



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://www.cityofmadison.com)

## Meeting Minutes - Approved PLAN COMMISSION

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Monday, August 28, 2017

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

**Excused:** 2 - Jason S. Hagenow and Fatima Bendada

Opin was chair for this meeting.

Staff present: Natalie Erdman, Secretary; Heather Stouder, Angela Puerta, Linda Horvath and Tim Parks, Planning Division; Matt Mikolajewski, Economic Development Division, and; Dan Rolfs, Office of Real Estate Services.

### PUBLIC COMMENT

There were no registrants for public comment.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures or recusals by members.

### MINUTES OF THE AUGUST 14, 2017 MEETING

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

### SCHEDULE OF MEETINGS

Regular Meetings: September 18 and October 2, 16, 2017

### NEW BUSINESS

- [47509](#) Adopting the Darbo-Worthington-Starkweather Neighborhood Plan as a Supplement to the City of Madison Comprehensive Plan.  
  
On a motion by Cantrell, seconded by Ald. King, the Plan Commission recommended approval of the neighborhood plan to the Common Council subject to the comments and revisions in the Planning Division staff report, including the recommendation to add the language to preserve small houses on small lots to page 10 of the plan document.  
  
The motion to recommend approval with the above revisions passed on the following 7-1 vote: AYE: Ald. King, Ald. Zellers, Berger, Cantrell, Oeth, Polewski, Rewey; NAY: Ald. Carter; NON-VOTING: Opin; EXCUSED: Bendada, Hagenow.

A motion by Rewey to amend the motion to include the recommendation from the Pedestrian / Bicycle/ Motor Vehicle Commission to include bicycle lanes on Milwaukee Street failed for lack of a second .

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

**Ayes:** 7 - Steve King; Ledell Zellers; Melissa M. Berger; James F. Oeth; Michael W. Rewey; Bradley A. Cantrell and James E. Polewski

**Noes:** 1 - Sheri Carter

**Excused:** 2 - Jason S. Hagenow and Fatima Bendada

**Non Voting:** 1 - Ken Opin

Speaking in support of the neighborhood plan was Carl Landsness of Waubesa Street .

Speaking in opposition to the neighborhood plan was Deborah Sellers of Commercial 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.

### **Tax Incremental Districts**

2. [48225](#) Approving the Amendment to the Project Plan and Boundary for Tax Incremental District (TID) #46 (Research Park), City of Madison.  
  
On a motion by Cantrell, seconded by Ald. King, the Plan Commission recommended approval of the amended Tax Incremental District to the Finance Committee . The motion to recommend approval passed by voice vote/other.  
  
**A motion was made by Cantrell, seconded by Rewey, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.**  
  
Speaking in opposition to the amended TID was Ron Shutvet of Lake Court .
  
3. [48231](#) Approving the Creation of the Project Plan and Boundary for Tax Incremental District (TID) #47 (Silicon Prairie), City of Madison.  
  
On a motion by Cantrell, seconded by Ald. King, the Plan Commission recommended approval of the Tax Incremental District to the Finance Committee. The motion to recommend approval passed by voice vote/other.  
  
**A motion was made by Cantrell, seconded by King, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.**  
  
There were no registrants on this matter.

