



City of Madison

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

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Monday, February 6, 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 5:30 p.m.

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

Excused: 3 - Ken Opin; Jason S. Hagenow and Fatima Bendada

Cantrell was chair for this meeting.

Staff present: Heather Stouder, David Trowbridge and Tim Parks, Planning Division; Janet Schmidt, Parks Division

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures and recusals.

MINUTES OF THE JANUARY 23, 2017 MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: February 6, 20 and March 6, 20, 2017

Special Meeting - Comprehensive Plan Working Session: Thursday, February 23, 2017, 5:00-7:00 p.m.

NEW BUSINESS

1. [45285](#) Adopting Madison in Motion as the City of Madison's long-range transportation system plan, policy framework and resource for future transportation investments, as a supplement to the City of Madison Comprehensive Plan.

On a motion by Ald. Zellers, seconded by Ald. King, the Plan Commission recommended approval of the Madison in Motion plan to the Sustainable Madison Transportation Master Plan Oversight Committee with the following addition to the adopting resolution:

- Be it further resolved that staff will identify 5 priority action items from among the 1-5 year action items within each of the thematic goals and for each of those identified action items will define who, when

and what will be done to accomplish the selected priority action items with accompanying measures of success.

The motion to recommend approval passed by voice vote/ other.

A motion was made by Zellers, seconded by King, to Return to Lead with the Recommendation for Approval to the SUSTAINABLE MADISON TRANSPORTATION MASTER PLAN OVERSIGHT COMMITTEE (Madison in Motion). The motion passed by voice vote/other.

There were no registrants on this item.

PUBLIC HEARING-5:45 p.m.

Zoning Map Amendments & Related Requests

Note: Items 2 - 4 are related and should be considered together.

- 2. [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)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 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 February 20, 2017 (February 28 Common Council) with the consent of the applicant to allow time for City staff and the applicant to address the revisions to the plat recommended in the staff report.

As part of the referral, the Commission requested that a tree preservation plan be provided for the outlot in the northwestern corner of the site; that Planning staff confirm with the Traffic Engineering Division whether an access restriction is needed along Reiner Road for Lot 1; that a north-south multi-purpose path be extended through the relocated park linking "C" Street to the east-west path to be extended through this development; and that an additional access into the relocated park be provided.

The motion to refer these requests passed by voice vote/ other.

The motion to refer replaced a motion by Rewey, seconded by Sheppard, to recommend approval of the zoning map amendment and subdivision plat to the Common Council and approve the demolition permit subject to the comments and conditions in the Plan Commission materials and the conditions recommended by the Commission with the above referral.

An earlier motion by Polewski to recommend denial of the zoning map amendment and subdivision plat and to deny the demolition permit failed for lack of a second.

A motion was made by Rewey, seconded by Zellers, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by February 20, 2017. The motion passed by voice vote/other.

- 3. [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 February 20, 2017 (February 28 Common Council) with the consent of the applicant to allow time for City staff and the applicant to address the revisions to the plat recommended in the staff report.

As part of the referral, the Commission requested that a tree preservation plan be provided for the outlot in the northwestern corner of the site; that Planning staff confirm with the Traffic Engineering Division whether an access restriction is needed along Reiner Road for Lot 1; that a north-south multi-purpose path be extended through the relocated park linking "C" Street to the east-west path to be extended through this development; and that an additional access into the relocated park be provided.

The motion to refer these requests passed by voice vote/ other.

The motion to refer replaced a motion by Rewey, seconded by Sheppard, to recommend approval of the zoning map amendment and subdivision plat to the Common Council and approve the demolition permit subject to the comments and conditions in the Plan Commission materials and the conditions recommended by the Commission with the above referral.

An earlier motion by Polewski to recommend denial of the zoning map amendment and subdivision plat and to deny the demolition permit failed for lack of a second.

A motion was made by Rewey, seconded by Zellers, to Refer to the PLAN COMMISSION and should be returned by February 20, 2017. The motion passed by voice vote/other.

4. [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 February 20, 2017 (February 28 Common Council) with the consent of the applicant to allow time for City staff and the applicant to address the revisions to the plat recommended in the staff report.

As part of the referral, the Commission requested that a tree preservation plan be provided for the outlot in the northwestern corner of the site; that Planning staff confirm with the Traffic Engineering Division whether an access restriction is needed along Reiner Road for Lot 1; that a north-south multi-purpose path be extended through the relocated park linking "C" Street to the east-west path to be extended through this development; and that an additional access into the relocated park be provided.

The motion to refer these requests passed by voice vote/ other.

