



# City of Madison

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

## Meeting Minutes - Approved PLAN COMMISSION

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Monday, June 5, 2017

5:30 PM

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

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### CALL TO ORDER/ROLL CALL

**Present:** 10 - Ledell Zellers; Sheri Carter; Ken Opin; Maurice C. Sheppard; Melissa M. Berger; James F. Oeth; Michael W. Rewey; Bradley A. Cantrell; James E. Polewski and Jason S. Hagenow

**Absent:** 1 - Fatima Bendada

**Excused:** 1 - Steve King

Opin was chair for this meeting.

Ald. Carter and Berger arrived prior to the start of the public hearing at 5:45 p.m.

Staff present: Heather Stouder and Kevin Firchow, Planning Division

### PUBLIC COMMENT

There were no registrations for public comment.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures or recusals.

### MINUTES OF THE MAY 22, 2017 REGULAR 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: June 19 and July 10, 24, 2017

Special Meeting: Monday, June 26, 2017: Comprehensive Plan Work Session (Future Land Use Map); 5:00-8:00 p.m. (City-County Building, Room GR-27)

### SPECIAL ITEM OF BUSINESS

- Plan Commission appointments to the Joint West Campus Area Committee (referred from May 8, 2017) and Joint Southeast Area Campus Area Committee (position to be vacated by Brad Cantrell)

On a nomination by Cantrell, seconded by Polewski, the Plan Commission recommended the following appointments to the Mayor's Office:

- Melissa Berger to the Joint West Campus Area Committee; and

- Jason Hagenow to the Joint Southeast Campus Area Committee.

The Commission appointments were approved 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**

1. [46315](#)           SUBSTITUTE. Creating Section 28.022-00272 of the Madison General Ordinances to change the zoning of property located at 1518 Mendota Street, 17th Aldermanic District, from the SR-C2 (Suburban Residential - Consistent 2) District to the CC-T (Commercial Corridor - Transitional) District.

On a motion by Cantrell, seconded by Oeth, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 46315) and Certified Survey Map (ID 46121) to the Common Council, and approved the demolition permit and conditional use for the project (ID 46120), all subject to the comments and conditions contained in the Plan Commission materials and addendum. The motions to approve passed by voice vote/ other.

**A motion was made by Cantrell, seconded by Oeth, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.**
2. [46120](#)           Consideration of a demolition permit and conditional use to allow an existing greenhouse and garden center to be demolished and a new greenhouse and garden center exceeding 25,000 square feet of floor area to be constructed with outdoor storage at 3758 E. Washington Avenue; Urban Design Dist. 5; 17th Ald. Dist.

On a motion by Cantrell, seconded by Oeth, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 46315) and Certified Survey Map (ID 46121) to the Common Council, and approved the demolition permit and conditional use for the project (ID 46120), all subject to the comments and conditions contained in the Plan Commission materials and addendum. The motions to approve passed by voice vote/ other.

**A motion was made by Cantrell, seconded by Oeth, to Approve. The motion passed by voice vote/other.**
3. [46121](#)           Approving a Certified Survey Map of property owned by JOT Properties, LLC located at 3758 E. Washington Avenue and 1518 Mendota Street; 17th Ald. Dist.

On a motion by Cantrell, seconded by Oeth, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 46315) and Certified Survey Map (ID 46121) to the Common Council, and approved the demolition permit and conditional use for the project (ID 46120), all subject to the comments and conditions contained in the Plan Commission materials and addendum. The motions to approve passed by voice vote/ other.

**A motion was made by Cantrell, seconded by Oeth, 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 1-3, which were considered together as one hearing:

Speaking in support was Jerry E. McAdow of Dorsett Dr., representing JGT Properties, LLC and SUB Properties, LLC.

Registered in support but not wishing to speak were Sue Klein of Augusta Dr., Waunakee, the property owner; Debra Julian, Michael Larson of Augusta Dr., Waunakee; Mary Jo Palmer of N. Fairbrook Dr., Waunakee; Daniel Paltz of Waubesa St.; Jim Larson of Augusta Dr., Waunakee; and Marianne Pattee of Waite Cir., representing the applicant.

Registered in support and available to answer questions were James Vander Wymlenberg, Peter Fortlage, Dann Haendel of N. Granville Wood Rd., Milwaukee; Dan Groh of Ridgefield Ct., Cedarburg; and E. Edward Linville of E. Wilson St., all representing the applicant.

4. [47024](#)

Creating Section 28.022 -- 00282 of the Madison General Ordinances to change the zoning of property located at 9910 Watts Road, 9th Aldermanic District, from SR-V2 (Suburban Residential - Varied 2) District to TR-U1 (Traditional Residential - Urban 1) District.

On a motion by Cantrell, seconded by Oeth, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 47024) to the Common Council, and approved the conditional use for the residential building complex (ID 46775) 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 Oeth, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.**

5. [46775](#)

Consideration of a conditional use to construct a residential building complex containing 105 apartments in two buildings and a clubhouse at 9910 Watts Road; 9th Ald. Dist.

On a motion by Cantrell, seconded by Oeth, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 47024) to the Common Council, and approved the conditional use for the residential building complex (ID 46775) 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 Oeth, to Approve. The motion passed by voice vote/other.**

There were no registrants on Items 4 and 5, which were considered together.

**Conditional Use & Demolition Permits**

6. [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 Oeth, the Plan Commission referred this item to June 19, 2017 at the request of the applicant by voice vote/ other.

