice vote/other.**
- Registered in support of the request and available to answer questions was the applicant, Gilbert Altschul of E. Johnson Street.

Land Division

14. [41152](#) Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating two lots at 2819 CTH T, Town of Sun Prairie.
- On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission referred the land division to a future meeting at the request of the applicant and staff by voice vote / other.
- A motion was made by Cantrell, seconded by Zellers, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.**
- There were no registrants on this matter.

BUSINESS BY MEMBERS

Rewey thanked members of the Commission and staff for their condolences for his wife .

SECRETARY'S REPORT

Jay Wendt summarized the upcoming matters for the Commission .

- Upcoming Matters - February 8, 2016

- Zoning Text Amendment - Amend Section 28.142(2) to clarify that the six-foot tall fence requirement applies to single- and two-family dwellings
- 5204 N. Sherman Avenue - Temp. A to SR-C3, Preliminary Plat and Final Plat - The Turn at Cherokee, creating 16 single-family lots and 2 private outlots for stormwater management and golf club use
- 1910 Tennyson Lane - SR-V2 to SR-C1 - Downzone lots planned for future single-family residences
- 5518-5702 Manufacturers Drive - Conditional Use - Conditional use approval for an existing motor freight terminal facility to provide conforming zoning and approval of a parking lot expansion for this existing use
- 4707 Pflaum Road - Demolition Permit - Demolish an existing 11,000 square foot building to allow for a 22,000 square foot warehouse addition
- 2049 Baird Street - Demolition Permit - Demolish single-family residence to allow expansion of Penn Park
- 4141 Nakoosa Trail - Demolition Permit - Demolish grocery store to allow future construction of City maintenance and storage facilities

- 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

ANNOUNCEMENTS

Opin recognized Fatima Bendada, the new Madison Metropolitan School District representative to the Commission.

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.

Ald. King announced that he would not be present for the February 22 meeting.

ADJOURNMENT

A motion was made by King, seconded by Heifetz, to Adjourn at 8:20 p.m. The motion passed by voice vote/other.