The motion to refer replaced a motion by Rewey, seconded by Sheppard, to recommend approval of the zoning map amendment and subdivision plat to the Common Council and approve the demolition permit subject to the comments and conditions in the Plan Commission materials and the conditions recommended by the Commission with the above referral.

An earlier motion by Polewski to recommend denial of the zoning map amendment and subdivision plat and to deny the demolition permit failed for lack of a second.

A motion was made by Rewey, seconded by Zellers, to Refer to the PLAN COMMISSION and should be returned by February 20, 2017. The motion passed by voice vote/other.

Speaking in support of Items 2-4 was Mike Calkins, Snyder & Associates of Voges Road, representing the applicant, Ray Yunker of North Pointe Construction, Inc. of Shooting Star Circle, DeForest, who was registered in support and available to answer questions.

5. [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 Rewey, seconded by Berger, the Plan Commission recommended re-referral of the zoning map amendment (ID 45542) and referred the demolition permit and conditional use (ID 45251) to March 6, 2017 (March 21 Common Council) pending a recommendation by the Urban Design Commission. The motion to refer passed by voice vote/ other.

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

6. [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 Rewey, seconded by Berger, the Plan Commission recommended re-referral of the zoning map amendment (ID 45542) and referred the demolition permit and conditional use (ID 45251) to March 6, 2017 (March 21 Common Council) pending a recommendation by the Urban Design Commission. The motion to refer passed by voice vote/ other.

A motion was made by Rewey, seconded by Berger, 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 this item.

Conditional Use & Demolition Permits

7. [45526](#)

Consideration of a conditional use to convert a single-family residence into a daycare center at 1413 Wyldewood Drive; 12th Ald. Dist.

On a motion by Rewey, seconded by Berger, the Plan Commission placed this request on file without prejudice by voice vote/ other. The applicant withdrew her application.

A motion was made by Rewey, seconded by Berger, to Place On File Without Prejudice. The motion passed by voice vote/other.

There were no registrants on this item.

8. [45527](#)

Consideration of a demolition permit to demolish a single-family residence and construct a new single-family residence at 701 Ottawa Trail; 10th Ald. Dist.

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

There were no registrants on this item.

Miscellaneous

9. [45528](#)

Consideration of a request to rezone property and modify restrictive covenants for 4246 Daentl Road, Town of Burke, to allow additional outdoor display of recreational equipment for MadCity Powersports in satisfaction of the development review provisions in the Town of Burke, Village of DeForest, City of Sun Prairie and City of Madison Cooperative Plan.

On a motion by Rewey, seconded by Ald. King, the Plan Commission approved this development request subject to the comments and conditions contained in the Plan Commission materials and the following

condition:

- That the proposed outdoor display area (north of Token Creek) not be lighted.

The motion to approve passed by voice vote/ other.

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

Registered in support of the request and available to answer questions were: George Vetesnik of Daentl Road, DeForest, the applicant; and Hans Justeson and Rachel Holloway, JSD Professional Services of Horizon Drive, Verona, representing the applicant.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Heather Stouder summarized the upcoming matters for the Plan Commission.

Ald. King questioned whether the Plan Commission could discuss the proposed amendment to the High Point-Raymond Neighborhood Development Plan the same night that it was scheduled to be discussed at the Long-Range Transportation Planning Committee. Stouder indicated that it was staff's intent to hold those discussions on the same night so that members of the public who wished to address the two bodies about the amendment could more easily do so.

- Upcoming Matters - February 20, 2017

- Approve the Connect Madison Economic Development Strategy as the City's Economic Development Plan
- 6102 Odana Road and 6001 Mineral Point Road - MXC to SE, Preliminary Plat and Certified Survey Map Referral - Preliminary plat of CUNA Lands to create four commercial lots, rezone 17 acres for future employment use, and three-lot CSM to create one lot for employment use, one lot for existing parking lot, and one lot for future development
- 715 W. Dayton Street - PD(SIP) Alteration & Demolition Permit - Demolish and reconstruct Southeast Recreational Facility (SERF) on UW Campus
- 2920 N. Sherman Avenue - Conditional Use - Construct addition to stadium in Warner Park
- 5202 High Crossing Blvd. - Conditional Use - Allow existing parking lot to be used as a private parking facility

- Upcoming Matters - March 6, 2017

- 4904 Tradewinds Parkway - IL to SE and Conditional Use - Construct office building with college/university tenant in Urban Design Dist. 1
- 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

ANNOUNCEMENTS

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

Ald. King indicated that he had a conflict on the evening of February 23 and may not be present for the special meeting.

ADJOURNMENT

A motion was made by Rewey, seconded by King, to Adjourn at 7:15 p.m. The motion passed by voice vote/other.