**Conditional Use & Demolition Permits**

4. [48146](#) Consideration of a demolition permit to demolish two single-family residences addressed as 3922-3926 Mineral Point Road to create additional open space for an existing place of worship at 3910 Mineral Point Road; 11th Ald. Dist.
- On a motion by Cantrell, seconded by Ald. Carter, the Plan Commission found the standards 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 Carter, to Approve. The motion passed by voice vote/other.**
- Registered in support of the request and available to answer questions was Jeff Erickson of S . Hillcrest Drive, Verona, representing Bethany United Methodist Church
5. [48147](#) Consideration of a conditional use to add a dwelling unit at 209 North Street to convert a single-family residence into a two-family two-unit residence; 12th Ald. Dist.
- On a motion by Cantrell, seconded by Ald. Carter, 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 Carter, to Approve. The motion passed by voice vote/other.**
- There were no registrants on this matter.
6. [48148](#) Consideration of a demolition permit and conditional use to demolish an existing auto sales facility and construct a new auto sales facility at 1809 W. Beltline Highway; 14th Ald. Dist.
- On a motion by Cantrell, seconded by Ald. Carter, the Plan Commission found the standards 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. [Note: The request did not require conditional use approval.]
- A motion was made by Cantrell, seconded by Carter, to Approve. The motion passed by voice vote/other.**
- Registered in support of the request and available to answer questions were the applicant, Thomas J. Zimbrick of W. Beltline Highway, and Thomas Knoop of Emil Street.
7. [48149](#) Consideration of a conditional use to construct an accessory building on a lakefront parcel at 2224 Waunona Way; 14th Ald. Dist.
- On a motion by Cantrell, seconded by Ald. Carter, 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 Carter, to Approve. The motion passed by voice vote/other.**
- Registered in support of the request and available to answer questions were the applicant, Brian Hellmer of Waunona Way, and Tim Sweeney, Sweeney Construction, of Fish Hatchery Road.
8. [48151](#) Consideration of a conditional use to construct an accessory dwelling unit at 1222 E. Mifflin Street; 2nd Ald. Dist.
- On a motion by Rewey, seconded by Ald. Zellers, 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 Rewey, seconded by Zellers, to Approve. The motion passed by voice vote/other.**

Registered in support of the request and available to answer questions were Eric Udelhofer of E. Mifflin Street and Adam Helt-Baldwin of Pikes Peak Road, Ridgeway.

9. [48152](#)

Consideration of a demolition permit and conditional use to demolish a single-family residence and construct a two-family two-unit residence at 1139 Williamson Street; Third Lake Ridge Historic Dist.; 6th Ald. Dist.

On a motion by Cantrell, seconded by Ald. Carter, the Plan Commission referred this request to September 18, 2017 to allow it to be re-noticed as also requiring a conditional use. The motion to refer passed by voice vote/other.

**A motion was made by Cantrell, seconded by Carter, to Refer to the PLAN COMMISSION and should be returned by September 18, 2017. The motion passed by voice vote/other.**

There were no registrants on this matter.

10. [48153](#)

Consideration of a conditional use to construct an auto service station (electric car charging facility) at 3801 E. Washington Avenue; Urban Design Dist. 5; 17th Ald. Dist.

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

Registered in support of the request and available to answer questions was Christina Suarez of Meadows Road, Lake Oswego, Oregon, representing Tesla Motors.

11. [48154](#)

Consideration of a demolition permit to demolish a converted residence and construct a mixed-use building with 1,000 square feet of commercial space and four apartments at 801 Williamson Street; Third Lake Ridge Historic Dist.; 6th Ald. Dist.

On a motion by Cantrell, seconded by Ald. Carter, the Plan Commission found the standards 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 Carter, to Approve. The motion passed by voice vote/other.**

Registered in support of the request and available to answer questions were the applicant, Brandon Cook of N. Baldwin Street, and Jim Glueck, Glueck Architects, of N. Few Street.

12. [48155](#)

Consideration of a conditional use for limited production and processing for a retail store at 1823 S. Park Street; 14th Ald. Dist.

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

Registered in support of the request and available to answer questions were: Luis Montoto of N. Meadowbrook Lane, Waunakee, the applicant; Lupita Montoto of S. Park Street, and; David Ferch of Gregory Street, representing the applicant.

### Zoning Map Amendments & Related Requests

13. [45036](#) Creating Sections 28.022 - 00260 and 28.022 - 00261 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan and Specific Implementation Plan, at 1004-1032 South Park Street, 13th Aldermanic District

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and recommended approval of the planned development to the Common Council subject to the following:

