



City of Madison

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

Meeting Minutes - Approved PLAN COMMISSION

This meeting can be viewed LIVE on Madison City Channel, cable channel 98, digital channel 994, or at www.madisoncitychannel.tv.

Monday, March 7, 2016

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; Ken Opin; Maurice C. Sheppard; Melissa M. Berger; Michael G. Heifetz; James E. Polewski and Fatima Bendada

Excused: 2 - Michael W. Rewey and Bradley A. Cantrell

Opin was chair for this meeting.

Berger arrived at 5:35 p.m. following consideration of Routine Business.

Bendada arrived at 5:40 p.m. prior to the beginning of the public hearing.

Staff present: Chris Wells, Jessica Vaughn, Jay Wendt, and Tim Parks, Planning Division, and; Matt Tucker, Zoning Administrator

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Polewski recused himself from consideration of Item 10 for personal reasons.

Opin disclosed that he was a regular customer of the establishment requesting approval on Item 10, but that his familiarity with the business would not affect his ability to consider the matter .

MINUTES OF THE FEBRUARY 22, 2016 MEETING

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

SCHEDULE OF MEETINGS

March 21 and April 4, 18, 2016

ROUTINE BUSINESS

1. [41614](#) Authorizing the Mayor and City Clerk to execute a lease agreement with Tiger Lilly Seeds for the lease of 801 Royster Oaks Dr (parcel #071009225220). This land is owned and operated by the Storm Water Utility.

A motion was made by Zellers, 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. [41666](#) Authorizing the acceptance of a Quit Claim Deed from Eagle Aerie Holding Company, Inc. to the City of Madison for the dedication of a property located at 762 Holy Cross Way.

A motion was made by Zellers, 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.

3. [41815](#) Granting leases of subterranean space and airspace to 25 West Main Parking, LLC for use of the public right-of-way below and above 25 West Main Street, 115 South Carroll Street and 126 South Carroll Street for encroaching features.

A motion was made by Zellers, 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.

4. [41823](#) Authorizing the execution of a Landscaping Maintenance Agreement with the Blair Street Gardens Committee, Inc., for access and maintenance purposes of two decorative garden areas at 603 East Wilson Street and 499 East Wilson Street.

A motion was made by Zellers, 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.

There were no registrants on the Routine Business items.

PUBLIC HEARING-5:45 p.m.

Note: Public Hearing items may be called at any time after the beginning of the public hearing. Those wishing to speak on an item must fill out a registration slip and give it to the Secretary. The Plan Commission uses a consent agenda, which means that the Commission can consider any item at 5:45 p.m. where there are no registrants wishing to speak in opposition regardless of its placement on the agenda.

Zoning Map Amendments & Related Requests

5. [41557](#) Creating Section 28.022-00221 of the Madison General Ordinances to change the zoning of property located at 4802-4824 Tradewinds Parkway, 16th Aldermanic District, from IL (Industrial Limited) District to SE (Suburban Employment) District.

On a motion by Heifetz, seconded by Berger, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 41557) and approved the conditional use (ID 41399) subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

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

- 6. [41985](#) Consideration of a conditional use for an existing restaurant-tavern with an outdoor eating area at 1612 Seminole Highway; 10th Ald. Dist.

On a motion by Heifetz, seconded by Berger, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 41557) and approved the conditional use (ID 41399) subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

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

Registered in support of Items 5 and 6, which were considered together, was Brian Munson, Vandewalle & Associates of E. Lakeside Street, representing Beltline Partners.

- 7. [41558](#) Creating Section 28.022 -- 00222 of the Madison General Ordinances rezoning property located at 1612 Seminole Highway, 10th Aldermanic District, from TR-C2 (Traditional Residential-Consistent 2) District to NMX (Neighborhood Mixed-Use) District.

On a motion by Ald. Carter, seconded by Ald. Zellers, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 41558) and approved the conditional use (ID 41985) subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

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

- 8. [41985](#) Consideration of a conditional use for an existing restaurant-tavern with an outdoor eating area at 1612 Seminole Highway; 10th Ald. Dist.

