



City of Madison

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

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Monday, July 10, 2017

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; James F. Oeth; Michael W. Rewey; Bradley A. Cantrell; James E. Polewski and Jason S. Hagenow

Excused: 3 - Steve King; Melissa M. Berger and Fatima Bendada

Ken Opin was chair for the meeting.

Staff Present: Heather Stouder, Chris Wells, and Kevin Firchow, Planning Division; Yang Tao and Sean Malloy, Traffic Engineering Division.

PUBLIC COMMENT

There was no public comment under this item.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Ald. Zellers disclosed that her son works for the Planning Division and stated that this would not impact her ability to consider items on the agenda.

MINUTES OF THE JUNE 19, 2017 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: July 24 and August 14, 28, 2017 and Special Meeting: July 20

ROUTINE BUSINESS

1. [47615](#) Authorizing the grant of an Overhead and Underground Electric Easement to Madison Gas and Electric Company across a portion of Henry Vilas Zoo, located at 702 South Randall Avenue.

On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended this item be returned to lead with a recommendation for approval.

A motion was made by Cantrell, seconded by Rewey, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.

There were no registrants on this item.

2. [47628](#) Authorizing the acceptance of ownership from the Sheridan Triangle Neighborhood Association of a "Little Free Library" located within the right of way adjacent to Sheridan Triangle Park at 1301 Farragut Street.
- On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended this item be returned to lead with a recommendation for approval.
- A motion was made by Cantrell, seconded by Rewey, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.**
- There were no registrants on this item.
3. [47677](#) Authorizing the Mayor and City Clerk to execute a lease with Irwin A. and Robert D. Goodman Community Center, Inc. for a portion of the City's East Rail Corridor located adjacent to 214 Waubesa Street.
- On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended this item be returned to lead with a recommendation for approval.
- 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.**
- Registered in support and available to answer questions was Cliff Goodhart of W. Johnson Street representing the Goodman Community Center.

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. [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 voted to recommend this item be referred to the July 24, 2017 meeting. That motion passed by voice vote / other. In the discussion on the motion, the Plan Commission specified several items that should be addressed prior to this item returning to the Plan Commission. This included plans showing revised building details related to adjusted setbacks, having plans modified to accommodate a minimum six foot sidewalk on Park Street and Fish Hatchery Road with an additional three foot building setback on both streets, more specific commitments for underground utilities, further information on the bike elevator, further information on street cross sections from staff, shadow studies including studies on the internal courtyard, information on on-site dog waste and grooming facilities, review of options to increase height in order to provide greater setbacks and on-site-parking, incorporation of the specific comments in the correspondence of Aids. Eskrich and Zellers, and an encouragement that the applicant further coordinate with the neighborhood association regarding a meeting.
- A motion was made by Cantrell, seconded by Rewey, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by 7/24/2017. The motion passed by voice vote/other.**

Speaking in support were Jon Hefner of Lake Mendota Drive representing T .Wall Enterprise, LLC and Jeff Davis of N. Carroll Street representing Angus-Young Associates. Registered in support and available to answer questions were Randy Kolinske representing Vierbicher Associates and Rich Strokmenger of Cherrywood Drive, Oregon representing The Bruce Company.

Speaking in opposition was Run Shutvet of Lake Court. Registered in opposition were Matt Lohmann of Potter Street; Mark Schoendorff of Emerson Street; and Daniel Thurs of W. Lakeside Street.

Speaking neither in support nor in opposition were Carrie Rothburd of W. Lakeside Street; Cynthia McCullum of S. South Shore Drive; and Helen Kitchel of Potter Street.

5. [47648](#)

Amending the Nelson Neighborhood Development Plan to revise the land use recommendation for approximately 13 acres of land generally located on the north side of Cross Hill Drive east of High Crossing Boulevard from Employment to Residential.

On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended approval of the plan amendment with the following modification:

-That the neighborhood development plan amendment only include the revised recommendation for residential development on the designated portion of 3601 Cross Hill Drive.

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

The public hearings for items 5, 6, 7 & 8 were considered together.

Speaking in support and available to answer questions was Justin Frahm of Stone Ridge Drive, Weston representing JSD Professional Services, Inc. Speaking in support was Ulian Kissiov of Presidential Lane.

Speaking in opposition was Barbara Tiedje of Clemens Avenue.

6. [47238](#)

Creating Section 28.022 - 00287 and Section 28.022 - 00288 of the Madison General Ordinances to change the zoning of property located at 3601 Cross Hill Drive, 17th Aldermanic District, from A (Agricultural) District to CC(Commercial Center) District and TR-U2 (Traditional Residential - Urban 2) District

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and recommended approval of substitute Zoning Map Amendments 28.022-00287 and 28.022-288 rezoning property located at 3601 Cross Hill Drive from A (Agricultural) District to CC (Commercial Center District) and TR-U1 (Traditional Residential-Urban 1 District). The original ordinance proposed the zoning map amendment be to CC and TR-U2 (Traditional Residential-Urban 2 District.) The motion passed by voice vote / other.

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

The public hearings for items 5, 6, 7 & 8 were considered together.

Speaking in support and available to answer questions was Justin Frahm of Stone Ridge Drive, Weston representing JSD Professional Services, Inc. Speaking in support was Ulian Kissiov of Presidential Lane.

Speaking in opposition was Barbara Tiedje of Clemens Avenue.

7. [46971](#)

Consideration of a conditional use to construct a residential building complex containing 189 apartments in three buildings and a clubhouse at 3601 Cross Hill 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 within the Plan Commission materials and the following additional condition.

