



# City of Madison

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

## Meeting Minutes - Approved PLAN COMMISSION

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Monday, June 4, 2018

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:** 7 - Sheri Carter; Ken Opin; James F. Oeth; Michael W. Rewey; Bradley A. Cantrell; James E. Polewski and Jason S. Hagenow

**Excused:** 4 - Steve King; Ledell Zellers; Melissa M. Berger and Andrew J. Statz

Opin was chair for this meeting. Ald. Carter arrived prior to the vote on the Consent Agenda.

Staff Present: Heather Stouder, Kevin Firchow, Colin Punt, and Brian Grady; Planning Division

Also Present: Ald. McKinney-Harrington and Ald. Rummel

### PUBLIC COMMENT

There were no registrants for public comment.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

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

### MINUTES OF THE MAY 21, 2018 REGULAR 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: June 18 and July 2, 16, 30, 2018

Special Meetings on the Comprehensive Plan: July 1, 11, 2018 and July 11, 2018 (if necessary)

### PUBLIC HEARING - 5:30 p.m.- Adopting the "Imagine Madison" Comprehensive Plan

1. [51391](#) Plan Commission resolution recommending adoption of the City of Madison Comprehensive Plan

Chair Opin recessed the Public Hearing. No other action was taken on this item.

The public hearings for items 1 and 2 were considered together.

Speaking in support were Nan Fey of West Wilson Street, Kyle Richmand of O'Sheridan Street, and Adam Sonleitner of Verona Road.

Speaking in opposition were Richard Schmidt of Whitacre Road, Tanya Weger of South Dickinson Street, Brad Hinkfuss of Corry Street, Tim Garver of Atwood Avenue, Olivia Mote of Rusk Street, Lou Host-Jablonski of Lansing Street, Jason Tish of LaFollette Avenue, Tim Anderson of Yahara Place, and Linda Lehnertz of South Paterson Street.

Speaking in neither in support nor opposition was Anne Walker of Winnebago Street .

Registered in support and available to answer questions was Angela Black of West Washington Avenue.

2. [51349](#) Adopting the City of Madison Comprehensive Plan.

Chair Opin recessed the Public Hearing. No other action was taken on this item.

The public hearings for items 1 and 2 were considered together. Registrants are listed under item 1.

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

### Alteration to Planned Development

3. [51320](#) Consideration of an alteration to an approved Planned Development District to revise plans for an approved mixed-use building at 550 Junction Road; 9th Ald. Dist. to add three dwelling units and reduce the first floor commercial space to 9,000 square feet.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and approved the alteration to an approved Planned Development District. The motion passed by voice vote/other.

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

Registered in support and available to answer questions was Steve Shulfer of Elmwood Drive, Middleton.

### Conditional Use & Demolition Permits

4. [42304](#) Consideration of a conditional use to allow construction of a building (single-family residence) in excess of 10,000 square feet of floor area in SR-C1 (Suburban Residential-Consistent 1 District) zoning at 815 Big Stone Trail; 9th Ald. Dist.

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

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

Registered in support and available to answer questions was Steve Hunter of Airport Road , Middleton.

5. [51323](#) Consideration of conditional uses for an auto service station and convenience store with accessory outdoor display and accessory outdoor storage at 3603 Cross Hill Drive; 17th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and approved the conditional uses subject to the comments and conditions contained in the Plan Commission materials.

**A motion was made by Cantrell, seconded by Rewey, to Approve. The motion**

**passed by voice vote/other.**

Registered in support and available to answer questions was Terry Trickett of High Crossing Boulevard .

- 6. [51324](#) Consideration of a conditional use for an individual establishment (daycare center) to exceed 5,000 square feet of floor area in NMX (Neighborhood Mixed-Use District) zoning at 4814 Freedom Ring Road; 16th Ald. Dist.

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

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

Registered in support and wishing to speak was Kirk Bidrowski of Elmwood Avenue , Middleton.

Registered in support and available to answer questions was Megan Bisbee of Rustic Way , McFarland.

- 7. [51325](#) Consideration of a conditional use for a fitness center tenant in a lodging house at 306 N. Brooks Street; 8th Ald. Dist.

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

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

Registered in support and available to answer questions were Andrew Stephenson of Machine Drive and Duane Johnson of University Avenue, Middleton.

