



City of Madison

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

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Monday, April 3, 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 5:35 p.m.

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

Excused: 2 - Steve King and Fatima Bendada

Opín chaired this meeting.

Ald. Carter arrived at 5:40 p.m. following the approval of minutes.

Staff present: Natalie Erdman, Secretary; Heather Stouder and Tim Parks, Planning Division; Matt Tucker, Zoning Administrator; Yang Tao, Traffic Engineering Division.

Also Present: Ald. Tim Gruber, District 11 and Ald. Mark Clear, District 19.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Hagenow disclosed that the company he is employed by manages a property adjacent to 4601 Frey Street but that he did not feel that relationship would affect his ability to consider Item 3.

MINUTES OF THE MARCH 20, 2017 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: April 24 and May 8, 22, 2017

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

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. [45542](#) SUBSTITUTE Creating Section 28.022 -- 00266 of the Madison General Ordinances to change the zoning of property located at 302 S. Gammon Road, 9th Aldermanic District, from SE (Suburban Employment) District to MXC (Mixed-Use Center) District.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission recommended re-referral of the zoning map amendment (ID 45542) and referred the demolition permit and conditional use (ID 45251) to a future meeting pending a recommendation by the Urban Design Commission. The motion to refer passed by voice vote/ other.

A motion was made by Cantrell, seconded by Zellers, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION. The motion passed by voice vote/other.
2. [45251](#) Consideration of a demolition permit and conditional use to demolish an office building as part of a planned redevelopment in MXC (Mixed-Use Center District) zoning and construct first phase mixed-use and residential buildings on property addressed as 302 S. Gammon Road; 9th Ald. Dist.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission recommended re-referral of the zoning map amendment (ID 45542) and referred the demolition permit and conditional use (ID 45251) to a future meeting pending a recommendation by the Urban Design Commission. The motion to refer passed by voice vote/ other.

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

There were no registrants on Items 1 and 2.
3. [46314](#) Creating Section 28.022 - 00270 of the Madison General Ordinances to amend a Planned Development District at property located at 4601 Frey Street, 11th Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00271 to amend a Planned Development District to approve an Amended Specific Implementation Plan .

On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended approval of the amended planned development subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other. In recommending approval of the project, members of the Plan Commission stressed the need for the applicant to work with the Madison Fire Department to address conditions 30 and 31 of the staff report.

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.

Speaking in support of the proposed development were: Barry Perkel, Raymond Management Company of Greenway Boulevard, Middleton, the applicant; Josh Wilcox, GBA of Elmwood Avenue, Middleton, Jeff Held, Strand Associates, Inc. of W. Wingra Drive, and Bill White of Lakeland Avenue, all representing the applicant.

Speaking in opposition to the proposed development were: Roger Fritz of N. Segoe Road; Catherine Buege of N. Segoe Road, and; Sharon Goldsmith of N. Segoe Road.

Speaking neither in support nor opposition to the proposed development was Dave Benforado of University Avenue, representing the Village of Shorewood Hills.

Registered in support and available to answer questions was Tom List, GBA of Elmwood Avenue, Middleton, representing the applicant.

Registered in support but not wishing to speak was Lisa Steinhauer of Rustling Birch Road.

4. [46315](#) Creating Section 28.022-00272 of the Madison General Ordinances to change the zoning of property located at 3758 East Washington Avenue, 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 Ald. Zellers, the Plan Commission recommended re-referral of the zoning map amendment (ID 46315) and referred the demolition permit and conditional use (ID 46120) to a future meeting pending a recommendation by the Urban Design Commission. The motion to refer passed by voice vote/ other.

A motion was made by Cantrell, seconded by Zellers, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION. The motion passed by voice vote/other.

5. [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 to be constructed with outdoor storage and display at 3758 E. Washington Avenue; Urban Design Dist. 5; 17th Ald. Dist.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission recommended re-referral of the zoning map amendment (ID 46315) and referred the demolition permit and conditional use (ID 46120) to a future meeting pending a recommendation by the Urban Design Commission. The motion to refer passed by voice vote/ other.

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

There were no registrants on Items 4 and 5.

6. [46316](#) Creating Section 28.022 -- 00273 of the Madison General Ordinances to change the zoning of property located at 9824-9832 Cape Silver Way, 9th Aldermanic District, from SR-C1 (Suburban Residential-Consistent 1) District to TR-C3 (Traditional Residential-Consistent 3) District to rezone three platted single-family lots in The Willows subdivision for reduced setbacks.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission recommended approval of the zoning map amendment to the Common Council. The motion to recommend approval passed by voice vote/ other.