**A motion was made by Cantrell, seconded by Oeth, to Refer to the PLAN COMMISSION and should be returned by June 19, 2017. The motion passed by voice vote/other.**

There were no registrants on this matter.

7. [46964](#) Consideration of an alteration to an approved conditional use to allow construction of an addition to a place of worship and school exceeding 10,000 square feet of floor area in SR-C1 zoning at 734 Holy Cross Way; 17th Ald. Dist.
- On a motion by Cantrell, seconded by Oeth, the Plan Commission found the standards met and approved the conditional use alteration 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 Oeth, to Approve. The motion passed by voice vote/other.**
- Registered in support and available to answer questions were Elizabeth LeRoy of Camelot Dr., Fond du Lac, representing Excel Engineering; and Mark Bartels of Highridge Rd., representing Holy Cross Church.
8. [46965](#) Consideration of a demolition permit to demolish a single-family residence and construct a new single-family residence at 2271 E. Washington Avenue; 6th Ald. Dist.
- On a motion by Cantrell, seconded by Oeth, 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 Oeth, to Approve. The motion passed by voice vote/other.**
- Registered in support and available to answer questions was Gregory Werth of E. Washington Ave.
9. [46966](#) 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 5646 Lake Mendota Drive; 19th Ald. Dist.
- On a motion by Cantrell, seconded by Oeth, the Plan Commission referred this item to July 24, 2017 at the request of the applicant by voice vote/ other.
- A motion was made by Cantrell, seconded by Oeth, to Refer to the PLAN COMMISSION and should be returned by July 24, 2017. The motion passed by voice vote/other.**
- There were no registrants on this matter.
10. [46967](#) Consideration of a demolition permit to demolish a single-family residence and construct a new single-family residence at 1208 Drake Street; 13th Ald. Dist.
- On a motion by Cantrell, seconded by Oeth, 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 Oeth, to Approve. The motion passed by voice vote/other.**
- Speaking in support was Scott Poulsen of Pine Spring Rd., DeForest. Registered in support and available to answer questions was Jennifer Salin of W. Main St.
11. [47302](#) Consideration of a demolition permit to demolish an auto repair facility at 3533 Furey Avenue; 15th Ald. Dist. as part of the construction of a regional stormwater management facility and multi-purpose path.
- On a motion by Cantrell, seconded by Oeth, 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 Oeth, to Approve. The motion passed by voice vote/other.**

Registered in support and available to answer questions was Randall Wiesner, representing City of Madison Engineering Division.

12. [47303](#)

Consideration of a demolition permit to demolish a single-family residence at 3629 Marsh Road; 16th Ald. Dist. to allow expansion of Penito Creek Greenway.

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

Registered in support and available to answer questions was Randall Wiesner, representing City of Madison Engineering Division.

## BUSINESS BY MEMBERS

## SECRETARY'S REPORT

### - Upcoming Matters - June 19, 2017

- Approve a CI Zoning District Master Plan Approval for the University of Wisconsin - Madison campus
- 2501 University Bay Drive - PD to CI - Rezone UW Lot 76 parking garage into CI district
- 1308 W. Dayton Street - Rezone Union South into CI district
- 117 N. Charter Street - Rezone Charter Street Heating Plan into CI district
- 115 N. Mills Street - Rezone Charter Street Heating Plan parking lot into CI district
- Zoning Text Amendment - Amend Section 28.097(7) to provide a mechanism for additional review of structured or surfaced parking facilities in the CI (Campus Institutional District)
- 1133 E. Wilson Street - Conditional Use - Establish brewpub in existing multi-tenant commercial building in TE zoning
- 2623 Monroe Street - Conditional Use - Establish outdoor eating area for existing restaurant-tavern
- 5114 Spring Court - Conditional Use - Construct addition in excess of 500 square feet to residence on lakefront parcel
- 1202 S. Park Street - Demolition Permit - Demolish commercial building with no proposed use
- 744 Williamson Street - Conditional Use - Construct outdoor eating area for restaurant-tavern
- 2701 Packers Avenue - Conditional Use - Convert existing commercial building into personal indoor storage facility
- 1132 Drake Street - Conditional Use - Construct detached accessory dwelling unit

### - Upcoming Matters - July 10, 2017

- 3601 Cross Hill Drive - Nelson NDP Amendment, A to CC and TR-U2, Conditional Use, and Certified Survey Map Referral - Create one commercial lot in CC zoning for future development, create one residential lot in TR-U2 zoning and construct residential building complex containing 189 apartment units in three buildings with clubhouse
- 1004-1032 S. Park Street - Amended PD(GDP-SIP) - Revised plans for approved mixed-use building to include 12,180 sq. ft. of commercial space, 152 apartments and 5 live-work units
- 5565 Tancho Drive - Amended PD(GDP-SIP) - Construct 73-unit apartment building, construct addition to assisted living facility to add 30 units, and expand community center in existing residential building complex
- 1233 McKenna Boulevard - Conditional Use - Convert restaurant into counseling/community service facility (employment center)
- 1704 Autumn Lake Pkwy. - Conditional Use - Construct 29-unit apartment building (second phase of residential building complex)
- 2230 W. Broadway - Conditional Use - Construct mixed-use building with 2,800 sq. ft. of commercial

space and 48 apartment units in Urban Design Dist. 1

## **ANNOUNCEMENTS**

Cantrell announced that he would not be present for the June 19, 2017 regular meeting.

## **ADJOURNMENT**

**A motion was made by Rewey, seconded by Carter, to Adjourn at 5:55 p.m..  
The motion passed by voice vote/other.**