



City of Madison

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

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Monday, October 2, 2017

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: 9 - Steve King; Ledell Zellers; Sheri Carter; Ken Opin; Melissa M. Berger; Michael W. Rewey; Bradley A. Cantrell; James E. Polewski and Jason S. Hagenow

Excused: 1 - James F. Oeth

Opin was chair for this meeting.

Ald. Carter arrived at 5:45 p.m. during consideration of Item 1

Staff present: Heather Stouder, Rebecca Cnare, Sydney Prusak and Tim Parks, Planning Division; Matt Wachter, Office of Real Estate Services; Matt Tucker, Zoning Administrator, and; Eric Halvorson and Sean Malloy, Traffic Engineering Division.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Ald. King disclosed that he works for SSM Health, which is the parent company that owns Navitus, the proposed primary office user at 302 S. Gammon Road, Items 12 and 13. He stated that his professional relationship would not affect his ability to consider those items.

MINUTES OF THE SEPTEMBER 18, 2017 MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: October 16 and November 6, 20, 2017

ROUTINE BUSINESS

1. [48800](#) Authorizing the execution of a Permanent Limited Easement for Public Sidewalk purposes from OTS Enterprises, LLC across a portion of the property located at 1745 Parkside Drive.

A motion was made by Cantrell, seconded by Polewski, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The

motion passed by voice vote/other.

NEW BUSINESS

2. [48633](#) Accepting the report of the Planning Director, Housing Initiatives Specialist, and Zoning Administrator on the recommendations contained in the White House Housing Development Toolkit.

A motion was made by Cantrell, seconded by Berger, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.
3. [48601](#) Adopting the Cottage Grove Road Activity Centers Plan as a Supplement to the City of Madison Comprehensive Plan.

On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended approval of the plan subject to the following revisions:
 - That the sidewalk width be increased on page 21; and
 - On page 23, that the Acewood Boulevard right of way should be widened to include bike lanes as part of any redevelopment.
The motion to recommend approval with the above revisions passed by voice vote/ other.

A motion was made by Cantrell, seconded by Rewey, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

There were no registrants on Items 2 and 3.
4. [48640](#) Support for further study of an interchange at Interstate Highway 94 near Milwaukee Street, east of Sprecher Road

A motion was made by Cantrell, seconded by King, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other, with Rewey abstaining.

Registered in support of this resolution and available to answer questions was Mike Slavish, Hovde Properties, LLC of W. Washington Avenue.

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 Amendments

5. [48611](#) Amending Sections 28.211, 28.061, and 28.072(1) of the Madison General Ordinances to remove tattoo shop as a separate use and, instead, treat it as a subcategory of service business.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and 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.

6. [48622](#)

Amending Section 28.082(1) of the Madison General Ordinances to allow garden centers as a conditional use in Industrial - Limited Districts.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and 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 Items 5 and 6.

Zoning Map Amendment & Related Request

Note: Items 7 and 8 are related and should be considered together.

7. [48618](#)

Creating Section 28.022 -- 00303 of the Madison General Ordinances to change the zoning of property located at 4207 Bellgrove Lane, 17th Aldermanic District, from A (Agriculture) District to SR-C2 (Suburban Residential-Consistent 2) District to rezone with land division to create four single-family residential lots.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission found the standards met and recommended approval of the zoning text amendment (ID 48618) and the four-lot land division (ID 48327) subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval passed on the following 7-1 vote: AYE: Ald. King, Ald. Zellers, Berger, Cantrell, Hagenow, Polewski, Rewey; NAY: Ald. Carter; NON-VOTING: Opin.

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

Ayes: 7 - Steve King; Ledell Zellers; Melissa M. Berger; Michael W. Rewey; Bradley A. Cantrell; James E. Polewski and Jason S. Hagenow

Noes: 1 - Sheri Carter

Excused: 2 - James F. Oeth and Fatima Bendada

Non Voting: 1 - Ken Opin

8. [48327](#)

Approving a Certified Survey Map of property owned by Travis and Jackie Davenport located at 4207 Bellgrove Lane; 17th Ald. Dist.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission found the standards met and recommended approval of the zoning text amendment (ID 48618) and the four-lot land division (ID 48327) subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval passed on the following 7-1 vote: AYE: Ald. King, Ald. Zellers, Berger, Cantrell, Hagenow, Polewski, Rewey; NAY: Ald. Carter; NON-VOTING: Opin.

A motion was made by Cantrell, seconded by King, 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 the following vote:

Ayes: 7 - Ledell Zellers; Melissa M. Berger; Michael W. Rewey; Bradley A. Cantrell; James E. Polewski; Jason S. Hagenow and Steve King

Noes: 1 - Sheri Carter

Excused: 2 - James F. Oeth and Fatima Bendada

Non Voting: 1 - Ken Opin

There were no registrants on Items 7 and 8.