**Zoning Map Amendments & Related Requests**

- 8. [50758](#) Creating Section 28.022 -- 00324 of the Madison General Ordinances to change the zoning of properties located at 717-753 E. Johnson Street, 2nd Aldermanic District, from TR-V2 (Traditional Residential - Varied 2) District to NMX (Neighborhood Mixed-Use) District.

On a motion by Cantrell, seconded by Ald Carter, the Plan Commission found the standards met and recommend approval of the zoning map amendment [ID 50758] to the Common Council. The Plan Commission also found that the standards were met and approved the demolition permit and conditional use requests. [ID 50430] These actions are subject to the comments and conditions contained in the Plan Commission materials and the following additional conditions:

- The porch on the current 727 East Johnson Street structure, being relocated within this project site between the current 745 and 753 East Johnson Street, shall be revised to include an open porch or porches.
- The developer should work with parties to encourage the reuse and salvage of materials for any home approved for demolition.
- The developer shall attempt to relocate the structures currently at 731 and 733 East Johnson Street to other lots within the neighborhood.
- The exterior siding of the five existing and relocated homes included in this development shall include modifications and improvements for the purpose of creating more architecturally pleasing structures which are more compatible with the original styles of the neighborhood. No specific materials are required and the developer may use repair, repainting, or replacement to meet this condition. Final details and plans shall be approved by the Planning Division.

The motion passed by the following 5:1 vote: [AYE: Cantrell, Ald. Carter, Polewski, Hagenow, Oeth; NO:

Rewey; NON-VOTING: Opin; EXCUSED, Ald. Zellers, Berger, Ald. King, and Statz.]

**A motion was made by Cantrell, seconded by Carter, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - RECESSED PUBLIC HEARING. The motion passed by the following vote:**

**Ayes:** 6 - Sheri Carter; Ken Opin; James F. Oeth; Bradley A. Cantrell; James E. Polewski and Jason S. Hagenow

**Noes:** 1 - Michael W. Rewey

**Excused:** 4 - Steve King; Ledell Zellers; Melissa M. Berger and Andrew J. Statz

The public hearings for items 8 and 9 were considered together.

Speaking in support and representing the applicant were Thomas Miller of East Mifflin Street and Melissa Huggins of East Johnson Street. Also speaking in support were Joseph Davis of Sidney Street, and Tim Meisenheimer of East Dayton Street.

Registered in support and available to answer questions were the applicant, Chris Houden of Normandy Lane. Also registered in support and available to answer questions were Pat McCabe of Normandy Lane and Suzanne Vincent of Fourier Drive, both representing the applicant. Also registered in support and representing the applicant was Evelyn Friemann of East Mifflin Street. Registered in support and not wishing to speak were Gregg May of South Orchard Street, Marcus Pearson of Normandy Lane, Zia Brucaya of East Gorham Street, Marisa Mutty of Vista Road, all representing the applicant. Also registered in support and not wishing to speak were Mitch Janke of Normandy Lane, Jeff Houden of Normandy Lane, Jessica Piat of West Main Street, Carole Schaeffer of West Olin Avenue, and Halie Weigel of Madison Street.

Speaking in opposition were Patrick Heck of West Blount Street, Joe Lusson of East Gorham Street, Elena Duncan of Sherman Avenue, Patty Prime of Sidney Street, Edward Kuharski of Sidney Street, Keith Wessel of North Ingersoll, Robert Klebba of East Gorham Street, David Waugh of East Gorham Street, and Beth Kubly of Woodward Drive.

Registered in opposition and not wishing to speak were Ken Mehlberg of Iota Court, Christine Knorr of East Mifflin Street, and Lori Wessell of North Ingersoll Street.

Registered neither in support nor in opposition and wishing to speak was Paul Schechter of East Dayton Street.

9. [50430](#)

**REVISED - Consideration of a demolition permit to demolish or relocate seven residential buildings, and conditional uses to construct two four-story mixed-use buildings with 2,800 square feet of commercial space and 54 apartments, and approve a planned multi-use site with seven buildings, including five residences with 13 total units on property addressed as 717-753 E. Johnson Street; 2nd Ald. Dist.**

On a motion by Cantrell, seconded by Ald Carter, the Plan Commission found the standards met and recommend approval of the zoning map amendment [ID 50758] to the Common Council. The Plan Commission also found that the standards were met and approved the demolition permit and conditional use requests. [ID 50430] These actions are subject to the comments and conditions contained in the Plan Commission materials and the following additional conditions:

- The porch on the current 727 East Johnson Street structure, being relocated within this project site between the current 745 and 753 East Johnson Street, shall be revised to include an open porch or porches.
- The developer should work with parties to encourage the reuse and salvage of materials for any home approved for demolition.
- The developer shall attempt to relocate the structures currently at 731 and 733 East Johnson Street to other lots within the neighborhood.

