



City of Madison

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

Meeting Minutes - Approved PLAN COMMISSION

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Monday, March 6, 2017

5:30 PM

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

CALL TO ORDER/ROLL CALL

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

Excused: 2 - Michael W. Rewey and Fatima Bendada

Opin was chair for this meeting.

Berger arrived following the call to order and approval of meeting minutes.

Ald. King arrived before 5:35 p.m. following approval of Items 1-4.

Staff present: Heather Stouder, Dan McAuliffe, Rick Roll and Tim Parks of the Planning Division; Chris Petykowski of the City Engineering Division; Mark Winter of the Traffic Engineering Division; and Matt Tucker and Jacob Moskowitz of the Zoning Section.

Also present: Ald. Barbara Harrington-McKinney, District 1.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures or recusals by the Commission.

MINUTES OF THE FEBRUARY 20, 2017 REGULAR MEETING

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

MINUTES OF THE FEBRUARY 23, 2017 SPECIAL 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: March 20 and April 3, 24, 2017

ROUTINE BUSINESS

1. [46041](#) Authorizing the acceptance of a Permanent Limited Easement for Public Bus Shelter Purposes from AL Land Acquisition, LLC, located 4325 Nakoma Road.
A motion was made by Cantrell, seconded by Zellers, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

2. [46161](#) Ordering and accepting the dedication of public right-of-way for Meier Road, at no cost to the City, from McAllen Properties 120, LLC; dedicating Outlot 4 of the McAllen 120 Business Park Plat for public right-of-way purposes, as located at 3603 Meier Road.
A motion was made by Cantrell, seconded by Zellers, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

3. [46212](#) Authorizing the Mayor and City Clerk to execute Subterranean and Air Space Lease with 202 E. Washington, LLC, the owner of property located at 1 N. Webster Street, to accommodate proposed encroachments of certain building features into the E. Washington Avenue and N. Webster Street public rights-of-way.
A motion was made by Cantrell, seconded by Zellers, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by voice vote/other.

4. [46219](#) Authorizing the Mayor and City Clerk to execute a Subterranean and Air Space Lease with the 202 E. Washington, LLC to accommodate the subterranean and airspace encroachments in the North Webster Street and East Washington Avenue public rights-of-way.
A motion was made by Cantrell, seconded by Zellers, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by voice vote/other.

There were no registrants for the Routine Business items.

NEW BUSINESS

5. [46232](#) Amending Section 10.08(6)(a)2., creating Section 10.08(6)(a)17., amending Sections 10.08(6)(b)2. & 3. and creating Sections 10.08(6)(b)4., 5., & 6. of the Madison General Ordinances to update the city's parking lot design standards.
A motion was made by Cantrell, seconded by Oeth, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

There were no registrants on this item.

SPECIAL ITEMS OF BUSINESS

- 6. [46303](#) Informational presentation by the University of Wisconsin-Madison regarding their forthcoming CI (Campus-Institutional) zoning district master plan.

The Plan Commission received an information presentation on this matter. Following the discussion, no action was taken.

Gary Brown of the University of Wisconsin-Madison Facilities Planning & Management of N. Mills Street gave the presentation to the Plan Commission.

Registered in support and available to answer questions were Rob Kennedy, Bill Patek and Aaron Williams of the University of Wisconsin-Madison.

- 7. [46304](#) Plan Commission discussion on potential amendments to the High Point-Raymond Neighborhood Development Plan

Following a presentation by staff, public testimony, and questions and statements by the Plan Commission, no action was taken.

Speaking neither in support nor opposition of the potential amendments to the neighborhood development plan was David Handowski of Chautauqua Trail.

PUBLIC HEARING-5:45 p.m.

Zoning Map Amendments & Related Requests

- 8. [45541](#) SUBSTITUTE Creating Section 28.06(2)(a)000267 of the Madison General Ordinances to change the zoning of property located at 1302-1430 Reiner Road, 3rd Aldermanic District from A (Agricultural) District to TR-C3(Traditional Residential-Consistent 3) District; and creating Section 28.06(2)(a)00268 of the Madison General Ordinances to change the zoning of property located at 1302-1430 Reiner Road, 3rd Aldermanic District from A (Agricultural) District to TR-U1 (Traditional Residential - Urban 1) District.