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

There were no registrants on this matter.

7. [46317](#) Creating Section 28.022 -- 00274 of the Madison General Ordinances to change the zoning of property located at 3808-3832 Eliot Lane, 12th Aldermanic District, from SR-C1 (Suburban Residential-Consistent 1) District to SR-C2 (Suburban Residential-Consistent 2) District to rezone platted

single-family lots as part of proposed replat.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission recommended approval of the zoning map amendment (ID 46317) and the proposed replat (ID 46119) subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval 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.

8. [46119](#)

Approving the preliminary plat and final plat of Tennyson Ridge Replat on property addressed as 3802-3832 Eliot Lane; 12th Ald. Dist.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission recommended approval of the zoning map amendment (ID 46317) and the proposed replat (ID 46119) subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

A motion was made by Cantrell, seconded by Zellers, 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 7 and 8, which were considered together:

Registered in support of the requests and available to answer questions were Adam Helt -Baldwin, Habitat for Humanity of Dane County of Fieldler Lane, the applicant, and Gary Blazek, Vierbicher Associates, Inc. of Fourier Drive, representing the applicant.

Conditional Use & Demolition Permits

9. [44569](#)

Consideration of a demolition permit and conditional use to allow demolition of a two-family residence and four-unit apartment building and construction of a 52-unit apartment building at 119-125 N. Butler Street as part of a residential building complex that will include two existing two-family residences at 120-124 N. Hancock Street; 2nd Ald. Dist.

On a motion by Cantrell, seconded by Ald. Carter, the Plan Commission found that the standards were not met and placed on file without prejudice the demolition permit and conditional use requests.

In placing this matter on file, the Plan Commission specifically stated that conditional use standards #4 and 9 were not met due to the depth of the 44-unit apartment building proposed along N. Butler Street, which was inconsistent with the development pattern on the rest of the block; the concern about creating a precedent for development on the rest of the subject block; and the width of the proposed building, which members of the Commission stated needed greater articulation of the front facade.

The motion to place on file without prejudice passed by on the following 7-1 vote: AYE: Ald. Carter, Ald. Zellers, Cantrell, Oeth, Polewski, Rewey, Sheppard; NAY: Berger; NOT VOTING: Opin, Hagenow; EXCUSED: Ald. King, Bendada.

A motion was made by Cantrell, seconded by Carter, to Place On File Without Prejudice. The motion passed by the following vote:

Ayes: 7 - Ledell Zellers; Sheri Carter; Maurice C. Sheppard; James F. Oeth; Michael W. Rewey; Bradley A. Cantrell and James E. Polewski

Noes: 1 - Melissa M. Berger

Excused: 2 - Steve King and Fatima Bendada

Non Voting: 2 - Ken Opin and Jason S. Hagenow

Speaking in support of the proposed development were: Cliff Fisher of N. Hancock Street, the applicant; James McFadden of Langdon Street, representing the applicant; Bert Stitt of S. Franklin Street; Lupe Montes of N. Hancock Street, and; Brian Tydrich of N. Hancock Street.

Speaking in opposition to the proposed development were Robert Klebba of E. Gorham Street, and Olivia Steinmetz of N. Franklin Street.

Speaking neither in support nor opposition to the proposed development were Patrick Heck N. Blount Street, and Patty Prime of Sidney Street.

Registered in support but not wishing to speak were: Jean Fisher of N. Hancock Street; David Wallner of N. Few Street; Blake Fisher of N. Franklin Street; Reese Fisher of E. Dayton Street, and; Zane Williams of S. Franklin Street.

10. [46114](#) Consideration of a conditional use to construct a 47-unit apartment building, pool and clubhouse (outdoor recreation) in CC-T (Commercial Corridor-Transitional District) zoning at 1704 Autumn Lake Parkway (Lot 564, Village at Autumn Lake Replat); 17th Ald. Dist.

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

Registered in support of the proposed development was Greg Held, Knothe & Bruce Architects, LLC of University Avenue, Middleton, representing the applicants, Grosse, Hanzel & Simons.

11. [46118](#) Consideration of a demolition permit and conditional use to allow an existing restaurant with vehicle access sales and service window to be demolished and a new restaurant with vehicle access sales and service window to be constructed at 6910 Odana Road; 19th Ald. Dist.