Conditional Use & Demolition Permits

9. [48338](#) Consideration of a conditional use to allow a dwelling unit in an eight-unit apartment building at 2500-2502 Calypso Road to be converted into an office for human services program; 12th Ald. Dist.
- On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards 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.**
- Speaking in opposition to the request was Osaseri Edoqua of Calypso Road.
- Registered in support of the request and available to answer questions were Jim Glueck, Glueck Architects of N. Few Street, and Michael Basford, Housing Initiatives, Inc. of Ruskin Street.
10. [48473](#) Consideration of a demolition permit and conditional use to allow a single-family residence to be demolished and a new single-family residence to be constructed on a lakefront property at 5209 Harbor Court; 19th Ald. Dist.
- On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and approved the demolition permit and 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.**
- Registered in support of the request and available to answer questions were Chris Miller of Kinney Road, Cottage Grove, and Jon Grefsheim of Harbor Court.
11. [48474](#) Consideration of a conditional use to construct a detached accessory building exceeding 800 square feet of floor area in SR-C1 (Suburban Residential-Consistent 1 District) on a lakefront parcel at 1005 Woodward Drive; 18th Ald. Dist.
- On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards 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.**
- Registered in support of the request and available to answer questions was Tim Buhl of Woodward Drive.
12. [48334](#) Consideration of a demolition permit and conditional use to demolish an office building and construct an office building, an office/telecommunications center building, and two general commercial buildings with potential future food and beverage establishments with outdoor eating areas, as part of a multi-phase redevelopment project on land generally addressed as 302 S. Gammon Road; 9th Ald. Dist.
- On a motion by Cantrell, seconded by Ald. King, the Plan Commission found the standards met and approved the demolition permit and conditional use subject to the comments and conditions contained in

the Plan Commission materials and the following conditions:

- That covered bike parking be provided for employees of the office buildings ;
- That additional tree canopy be provided north of the Building G and other areas as determined appropriate by staff to increase the overall tree canopy on the site ;
- That the site lighting shown on the approved plans be consistent with Madison General Ordinances.
- A motion by Rewey to include a condition requiring the entrance on S . Gammon Road to be built as a driveway and not as street failed for lack of second.

The main motion to approve with the three additional conditions passed by voice vote/other.

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

13. [45253](#)

Approving a Certified Survey Map of property owned by West Place One, LLC located at 302 S. Gammon Road; 9th Ald. Dist.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission found the standards met and recommended approval of the four-lot Certified Survey Map subject to the comments and conditions in the Plan Commission materials.

A motion was made by Cantrell, seconded by King, 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 12 and 13, which were considered together:

Speaking in support of the proposed development were: Doug Hursh, Potter Lawson, Inc. of University Row and Melissa Huggins, Urban Assets, LLC of E. Johnson Street, both representing the applicant, The Livesey Co.; Janet Hirsch of Cedar Creek Trail; Maryanne Huttleston of Honey Locust Trail; Caryl Terrell of Red Maple Trail; Christina Finet of Mountain Ash Trail; James Steinbach of Mountain Ash Trail, and; Dension Tucker of Bayberry Trail.

Registered in support of the request and available to answer questions were: Jeff Steen, Ken Saiki Design of S. Paterson Street; Judy Bluel of Oak Creek Trail, and; Bruce Hollar, D'Onofrio Kottke & Associates of Westward Way, representing the applicant.

Registered in support but not wishing to speak was Jean Phelps of Oak Creek Trail and Marjorie Miller of Pin Oak Trail.

14. [48497](#)

Consideration of a demolition permit and conditional use to demolish a warehouse/ retail building and construct a mixed-use building with 11,000 square feet of commercial space and 161 apartment units at 131 S. Fair Oaks Avenue; 6th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission referred this matter to October 16, 2017 at the request of the applicant by voice vote/other.

A motion was made by Cantrell, seconded by Rewey, to Refer to the PLAN COMMISSION and should be returned by October 16, 2017. The motion passed by voice vote/other.

Registered in opposition to the proposed development and wishing to speak (prior to the announced referral) was Heather Rose Bednar of Emmet Street.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters - October 16, 2017

- Staff update on Pioneer/Junction/Elderberry Neighborhood Development Plans Amendment project ("Pio-junctio-berry")
- 630 Forward Drive - Demolition Permit - Demolish laboratory building to construct additional parking to serve office and laboratory complex in Urban Design Dist. 2
- 2810 Coho Street - Conditional Use - Construct five-story, 112-room hotel
- 4706 E. Washington Avenue - Demolition Permit - Demolish office building with no proposed use
- 1018 E. Washington Avenue - Conditional Use - Establish arts/technical/trade school tenant (bicycling gym) in mixed-use building
- 7173 Manufacturers Drive - Conditional Use - Convert existing building into general manufacturing facility
- 4301 Maher Avenue - Demolition Permit - Demolish single-family residence and construct new residence
- 141 Langdon Street - Demolition Permit and Conditional Use - Demolish existing lodging house and construct new lodging house
- 600 Williamson Street - Conditional Use - Establish restaurant-tavern tenant in multi-tenant commercial building in TE zoning
- 335 W. Lakeside Street - Conditional Use - Add dwelling unit in existing mixed-use building
- 1010-1018 Mayfair Avenue - Conditional Use - Construct accessory building for apartment complex exceeding 800 square feet in SR-V2 zoning

- Upcoming Matters - November 6, 2017

- 118-122 State Street - Demolition Permit and DC to PD(GDP-SIP) - Demolish six-story commercial building to construct nine-story, 120-room hotel with first floor restaurant-tavern and rooftop lounge
- 1412 Pflaum Road - Conditional Use - Create private parking facility
- 802 Atlas Avenue - Conditional Use - Allow outdoor recreation at a restaurant-tavern
- 5010 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel
- 501 Woodward Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel
- 529 Woodward Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence and an addition to an existing accessory building on lakefront parcel
- 3424 Lake Farm Road - Extraterritorial Certified Survey Map - Create three lots in the Town of Blooming Grove

ANNOUNCEMENTS

ADJOURNMENT