On a motion by Cantrell, seconded by Berger, the Plan Commission found the standards met and recommended approval of the (Substitute) zoning map amendment (ID 45541) and preliminary plat and final plat of Woods Farm (ID 45250) to the Common Council and approved the related demolition permit (ID 45533) subject to comments and conditions contained in the Plan Commission materials and the following revised condition on the subdivision:

- To reduce the uniformity of proposed single-family lots and increase lot size variety as recommended by the Northeast Neighborhoods Development Plan, the applicant shall incorporate lots with smaller widths and areas into the final design of the plat prior to recording. Not fewer than twenty (20) of the lots on the final plat shall be greater than 100 percent larger in width or area than the 30-foot minimum lot width and 3,000 square-foot minimum lot area of the TR-C3 zoning district (ergo, 20 lots that shall not exceed 60 feet in width ~~or~~ and approximately 6,000 square feet in area).

Members of the Plan Commission encouraged the applicant to work with Planning staff to better integrate the smaller lots into the subdivision prior to recording and to work diligently to save as many of the "good" trees as possible on the site.

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

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

9. [45250](#) Approving the preliminary plat and final plat of Woods Farm on property addressed as 1302-1430 Reiner Road; 3rd Ald. Dist.

On a motion by Cantrell, seconded by Berger, the Plan Commission found the standards met and recommended approval of the (Substitute) zoning map amendment (ID 45541) and preliminary plat and final plat of Woods Farm (ID 45250) to the Common Council and approved the related demolition permit (ID 45533) subject to comments and conditions contained in the Plan Commission materials and the following revised condition on the subdivision:

- To reduce the uniformity of proposed single-family lots and increase lot size variety as recommended by the Northeast Neighborhoods Development Plan, the applicant shall incorporate lots with smaller widths and areas into the final design of the plat prior to recording. Not fewer than twenty (20) of the lots on the final plat shall be greater than 100 percent larger in width or area than the 30-foot minimum lot width and 3,000 square-foot minimum lot area of the TR-C3 zoning district (ergo, 20 lots that shall not exceed 60 feet in width ~~or~~ and approximately 6,000 square feet in area).

Members of the Plan Commission encouraged the applicant to work with Planning staff to better integrate the smaller lots into the subdivision prior to recording and to work diligently to save as many of the "good" trees as possible on the site.

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

A motion was made by Cantrell, seconded by Berger, 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.

10. [45533](#) Consideration of a demolition permit to demolish two single-family residences at 1318 and 1402 Reiner Road; 3rd Ald. Dist. as part of the implementation of the Woods Farm subdivision.

On a motion by Cantrell, seconded by Berger, the Plan Commission found the standards met and recommended approval of the (Substitute) zoning map amendment (ID 45541) and preliminary plat and final plat of Woods Farm (ID 45250) to the Common Council and approved the related demolition permit (ID 45533) subject to comments and conditions contained in the Plan Commission materials and the following revised condition on the subdivision:

- To reduce the uniformity of proposed single-family lots and increase lot size variety as recommended by the Northeast Neighborhoods Development Plan, the applicant shall incorporate lots with smaller widths and areas into the final design of the plat prior to recording. Not fewer than twenty (20) of the lots on the final plat shall be greater than 100 percent larger in width or area than the 30-foot minimum lot width and 3,000 square-foot minimum lot area of the TR-C3 zoning district (ergo, 20 lots that shall not exceed 60 feet in width ~~or~~ and approximately 6,000 square feet in area).

Members of the Plan Commission encouraged the applicant to work with Planning staff to better integrate the smaller lots into the subdivision prior to recording and to work diligently to save as many of the "good" trees as possible on the site.

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

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

The following were registered on Items 8-10, which were considered together:

Speaking in support of the proposed subdivision was Mike Calkins, Snyder & Associates of Voges Road, representing the applicant, Ray Yunker of North Pointe Construction, Inc.

11. [45542](#) 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 Polewski, the Plan Commission recommended referral of the zoning map amendment (ID 45542) and demolition permit and conditional use (ID 45251) to April 3, 2017 (April 18, 2017 Common Council) 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 Polewski, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by April 3, 2017. The motion passed by voice vote/other.

12. [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 Polewski, the Plan Commission recommended referral of the zoning map amendment (ID 45542) and demolition permit and conditional use (ID 45251) to April 3, 2017 (April 18, 2017 Common Council) 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 Polewski, to Refer to the PLAN COMMISSION and should be returned by April 3, 2017. The motion passed by voice vote/other.

There were no registrants on this item.

13. [45723](#)

Creating Section 28.022 -- 00269 of the Madison General Ordinances to change the zoning of property located at 4904 Tradewinds Parkway, 16th Aldermanic District, from IL (Industrial - Limited) District to SE (Suburban Employment) District.

On a motion by Cantrell, seconded by Polewski, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 45723) to the Common Council and approved the related conditional use (ID 45657) subject to 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 Polewski, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

14. [45657](#)

Consideration of a conditional use for a college or university tenant at 4904 Tradewinds Parkway; Urban Design Dist. 1; 16th Ald. Dist.