- That public sidewalk shall be installed along High Crossing Boulevard on Lot 2 of the proposed CSM (currently 3601 Cross Hill Drive) in order to provide necessary pedestrian connections to this residential building complex with details to be approved by City staff. The Plan Commission's intent with this condition is that this sidewalk extension occur concurrently with the development of the conditional use on Lot 1. Prior to final the approval and recording of the Certified Survey Map, the applicant shall coordinate with City Engineering and other agencies to develop into the necessary agreements to complete the sidewalk extension along High Crossing Boulevard.

The motion passed by voice vote/ other.

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

The public hearings for items 5, 6, 7 & 8 were considered together.

Speaking in support and available to answer questions was Justin Frahm of Stone Ridge Drive, Weston representing JSD Professional Services, Inc. Speaking in support was Ulian Kissiov of Presidential Lane.

Speaking in opposition was Barbara Tiedje of Clemens Avenue.

8. [46974](#)

Approving a Certified Survey Map of property owned by Lancaster Properties, Inc. and located at 3601 Cross Hill Drive; 17th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and recommended approval subject to the comments and conditions contained within the Plan Commission materials and the following additional condition.

- That public sidewalk shall be installed along High Crossing Boulevard on Lot 2 of the proposed CSM (currently 3601 Cross Hill Drive) in order to provide necessary pedestrian connections to this residential building complex. The Plan Commission's intent with this condition is that the sidewalk extension occur concurrently with the development of the conditional use and that it shall not be delayed until that property is developed. Prior to final the recording of the Certified Survey Map, the applicant shall coordinate with City Engineering and other agencies to develop into the necessary agreements to complete the sidewalk extension along High Crossing Boulevard.

A motion was made by Cantrell, seconded by Rewey, 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 public hearings for items 5, 6, 7 & 8 were considered together.

Speaking in support and available to answer questions was Justin Frahm of Stone Ridge Drive, Weston representing JSD Professional Services, Inc. Speaking in support was Ulian Kissiov of Presidential Lane.

Speaking in opposition was Barbara Tiedje of Clemens Avenue.

9. [47748](#) Creating Section 28.022 - 00290 of the Madison General Ordinances to amend a Planned Development District at property located at 5565 Tancho Drive, 17th Aldermanic District and to approve an Amended General Development Plan, and creating Section 28.022 - 00291 to amend a Planned Development District to approve an Amended Specific Implementation Plan .

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and recommended approval of Zoning Map Amendments 28.022-00290 and 28.022-00291 subject to the comments and conditions contained within the Plan Commission materials.

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

Registered in support and available to answer questions were Thomas Miller , representing Kahler Slater of E. Mifflin Street; and Joe Pepitone representing Graef of S. 84th Street, Milwaukee.

Conditional Use & Demolition Permits

10. [46772](#) Consideration of a conditional use for outdoor recreation and a major alteration to an approved conditional use for an outdoor eating area for a restaurant-tavern-brewpub at 1313 Regent Street; 13th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission referred this item to a future meeting with no date specified.

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

There were no registrants on this item.

11. [47310](#) Consideration of a conditional use to convert a restaurant into an employment center (counseling/community service facility) at 1233 McKenna Boulevard; 1st Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and approved this conditional use request subject to the comments and conditions contained within the Plan Commission materials.

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

There were no registrants on this item.

12. [47311](#) Consideration of a conditional use for a residential building complex at 1704 Autumn Lake Parkway; 17th Ald. Dist. to allow construction of a 29-unit apartment building on the same parcel previously approved for development with a 47-unit apartment building, pool, and clubhouse.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and approved this conditional use request subject to the comments and conditions contained within the Plan Commission materials.

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

Registered in support and available to answer questions was Greg Held, representing Knothe & Bruce of University Avenue, Middleton.

13. [47312](#) Consideration of a conditional use to construct a mixed-use building containing 2,800 square feet of commercial space and 48 apartment units at 2230 W. Broadway; Urban Design Dist. 1; 14th Ald. Dist.

On a motion by Cantrell, seconded by Polewski, the Plan Commission found that the standards were met and approved this conditional use subject to the comments and conditions contained within the Plan Commission materials. The motion passed by voice vote / other.

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

Speaking in support were Melissa Huggins of E. Johnson Street; Dave Porterfield of Royster Oaks Drive; Jim Glueck of N. Few Street; and Christopher Jaye of Virginia Terrace, all representing the applicants, Mirus Partners, Inc/Moving Out, Inc. Registered in support and available to answer questions were Tim Radelet of Fuller Court, representing the applicants, Mirus Partners, Inc/Moving Out, Inc. and M. Lulie Samalye of N. Pleasant View Road, Middleton.

BUSINESS BY MEMBERS

There was no Business By Members.

SECRETARY'S REPORT

Heather Stouder summarized the upcoming matters.

- Upcoming Matters - July 24, 2017

- High Point-Raymond Neighborhood Development Plan Amendment
- 1123 Merrill Springs Road - Certified Survey Map - Create two residential lots, including a deep residential lot
- 5646 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel
- 256 Waubesa Street - Demolition Permit - Demolish single-family residence and construct new single-family residence

- Upcoming Matters - August 14, 2017

- 668 State Street - Conditional Use - Construct four-story addition containing 24 apartment units to existing two-story commercial building
- 931 E. Main Street - Conditional Use - Establish brewery and tasting room in ex. multi-tenant commercial building in TE zoning
- 1501 Monroe Street - Conditional Use Alteration - Construct three-story addition to existing hotel with 87 total rooms and event space
- 5450 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Cantrell, seconded by Polewski, to Adjourn at 9:39 pm. The motion passed by voice vote/other.