



# City of Madison

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

## Meeting Minutes - Approved PLAN COMMISSION

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Monday, February 20, 2017

5:30 PM

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

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### CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:30 p.m.

**Present:** 11 - Steve King; 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

**Excused:** 1 - Fatima Bendada

Opin was chair for this meeting.

Berger arrived shortly after the meeting was called to order and the February 6 minutes were approved.

Ald. King and Ald. Zellers arrived at 5:35 p.m. during the presentation for Item 3.

Staff present: Heather Stouder and Tim Parks, Planning Division; Dan Kennelly, Economic Development Division

Also present: Ald. Barbara Harrington-McKinney, District 1, and Ald. Denise DeMarb, District 16

### PUBLIC COMMENT

There were no registrants for public comment.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

Oeth disclosed that his son represents one of the parties involved in Item 8 but that his relationship would not affect his participation on that matter.

### MINUTES OF THE FEBRUARY 6, 2017 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: March 6, 20 and April 3, 24, 2017

Joint Meeting of the Plan Commission and Long Range Transportation Planning Committee on Proposed Amendment to the High Point-Raymond Neighborhood Plan: Thursday, February 23, 2017; 5:00-6:00 p.m.; Room 357, City-County Building

Special Meeting - Comprehensive Plan Working Session: Thursday, February 23, 2017; 6:00-7:00 p.m.; Room 103A, City-County Building

**ROUTINE BUSINESS**

- 1. [45695](#) Authorizing the acceptance of a Permanent Limited Easement for Access Road Purposes and the execution of a Partial Release of Ingress/Egress Easement as located within the Rhodia Plat, for the property located at 3331 Agriculture Drive.

**A motion was made by Cantrell, seconded by Sheppard, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.**

- 2. [45980](#) Authorizing the City of Madison to sell Outlot 17 in the Plat known as Village of Autumn Lake to Veridian Homes, LLC pursuant to RES-06-00077 and Option to Purchase dated February 20, 2006.

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

**NEW BUSINESS**

- 3. [45662](#) Approve the Connect Madison Economic Development Strategy as the City's Economic Development Plan and to direct City Staff and the Economic Development Committee to move forward with implementation.

**A motion was made by Cantrell, seconded by Rewey, to Return to Lead with the Recommendation for Approval to the ECONOMIC DEVELOPMENT COMMITTEE. The motion passed by voice vote/other.**

Speaking in support of the plan was Susan Schmitz, Downtown Madison, Inc. of W. Washington Avenue.

Registered in support and available to answer questions was Gary Peterson of Marinette Trail .

**PUBLIC HEARING-5:45 p.m.**

**Conditional Uses, Demolition Permits and Planned Development Alterations**

- 4. [45529](#) Consideration of a demolition permit and an alteration to the Planned Development (Specific Implementation Plan) for Kohl Center/ LaBahn Arena/ Southeast Recreational Facility to allow demolition and reconstruction of the Southeast Recreational Facility at 715 W. Dayton Street; 4th Ald. Dist.

On a motion by Rewey, seconded by Cantrell, the Plan Commission found the standards met and approved the demolition permit and Planned Development alteration subject to comments and conditions contained in the Plan Commission materials by voice vote/ other.

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

Registered in support of the project and available to answer questions were: Gary Brown and Aaron Williams, University of Wisconsin-Madison Facilities Planning & Management of N. Mills Street, the applicants; Walter Johnson of E. Pittsburgh Avenue, Milwaukee, representing the applicant, and; Ald. Mike Verveer, 614 W. Doty Street #407, representing the 4th District.

Registered in support but not wishing to speak were Ann Hayes , University of Wisconsin-Madison Facilities Planning & Management of N. Mills Street, and Jeff Dvorak of Observatory Drive.

- 5. [45655](#) Consideration of a conditional use in PR (Parks and Recreation District) zoning to construct an addition to the existing stadium in Warner Park at 2920 N. Sherman Avenue; 12th 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.

As part of the approval of the request, members of the Plan Commission stated that the Parks Division should look at the lighting of the stadium and to bring it into compliance with "dark sky" principles and Madison General Ordinances (Section 10.085). [This was not added as a condition of the conditional use approval.]

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

Speaking neither in support nor opposition to the project was Tim Nelson of Forster Drive .

Registered in support and available to answer questions were Vern Stenman of Morrison Street , the applicant, and Dick Vock of Forest View Drive, Verona.

- 6. [45656](#) Consideration of a conditional use for a private parking facility at 5202 High Crossing Boulevard; 17th Ald. Dist.