- The revised plans dated August 18, 2017, including the cross-sections showing the proposed right of way improvements and building placement along S. Park Street and Fish Hatchery Road; and
- The conditions of the June 28, 2017 Urban Design Commission initial approval of the project; and
- The conditions from reviewing agencies contained in the July 10, 2017 staff report and addendum, and the revised Planning Division conditions in the addendum dated August 28, 2017; and
- That the project receive final approval from the Urban Design Commission prior to final sign-off and issuance of permits. Any appeal of the Urban Design Commission decision may be made to the Plan Commission, as allowed under MGO Section 33.24; and
- That one parking space be included in the price of rent for each dwelling unit in the project (i.e. no separate rent shall be charged for the first parking space leased by the tenant of a unit), with the ability for a residential tenant to opt-out of this requirement; and
- That the applicant and staff explore restricting left turns onto Fish Hatchery Road at the High Street driveway during rush hours; and
- That the applicant provide a ridesharing vehicle per Ald. Eskrich's recommendation; and
- That the applicant explore a bike-sharing station; and
- That construction laborers be encouraged to not park on streets when working on the site and that the developer attempts to work out a solution with UW Health for shared parking and explore the possibility of providing a shuttle service for construction workers during the construction of this project; and
- That exterior facade illumination on street-facing facades above the first floor be limited to balcony and patio illumination; and
- That the applicant explore installation of a bike-themed sculpture on the site; and
- That the applicant continue exploring the undergrounding of all overhead utilities; and
- That the applicant relocate the bike parking stalls in the lower level to address the head/ ceiling height concern raised during the public hearing.

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

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

Speaking in support of the amended planned development was Jon Hepner, T. Wall Enterprises, LLC, of Parmenter Street, Middleton, the applicant.

Speaking in opposition to the amended planned development were Ron Shutvet of Lake Court and Tom Hammond of Harvest Moon Lane, Verona (who was not present when called).

Speaking neither in support nor opposition to the amended planned development was Carrie Rothburd of W. Lakeside Street.

Registered in support and available to answer questions were: Rich Strohmenger of Cherry Wood Drive, Oregon, representing the applicant; Jeff Davis, Angus-Young Associates of N. Carroll Street, and; Randy Kolinske, Vierbicher Associates of Fourier Drive.

14. [48136](#)

Creating Section 28.022 -- 00292 of the Madison General Ordinances to change the zoning of property located at 204 Bernard Court, 8th Aldermanic District, from TR-U2 (Traditional Residential - Urban 2) District to CI (Campus Institutional) District.

On a motion by Cantrell, seconded by Ald. Carter, the Plan Commission found the standards met and recommended approval of the zoning map amendment to the Common Council. The motion to approve passed by voice vote/other.

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

There were no registrants on this matter.

15. [48226](#)

Creating Section 28.022 - 00293 of the Madison General Ordinances to amend a Planned Development District at property located at 550 Junction Road, 9th Aldermanic District and to approve an Amended General Development Plan, and creating Section 28.022 - 00294 to amend a Planned Development District to approve an Amended Specific Implementation Plan.

On a motion by Cantrell, seconded by Ald. Carter, the Plan Commission found the standards 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. The motion to approve passed by voice vote/other.

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

Registered in support of the request and available to answer questions were Steve Shulfer, Shulfer Architects of Elmwood Avenue, Middleton, and Victor Anderson, PO Box 215, Plover.

16. [48229](#)

Creating Section 28.022 - 00299 of the Madison General Ordinances to amend a Planned Development District at property located at 116 Juneberry Drive, 3rd Aldermanic District and to approve an Amended General Development Plan, and creating Section 28.022 - 00300 to amend a Planned Development District to approve an Amended Specific Implementation Plan.

On a motion by Cantrell, seconded by Ald. Carter, the Plan Commission found the standards met and recommended approval of the amended planned development (ID 48229) to the Common Council, and approved the Certified Survey Map for the split two-family dwelling (ID 48490) 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 Carter, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.**

17. [48490](#)

Approving a Certified Survey Map of property owned by Veridian Homes AB, LLC located at 116 Juneberry Drive; 3rd Ald. Dist.

On a motion by Cantrell, seconded by Ald. Carter, the Plan Commission found the standards met and recommended approval of the amended planned development (ID 48229) to the Common Council, and approved the Certified Survey Map for the split two-family dwelling (ID 48490) 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 Carter, to Approve. The motion passed by voice vote/other.**

There were no registrants on this Items 16 and 17, which were considered together.

18. [48230](#)

Creating Section 28.022 - 00301 and Section 28.022 - 00302 of the Madison General Ordinances to change the zoning of property located at 130 E. Gilman Street, 2nd Aldermanic District, from DR-1 (Downtown Residential 1) District to PD(GDP-SIP) (Planned Development (General Development Plan-Specific Implementation Plan) District.

