



# City of Madison

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

## Meeting Minutes - Approved PLAN COMMISSION

*This meeting may be viewed LIVE on Charter Spectrum Channel 994, AT&T U-Verse Channel 99 or at [www.madisoncitychannel.tv](http://www.madisoncitychannel.tv).*

---

Monday, May 8, 2017

5:30 PM

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

---

### CALL TO ORDER/ROLL CALL

**Present:** 9 - Steve King; Sheri Carter; Maurice C. Sheppard; Melissa M. Berger; James F. Oeth; Michael W. Rewey; Bradley A. Cantrell; James E. Polewski and Jason S. Hagenow

**Excused:** 3 - Ledell Zellers; Ken Opin and Fatima Bendada

Cantrell was chair for this meeting.

Ald. Carter arrived at 5:45 p.m. at the start of the public hearing.

Staff present: Heather Stouder and Tim Parks, Planning Division, and; Eric Halvorson, Traffic Engineering Division.

### PUBLIC COMMENT

There were no registrations for public comment.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures or recusals.

### MINUTES OF THE APRIL 24, 2017 REGULAR MEETING

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

### SCHEDULE OF MEETINGS

Regular Meetings: May 22 and June 5, 19, 2017

Special Meetings:

- Tuesday, May 30, 2017: Plan Commission/ Long-Range Transportation Planning Committee Bus Tour (Time, route and departure point TBD)

- Monday, June 26, 2017: Comprehensive Plan Work Session (Future Land Use Map); 5:00-8:00 p.m. (Location TBD)

### SPECIAL ITEM OF BUSINESS

- Election of Chair and Vice-Chair

- Plan Commission appointments to the Long-Range Transportation Planning Committee (two appointments), Joint West Campus Area Committee, Joint Southeast Campus Area Committee, and Pedestrian/Bicycle/Motor Vehicle Commission.

On a nomination by Ald. King, seconded by Rewey, the Commission elected Ken Opin to serve as Chair and Brad Cantrell to serve as Vice-Chair of the Plan Commission by unanimous consent.

On a nomination by Berger, seconded by Ald. King, the Plan Commission recommended the following appointments to the Mayor's Office:

- James Polewski and James Oeth to the Long Range Transportation Planning Committee ;
- Mike Rewey to the Pedestrian/Bicycle/Motor Vehicle Commission;
- Brad Cantrell to the Joint Southeast Campus Area Committee; and
- Referred consideration of an appointment to the Joint West Campus Area Committee .

The Commission appointments and referral were approved by voice vote/ other.

## NEW BUSINESS

1. [46730](#) Creating Section 16.02 of the Madison General Ordinances to create a procedure for applying to the Capital Area Regional Planning Commission (CARPC) for an expansion of the Central Urban Services Area (CUSA).

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

There were no registrants on this matter.

## 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.

### Conditional Use and Demolition Permits

2. [46627](#) Consideration of a conditional use to construct an accessory building exceeding 576 square feet in TR-C1 (Traditional Residential-Consistent 1 District) zoning and 1,000 square feet of floor area at 5609 Taychopera Road; 19th Ald. Dist.

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

Registered in support of the request and available to answer questions was Jussi Snellman of Taychopera Road, the applicant.

3. [46628](#) Consideration of a conditional use for limited production and processing for a retail bakery tenant at 5225 High Crossing Boulevard; 17th Ald. Dist.

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

Registered in support of the project and available to answer questions was Jeff Groenier of Amidon Road, Brooklyn.

4. [46629](#)

Consideration of a conditional use to construct a motor freight terminal at 6202-6402 Manufacturers Drive; 17th Ald. Dist.

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

Registered in support of the project and available to answer questions was Russell Heistofel of New Albany Road, Columbus, Ohio, the applicant.

5. [46630](#)

Consideration of a conditional use parking reduction to allow an existing building to be converted into a community center at 214 Waubesa Street; 6th Ald. Dist.