- The exterior siding of the five existing and relocated homes included in this development shall include modifications and improvements for the purpose of creating more architecturally pleasing structures which are more compatible with the original styles of the neighborhood. No specific materials are required and the developer may use repair, repainting, or replacement to meet this condition. Final details and plans shall be approved by the Planning Division.

The motion passed by the following 5:1 vote: [AYE: Cantrell, Ald. Carter, Polewski, Hagenow, Oeth; NO: Rewey; NON-VOTING: Opin; EXCUSED, Ald. Zellers, Berger, Ald. King, and Statz.]

**A motion was made by Cantrell, seconded by Carter, to Approve. The motion passed by the following vote:**

**Ayes:** 6 - Sheri Carter; Ken Opin; James F. Oeth; Bradley A. Cantrell; James E. Polewski and Jason S. Hagenow

**Noes:** 1 - Michael W. Rewey

**Excused:** 4 - Ledell Zellers; Melissa M. Berger; Steve King and Andrew J. Statz

The public hearings for items 8 and 9 were considered together. Registrants are listed under item 8.

**10. [50431](#)**

Consideration of a conditional use for a residential building complex with two relocated two-family two-unit dwellings at 827 E. Gorham Street; 2nd Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- The placement of the relocated buildings shall be modified so that the foundations of the structures are in alignment with the foundation of the adjoining structure to the east.
- Upon review by the Director of Building Inspection and the City Attorney’s office, the applicant shall provide windows on the exterior walls between buildings, (this includes the eastern exterior wall of the building being located from 725 East Johnson Street and the western exterior wall of the building being relocated from 737 East Johnson Street.)

The motion passed by voice vote / other.

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

Speaking in support of this item was Thomas Miller of East Mifflin Street and Pat McCabe, both representing the applicant. Registered in support and wishing to speak, but not speaking were Melissa Huggins of East Johnson Street, and Joseph Davis of Sidney Street. Registered in support and available to answer questions were the applicant Chris Houden of Normandy Lane and Suzanne Vincent of Fourier Drive, representing the applicant. Also registered in support and representing the applicant was Evelyn Friemann of East Mifflin Street. Registered in support and not wishing to speak were Gregg May of South Orchard Street, Marcus Pearson of Normandy Lane, Zia Brucaya of East Gorham Street, Marisa Mutty of Vista Road, all representing the applicant. Also registered in support and not wishing to speak were Mitch Janke of Normandy Lane, Jeff Houden of Normandy Lane, Jessica Piat of West Main Street, Carole Schaeffer of West Olin Avenue, and Halie Weigel of Madison Street.

Registered in opposition and wishing to speak and not speaking were Patrick Heck of West Blount Street, Joe Lusso of East Gorham Street, Keith Wessel of North Ingersoll Street. Registered in opposition and not wishing to speak were Ken Mehlberg of Iota Court, Christine Knorr of East Mifflin Street, and Lori Wessell of North Ingersoll Street.

