

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: April 5, 2017

TITLE: 6817 Winstone Drive – Appeal of Natural Lawn Application Denial. 1st Ald. Dist. (46541)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: April 5, 2017

ID NUMBER:

Members present were: Richard Wagner, Chair; Dawn O’Kroley, Cliff Goodhart, Lois Braun-Oddo, John Harrington, Rafeeq Asad and Sheri Carter.

SUMMARY:

At its meeting of April 5, 2017, the Urban Design Commission **REFERRED** consideration of an appeal of a natural lawn application denial located at 6817 Winstone Drive. Appearing and speaking in support were Janette Rosenbaum, the property owner; and Barb Glassel. Registered and speaking in opposition was Patricia Jahnke.

Jessica Vaughn presented an overview of the project: Chapter 27, Minimum Housing and Property Maintenance Code, affords the Urban Design Commission the decision making authority of natural lawn appeals.

Applications for natural lawns are filed with the Building Inspection Division. As part of the review process, a public notice is distributed to properties within 200-feet of the project site. An application is referred, or effectively denied, if 51% of the property owners object to the request for a natural lawn. In this case, given the objections from the property owners a denial was issued for the natural lawn application. The property owner has appealed the denial to the Urban Design Commission.

For the purposes of this evening’s meeting, the Commission is charged with considering the proposed Land Management Plan and seed mix that the applicant has proposed, as well as due consideration from the affected property owners.

Barb Glassel spoke in favor of the proposal.

Patricia Jahnke spoke in opposition of the proposal.

Kyle Bunnow of the Building Inspection Division provided background information regarding the code enforcement situation and provided clarification on the purview of the review.

Alder McKinney spoke to the concerns of the neighbors, whose concerns are in regard to compliance with the existing conditions, not necessarily objecting to the proposed natural lawn, but more to the likelihood of the upkeep, compliance with the plan, and maintenance of the existing conditions and proposed natural lawn. Consider making conditions in that regard.

Janette Rosenbaum represented herself and provided background on the project and proposal.

Comments and questions from the Commission were as follows:

- Accumulation of fines? Prepared to pay?
 - Thousands of dollars.
- Disturbing at best, don't know if the lawn is in compliance. I cannot vote on this, I don't know what the situation is.
- The species list is fine, but we need to see images of what the site looks like and how it is laid out.

ACTION:

On a motion by Harrington, seconded by Carter, the Urban Design Commission **REFERRED** consideration of this item. The motion was passed on a unanimous vote of (6-0). The motion provided for the following:

- Need additional documentation and including updated information regarding the existing compliance issues.
- Need photos of the public view and private view of the property.
- Need additional information regarding the code enforcement orders.