On a motion by Cantrell, seconded by Polewski, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 45723) to the Common Council and approved the related conditional use (ID 45657) subject to 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 Polewski, to Approve. The motion passed by voice vote/other.

Registered in support of the proposed development and available to answer questions was Jerry Bourquin of Dimension IV Architects of Grand Teton Drive.

Planned Development Alteration

15. [46112](#)

Consideration of an alteration to an approved Planned Development (Specific Implementation Plan) for a mixed-use building at 7933 Tree Lane; 9th Ald. Dist. to remove a Plan Commission condition of approval.

On a motion by Cantrell, seconded by Polewski, the Plan Commission found the standards met and approved the Planned Development alteration subject to the comments and conditions contained in the

Plan Commission materials by voice vote/ other.

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

Registered in support of the request and available to answer questions was the applicant, Matt Melendes, Heartland Housing, Inc. of E. Center Street, Milwaukee.

Conditional Use & Demolition Permits

16. [45802](#) Consideration of a conditional use to convert an office building into a private school at 6400 Schroeder Road; Urban Design Dist. 2; 19th Ald. Dist.

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

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

Registered in support of the project and available to answer questions was the applicant, Mario Sierra, Lighthouse Church Madison, Inc. of Regent Street.

17. [45801](#) Consideration of a conditional use to construct an auto repair station at 4645 Verona Road; 10th Ald. Dist.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission found the standards met and approved the conditional use subject to comments and conditions contained in the Plan Commission materials by voice vote/ other.

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

Speaking in support of the proposed development was the applicant, Todd Mosher, RA Smith National, Inc. of E. Diehl Road, Naperville, Illinois, representing Discount Tire of Scottsdale, Arizona.,

Zoning Text Amendment

18. [46056](#) Amending Section 28.211 of the Madison General Ordinances to change the definitions of Lot Line, Rear and Setback, Rear Yard with respect to irregularly shaped lots.

On a motion by Cantrell, seconded by Polewski, the Plan Commission found the standards met and recommended approval of the (Substitute) zoning text amendment by voice vote/ other.

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

There were no registrants on this item.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Heather Stouder summarized upcoming matters for the Commission.

- Upcoming Matters - March 20, 2017

- 205-213 N. Gammon Road - Certified Survey Map Referral - Create three single-family lots (includes new cul-de-sac configuration for Acadia Court)

- 5501 Spring Tide Way - Conditional Use - Construct residential building complex containing 170 apartments in 4 buildings
- 2802 E. Johnson Street - Demolition Permit and Conditional Use - Demolish office building to construct auto repair station in Urban Design Dist. 5
- 119-125 N. Butler Street 120-124 N. Hancock Street - Demolition Permit and Conditional Use - Demolish two-family residence and four-unit apartment building to construct 52-unit apartment building in residential building complex including two existing two-family residences
- 1704 Autumn Lake Pkwy. - Conditional Use - Construct 47-unit apartment building, pool and clubhouse in CC-T zoning
- 1501 Monroe Street - Conditional Use Alteration - Construct four-story addition to existing hotel for 105 total rooms
- 1444 E. Washington Avenue - Conditional Use - Establish tavern in existing multi-tenant commercial building in TE zoning, Urban Design Dist. 8
- 222 W. Washington Avenue - Conditional Use - Construct outdoor eating area for restaurant-tavern in UMX zoning
- 6910 Odana Road - Demolition Permit and Conditional Use - Demolish and reconstruct restaurant with vehicle access sales and service window

- Upcoming Matters - April 3, 2017

- 3808-3832 Eliot Lane - SR-C1 to SR-C2, Preliminary Plat and Final Plat - Tennyson Ridge Replat, creating 6 single-family lots and 1 outlot for private open space
- 4601 Frey Street - PD(SIP) to Amended PD(GDP-SIP) - Construct mixed-use building containing 26,350 sq. ft. of office space and 182-room hotel
- 3758 E. Washington Avenue - SR-C2 to CC-T, Demolition Permit and Conditional Use - Demolish existing greenhouse and garden center and construct new greenhouse and garden center with outdoor storage and display in Urban Design Dist. 5
- 9824-9832 Cape Silver Way - SR-C1 to TR-C3 - Rezone three platted single-family lots in The Willows subdivision
- 1603-1609 Monroe Street - Conditional Use Alteration - Construct vehicle access sales and service window in approved mixed-use building
- 115 Langdon Street - Conditional Use - Renovate existing sorority house
- 1511 Williamson Street - Conditional Use - Establish restaurant-tavern in NMX zoning with outdoor eating area

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by King, seconded by Cantrell, to Adjourn at 8:10 p.m. The motion passed by voice vote/other.