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

- That the parking and transportation elements in the applicant's letter of intent be incorporated into the parking management plan required in condition #18; and

- That the parking on the western property line be set back an additional 2.1 feet if a certified arborist confirms that the additional parking setback will not have a negative impact on the existing mature oak trees.

The motion to approve passed by voice vote/other.

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

Speaking in support of the planned development was the applicant, Robert Klebba of E. Gorham Street.

Registered in support and available to answer questions was David Waugh of E. Gorham Street.

19. [48228](#)

Creating Section 28.022 - 00296, Section 28.022 - 00297 and Section 28.022 - 00298 of the Madison General Ordinances to change the zoning of properties located at 645-703 South Point Road, 9th Aldermanic District, from Temp A (Temporary Agriculture) District to TR-C3 (Traditional Residential - Consistent District 3) District, TR-P (Traditional Residential - Planned) District, and CC-T (Commercial Corridor - Transitional) District.

On a motion by Cantrell, seconded by Ald. Carter, the Plan Commission recommended to the Common Council that the zoning map amendment (ID 48228) be re-referred to October 16, 2017 (October 31 Common Council) and referred the related preliminary plat of Acacia Ridge (ID 47857) to the same meeting at the request of the applicant. The motion to recommend re-referral passed by voice vote/other.

**A motion was made by Cantrell, seconded by Carter, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by October 16, 2017. The motion passed by voice vote/other.**

20. [47857](#)

Approving the preliminary plat of *Acacia Ridge* on property generally addressed as 645-703 South Point Road; 9th Ald. Dist.

On a motion by Cantrell, seconded by Ald. Carter, the Plan Commission recommended to the Common Council that the zoning map amendment (ID 48228) be re-referred to October 16, 2017 (October 31 Common Council) and referred the related preliminary plat of Acacia Ridge (ID 47857) to the same meeting at the request of the applicant. The motion to recommend re-referral passed by voice vote/other.

**A motion was made by Cantrell, seconded by Carter, to Refer to the PLAN COMMISSION and should be returned by October 16, 2017. The motion passed**

by voice vote/other.

There were no registrants on this Items 19 and 20.

## **BUSINESS BY MEMBERS**

There was no business by members.

## **SECRETARY'S REPORT**

Heather Stouder summarized the upcoming matters for the Plan Commission and advised the members that staff would be contacting them to schedule additional work sessions for the Comprehensive Plan update to occur prior to the end of 2017.

### **- Upcoming Matters - September 18, 2017**

- 2048-2114 Winnebago Street - (Partial) TSS to TE, Demolition Permit, Conditional Use and Certified Survey Map Referral - Rezone portion of property developed with a gym at 2114 Winnebago Street to TE; demolish two commercial buildings; construct three-story mixed-use building with 3,850 square feet of commercial space and 45 cohousing units; construct 10,300 square feet trade school; and create three commercial lots
- 901-939 E. Washington Avenue and 910-924 E. Main Street - Demolition Permit and Conditional Use - Demolish three commercial buildings and an existing addition to construct a new addition as part of the conversion of an existing five-story commercial building into a 144-room hotel in Urban Design Dist. 8
- 2003 Freeport Road - Demolition Permit - Demolish greater than 50% of commercial building; no new construction proposed
- 5114 Spring Court - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel
- 3116 Commercial Avenue - Conditional Use - Convert existing commercial building into nightclub

### **- Upcoming Matters - October 2, 2017**

- 4207 Bellgrove Lane - A to SR-C2 and Certified Survey Map - Create four single-family residential lots
- 2500-2502 Calypso Road - Conditional Use - Convert dwelling unit in eight-unit apartment building into office for human services
- 302 S. Gammon Road - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish office building and construct an office building, office/telecommunications center building, and two general commercial buildings with outdoor eating areas, and revised CSM to create four-lot planned multi-use site
- 5209 Harbor Court - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel
- 1005 Woodward Drive - Conditional Use - Construct accessory building exceeding 800 square feet in SR-C1 on lakefront parcel
- 2810 Coho Street - Conditional Use - Construct five-story, 80-room hotel

## **ANNOUNCEMENTS**

There were no announcements.

## **ADJOURNMENT**

**A motion was made by King, seconded by Polewski, to Adjourn at 8:15 p.m.  
The motion passed by voice vote/other.**