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

Registered in support of the project and available to answer questions was Chad Kemnitz, PCI of Cottonwood Avenue, Hartland, representing the applicants, The Russ Darrow Group and B+G Realty, LLC.

**Zoning Map Amendments and Related Requests**

- 7. [45037](#) Creating Section 28.022 -- 00262 of the Madison General Ordinances to change the zoning of property located at 6102 Odana Road, 19th Aldermanic District, from MXC (Mixed Use Center) District to SE (Suburban Employment) District.

On a motion by Rewey, seconded by Cantrell, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 45037) and preliminary plat and Certified Survey Map (ID 45001) subject to comments and conditions contained in the Plan Commission materials by voice vote/ other.

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

- 8. [45001](#) Approving the preliminary plat of CUNA Lands and a Certified Survey Map of property owned by CMFG Life Insurance Co. located at 6102 Odana Road and 6001 Mineral Point Road; 19th Ald. Dist.

On a motion by Rewey, seconded by Cantrell, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 45037) and preliminary plat and Certified Survey Map (ID 45001) subject to comments and conditions contained in the Plan Commission materials by voice vote/ other.

**A motion was made by Rewey, seconded by Cantrell, 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.**

Registered in support of Items 7 and 8, which were considered together, were: Doug Buck, Foley & Lardner, LLP of E. Gilman Street, representing the applicants, CUNA Mutual Insurance; Steve Sirkis, General Capital Group of N. Santa Monica Boulevard, Fox Point, and; Nathan Wautier, Reinhart Boerner Van Deuren, SC of E. Mifflin Street.

9. [45541](#)

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)000268 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 Rewey, seconded by Ald. Zellers, the Plan Commission recommended re-referral of the zoning map amendment (ID 45541) and referred the proposed preliminary plat and final plat of Woods Farm (ID 45250) and demolition permit (ID 45533) to March 6, 2017 (March 21 Common Council) at the request of the applicant. The referral passed by voice vote/ other.

**A motion was made by Rewey, seconded by Cantrell, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by March 6, 2017. The motion passed by voice vote/other.**

10. [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 Rewey, seconded by Ald. Zellers, the Plan Commission recommended re-referral of the zoning map amendment (ID 45541) and referred the proposed preliminary plat and final plat of Woods Farm (ID 45250) and demolition permit (ID 45533) to March 6, 2017 (March 21 Common Council) at the request of the applicant. The referral passed by voice vote/ other.

**A motion was made by Rewey, seconded by Cantrell, to Refer to the PLAN COMMISSION and should be returned by March 6, 2017. The motion passed by voice vote/other.**

11. [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 Rewey, seconded by Ald. Zellers, the Plan Commission recommended re-referral of the zoning map amendment (ID 45541) and referred the proposed preliminary plat and final plat of Woods Farm (ID 45250) and demolition permit (ID 45533) to March 6, 2017 (March 21 Common Council) at the request of the applicant. The referral passed by voice vote/ other.

**A motion was made by Rewey, seconded by Cantrell, to Refer to the PLAN COMMISSION and should be returned by March 6, 2017. The motion passed by voice vote/other.**

There were no registrants on Items 9-11.

**BUSINESS BY MEMBERS**

There was no business by members.

## SECRETARY'S REPORT

### - Upcoming Matters - March 6, 2017

- Informational presentation by the University of Wisconsin-Madison regarding its forthcoming Campus-Institutional (CI) zoning district master plan
- 302 S. Gammon Road - SE to MXC, Demolition Permit and Conditional Use - Demolish office building and approve master plan to guide redevelopment of site with mixed residential, commercial and office uses, with approval of first phase buildings
- 4904 Tradewinds Parkway - IL to SE and Conditional Use - Construct office building with college/university tenant in Urban Design Dist. 1
- Zoning Text Amendment - Amend Section 28.211 to change the definitions of "Lot Line, Rear" and "Setback, Rear Yard" with respect to irregularly shaped lots
- 4645 Verona Road - Conditional Use - Construct auto repair station
- 6400 Schroeder Road - Conditional Use - Convert office building into private school in Urban Design Dist. 2
- 7933 Tree Lane - PD Alteration - Revise conditions for approved mixed-use building

### - 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 bldg. in residential bldg. complex including 2 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 w/ vehicle access sales and service window

## ANNOUNCEMENTS

Sheppard indicated that he would be able to attend the February 23, 2017 special meeting after previously indicating that he could not.

Rewey indicated that he would not be present for the February 23 special meeting and March 6 regular meeting.

## ADJOURNMENT

**A motion was made by King, seconded by Zellers, to Adjourn at 6:30 p.m. The motion passed by voice vote/other.**