On a motion by Berger, seconded by Rewey, the Plan Commission found that the standards were met and approved the conditional use subject to comments and conditions contained in the Plan Commission materials and the following revised condition and additional conditions:

- That Condition #19 of the May 8 staff report be revised to state: "The applicant shall consider reorient-ing the building to either the parking lot or Waubesa Street. This shall be done to protect the public interest adjacent the Isthmus Bike Path for when the City decides to make public transport improvements in the corridor. This will also negate the need for the applicant to reprogram/ remodel the interior of the site in the event of said improvements."

- The applicant shall work with City staff to further explore the pedestrian space to the northeast of the building in order to minimize the use of the City bike path by pedestrians moving between the existing and the proposed Goodman Community Center facilities.

- The applicant shall place on file (submit for the file) their written shared parking agreements with St. Bernard's Catholic Church and Madison-Kipp Corporation.

The motion to approve passed by voice vote/ other.

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

Registered in support of the request and wishing to speak were Becky Steinhoff, Goodman Community Center of Waubesa Street and Cliff Goodhart, Eppstein Uhen Architects of W. Johnson Street.

Registered in support but not wishing to speak were: Jonathon Beck of Standish Circle; Bret Hagemeyer of Linden Avenue; and Derek Kruzicki of Barby Lane.

6. [46631](#)

Consideration of a conditional use for a private parking facility at 201 Corry Street; 6th Ald. Dist.

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

Speaking in support of the request were Becky Steinhoff, Goodman Community Center of Waubesa Street, the applicant, and Cliff Goodhart, Eppstein Uhen Architects of W. Johnson Street, representing the applicant.

7. [46729](#) Consideration of a demolition permit to demolish a single-family residence and construct a new single-family residence at 117 N. Ingersoll Street; 2nd Ald. Dist.

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

Registered in support of the request and available to answer questions was Phil Jackson of Ferchland Place.

## BUSINESS BY MEMBERS

## SECRETARY'S REPORT

### - Upcoming Matters - May 22, 2017

- Downtown Madison Bicycle & Moped Parking Study
- Update on High Point-Raymond Neighborhood Development Plan amendment
- Zoning Text Amendment - Amend Sections 28.182(5)(c)4. to change the deadline for filing, changing, and withdrawing a protest petition for a zoning map amendment
- Zoning Text Amendment - Amend Secs. 28.064(3), 28.067(3), 28.068(3), 28.084(3) and 28.085(3) and repeal Secs. 28.064(3)(c), 28.067(3)(b), 28.068(3)(b), 28.084(3)(a) and 28.085(3)(b) to lower the lot area requirement for purely residential buildings in NMX, CC-T, CC, TE, and SE zoning
- 2318 S. Stoughton Road - Conditional Use - Convert auto repair building into accessory storage building for adjacent retail business at 2202 S. Stoughton Road
- 1313 Regent Street - Conditional Use - Addition of two sand volleyball courts and a small service bar to existing patio
- 4930 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish greater than 50% of exterior walls of single-family residence and construct addition in excess of 500 sq. ft. to residence and accessory bldg. on lakefront parcel
- 5200 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel

### - Upcoming Matters - June 5, 2017

- 9910 Watts Road - SR-V2 to TR-U1 and Conditional Use - Construct residential building complex containing two apartment buildings with 105 total units and clubhouse
- 734 Holy Cross Way - Conditional Use Alteration - Construct addition to place of worship and school exceeding 10,000 sq. ft. in SR-C1
- 2271 E. Washington Avenue - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 5646 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel
- 1208 Drake Street - Demolition Permit - Demolish single-family residence and construct new single-family residence

## ANNOUNCEMENTS

Ald. King indicated that he would not be present for the May 30 or June 5 meetings.

Cantrell indicated that he would not be present for the June 19 meeting.

Berger indicated that he would not be present for the July 10 meeting.

## ADJOURNMENT

A motion was made by King, seconded by Berger, to Adjourn at 6:45 p.m.. The motion passed by voice vote/other.