11. [50902](#) Creating Section 28.022 - 00325, Section 28.022 - 00326 and Section 28.022 - 00327 of the Madison General Ordinances to change the zoning of properties located at 1251-1651 Meadow Road, 1st Aldermanic District, from Temp A (Temporary Agriculture) District to SR-C1 (Suburban Residential - Consistent 1) District, PR (Parks and Recreation) District, and CN (Conservancy) District.
- On a motion by Cantrell, seconded by Polewski, the Plan Commission found the standards met and recommended the approval of the zoning map amendment (ID 50902) and the preliminary plat and Certified Survey Map (ID 50867) to the Common Council subject to the comments and conditions contained in the Plan Commission materials.
- A motion was made by Cantrell, seconded by Polewski, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.**
- There were no registrants for this item.
12. [50867](#) Approving the preliminary plat and Certified Survey Map of City-owned property addressed as 1251-1651 Meadow Road; 1st Ald. Dist.
- On a motion by Cantrell, seconded by Polewski, the Plan Commission found the standards met and recommended the approval of the zoning map amendment (ID 50902) and the preliminary plat and Certified Survey Map (ID 50867) to the Common Council subject to the comments and conditions contained in the Plan Commission materials.
- A motion was made by Cantrell, seconded by Polewski, 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.**
- There were no registrants for this item.
13. [51415](#) Amending Section 28.022 - 0297 of the Madison General Ordinances to amend the TR-P (Traditional Residential - Planned) zoning of property located at 645 and 703 South Point Road, 9th Aldermanic District, to add six single-family residences to the approved TR-P master plan for the "Acacia Ridge" subdivision, and to release a condition of the previous approval.
- On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and recommended the approval of the amended TR-P Master Plan (ID 51415) and the preliminary plat and final plat (ID 50995) to the Common Council subject to the comments and conditions contained in the Plan Commission materials.
- A motion was made by Cantrell, seconded by Rewey, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**
- There were no registrants for this item.
14. [50995](#) Approving a revised preliminary plat and the final plat of *Acacia Ridge* on land generally addressed as 645-703 South Point Road; 9th Ald. Dist.
- On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and recommended the approval of the amended TR-P Master Plan (ID 51415) and the preliminary plat and final plat (ID 50995) to the Common Council subject to the comments and conditions contained in the Plan Commission materials.
- A motion was made by Cantrell, seconded by Rewey, 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.**

There were no registrants for this item.

15. [51597](#) Amending Section 28.022 - 00330 of the Madison General Ordinances to amend the TR-P (Traditional Residential - Planned) master plan for a portion of the "Village at Autumn Lake" subdivision to allow 12 two-family twin homes to be developed on Lot 649, 5802 Lien Road, 17th Aldermanic District, instead of the 22 townhouse units previously approved.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and recommended the approval of the amended TR-P Master Plan (ID 51597) and the preliminary plat and final plat (ID 51127) to the Common Council subject to the comments and conditions contained in the Plan Commission materials.

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

There were no registrants for this item.

16. [51127](#) Approving the preliminary plat and final plat of Village at Autumn Lake Replat No. 3 on land generally addressed as 5802 Lien Road; 17th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and recommended the approval of the amended TR-P Master Plan (ID 51597) and the preliminary plat and final plat (ID 51127) to the Common Council subject to the comments and conditions contained in the Plan Commission materials.

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

There were no registrants for this item.

### Zoning Text Amendments

17. [51574](#) Amending Sections 28.211, 28.032, 28.061, 28.072, 28.082, 28.091, and 28.151 of the Madison General Ordinances to allow free-standing vending as a permitted use in most non-residential districts and as a conditional use in residential districts.

On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended the zoning text amendment be referred to the June 18, 2018 Plan Commission meeting (July 10, 2018 Common Council meeting). The motion passed by voice vote/other.

**A motion was made by Cantrell, seconded by Rewey, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by June 18, 2018. The motion passed by voice vote/other.**

There were no registrants for this item.

### BUSINESS BY MEMBERS

There was no business by members

### SECRETARY'S REPORT

Heather Stouder summarized the upcoming matters for the Plan Commission.

**- Upcoming Matters - June 18, 2018**

- Update on Milwaukee Street Special Area Plan
- Amendments to the Pioneer, Junction, and Elderberry Neighborhood Development Plans
- 5328 Lake Mendota Drive - Conditional Use - Construct single-family residence on lakefront parcel
- 4929 Femrite Drive - Demolition Permit - Demolish single-family residence with no proposed use
- 813 Post Road - Conditional Use - Convert existing building into arts/technical/trade school (fitness instruction)
- 2262 Winnebago Street - Conditional Use - Convert private club into restaurant-nightclub

**- Upcoming Matters - July 2, 2018**

- 5501 Spring Tide Way - Conditional Use Alteration - Revised residential building complex containing 169 apartments in five buildings
- 105 E. Lakeview Avenue - Demolition Permit - Demolish single-family residence with no proposed use
- 3900 Dempsey Road - Conditional Use - Construct outdoor eating area for restaurant-tavern
- 84 N. Bryan Street - Conditional Use - Convert existing building into arts/technical/trade school (circus arts training)
- 836 Woodrow Street - Conditional Use - Construct accessory building exceeding 10% of lot area with accessory dwelling unit

**ANNOUNCEMENTS**

Hagenow announced that he could not attend the June 7, 2018 special meeting.

**ADJOURNMENT**

**A motion was made by Rewey, seconded by Hagenow, to Adjourn at 9:09 p.m.  
The motion passed by voice vote/other.**