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

Registered in support of the project and available to answer questions were Carrie Bennett-Barndt of Brader Way, and Carter Mann of Odana Road.

12. [46282](#) Consideration of a major alteration to an approved conditional use for a mixed-use building to allow a vehicle access sales and service window at 1603-1609 Monroe Street; 13th Ald. Dist.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission referred this request to April 24, 2017 at the request of the applicant. The motion to refer passed by voice vote/ other.

A motion was made by Cantrell, seconded by Zellers, to Refer to the PLAN COMMISSION and should be returned by April 24, 2017. The motion passed by voice vote/other.

There were no registrants on this matter.

13. [46283](#) Consideration of a conditional use for a sorority house at 115 Langdon Street; Mansion Hill Historic District; 2nd Ald. Dist.

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

Registered in support of the project and available to answer questions was Steve Harms of Camden Lane, Sun Prairie

14. [46284](#)

Consideration of a conditional use for a restaurant-tavern with outdoor eating area in the NMX (Neighborhood Mixed-Use) zoning district at 1511 Williamson Street; Third Lake Ridge Historic District; 6th Ald. Dist.

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

Registered in support of the request and available to answer questions was Aaron Collins , Banzo, LLC of N. Third Street, the applicant.

Land Division

15. [46113](#)

Approving a Certified Survey Map of property owned by David and Maria Grams located at 205-221 N. Gammon Road; 19th Ald. Dist., which proposes a deep residential lot.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission referred the land division to April 24, 2017 at the request of staff. The motion to refer passed by voice vote/ other.

A motion was made by Cantrell, seconded by Zellers, to Refer to the PLAN COMMISSION and should be returned by April 24, 2017. The motion passed by voice vote/other.

There were no registrants on this matter.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Heather Stouder summarized upcoming matters for the Commission.

- Upcoming Matters - April 24, 2017

- 201-215 N. Blount Street - Demolition Permit and TR-V2 to PD(GDP-SIP) - Demolish single-family residence and construct eight-unit apartment building, and renovate three (3) existing two-family residences with shared parking and open space
- 210 S. Pinckney Street - Judge Doyle [Block 88] - Conditional Use and DC to PD(GDP-SIP) - Construct mixed-use building with 8,000 sq. ft. of retail, a 4,000 sq. ft. bike center, 148 apartments and 560-stall Parking Utility garage, with projections into Capitol View Limit
- 215 S. Pinckney Street- Judge Doyle [Block 105] - Demolition Permit, Conditional Use and DC to PD(GDP-SIP) - Demolish Government East parking garage to construct mixed-use development with 250-room hotel (west tower), 204 apartments (east tower), and 1,150 sq. ft of retail, with projections into Capitol View Limit
- 707-713 E. Johnson Street - TR-V2 to NMX, Demolition Permit and Conditional Use - Demolish two (2) two-family residences to construct mixed-use building with 3,000 square feet of commercial space and 21 apartment units
- Zoning Text Amendment - Amend Section 28.082(1) to allow banks and financial institutions as a permitted use in SEC zoning
- 5702-5712 Odana Road - Demolition Permit and Conditional Use - Demolish two commercial buildings and construct automotive sales facility in Urban Design Dist. 3

- 1401 Northern Court - Conditional Use - Convert existing building into light manufacturing facility, distillery and tavern in TE zoning
- 4009 Felland Road - Conditional Use - Establish health/sports center/fitness studio in multi-tenant industrial building

- Upcoming Matters - May 8, 2017

- 5609 Taychopera Road - Conditional Use - Construct accessory building exceeding 576 square feet in TR-C1 zoning
- 5225 High Crossing Blvd. - Conditional Use - Allow limited production and processing for retail bakery
- 6202-6402 Manufacturers Drive - Conditional Use - Construct motor freight terminal
- 214 Waubesa Street - Conditional Use - Consider parking reduction to allow existing commercial building to be converted into community center
- 201 Corry Street - Conditional Use - Create private parking facility

ANNOUNCEMENTS

Ald. Zellers indicated she would not be present for the April 24 or May 8 meetings.

Oeth indicated that he would not be present for the April 24 meeting.

ADJOURNMENT

**A motion was made by Sheppard, seconded by Rewey, to Adjourn at 8:45 p.m.
The motion passed by voice vote/other.**