On a motion by Ald. Carter, seconded by Ald. Zellers, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 41558) and approved the conditional use (ID 41985) subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

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

Speaking in support of Items 7 and 8, which were considered together, were Mike Franklin of Cross Country Circle, Verona, and Mark Franklin of Seminole Highway, the applicants.

- 9. [41559](#) Creating Section 28.022 - 00223 of the Madison General Ordinances to amend a Planned Development District at property located at 5401 Tancho Drive, 17th Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00224 to amend a Planned Development District to approve a Specific Implementation Plan.

On a motion by Heifetz, seconded by Berger, the Plan Commission recommended that the amended planned development be re-referred to March 21, 2016 (March 29, 2016 Common Council) pending a recommendation by the Urban Design Commission. The motion to recommend re-referral passed by voice vote/ other.

A motion was made by Heifetz, seconded by Berger, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by March 21, 2016. The motion passed by voice vote/other.

There were no registrants on this matter.

Conditional Use

- 10. [41542](#) Consideration of a conditional use alteration for an outdoor eating area for a restaurant-tavern at 601 North Street; 12th Ald. Dist.
 On a motion by Ald. Zellers, seconded by Heifetz, the Plan Commission found that the standards were met and approved the conditional use alteration subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed by voice vote/ other, with Polewski recused.
A motion was made by Zellers, seconded by Heifetz, to Approve. The motion passed by voice vote/other, with Polewski recused.
 Speaking in support of the request were: Benjamin Altschul of N. Dickinson Street, the applicant, and, Kim Kluck of Moland Street.
 Registered in support and available to answer questions was Patti Cross of N. Franklin Street.
 Registered neither in support nor opposition and available to answer questions was Dustin K. Boyle of Petra Place.

Subdivisions

- 11. [41012](#) Consideration of the preliminary plat of Aspen Meadow Estates at 3391 Meadow Road in the Town of Middleton in the City of Madison's extraterritorial jurisdiction.
 On a motion by Heifetz, seconded by Berger, the Plan Commission found that the standards were met and recommended approval of the extraterritorial preliminary plat subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.
A motion was made by Heifetz, 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.
 Registered in support of the project and available to answer questions were Adam Watkins and Hans Justeson, JSD Professional Services of Horizon Drive, Verona.
- 12. [41543](#) Approving the final plat of The Willows II on land generally addressed as 503 Schewe Road; 9th Ald. Dist.
 On a motion by Heifetz, seconded by Berger, the Plan Commission recommended approval of the final plat subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.
A motion was made by Heifetz, 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.
 Registered in support of the project and available to answer questions was Ron Guthrie, Mead & Hunt of Deming Way, Middleton

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Jay Wendt summarized the upcoming matters for the Commission .

- Upcoming Matters - March 21, 2016

- 1801 E. Washington Avenue - E. Washington Avenue Capitol Gateway Corridor plan amendment, IL to TE, Demolition Permit and Conditional Use - Demolish building materials supply facility to construct mixed-use building with 20,000 sq. ft. of commercial space and 230 apartments in Urban Design Dist. 8
- 9301 Silicon Prairie Pkwy. 301 & 302 Pine Lawn Pkwy. - PD (GDP) to Amended PD (GDP) & PD (SIP), Preliminary Plat & Final Plat - Amend GDP to allow 2 six-unit townhouse buildings to be developed as 6 two-family twin homes, approve SIP for 8 two-family twin homes, and Cardinal Glenn Replat No. 1, creating 16 lots for 8 two-family twin homes
- 2802 Waunona Way - Conditional Use - Construct accessory restroom building for Esther Beach Park on lakefront parcel
- 2921 N. Sherman Avenue - Conditional Use - Allow limited production and processing in multi-tenant commercial building in CC-T zoning
- 702 South Point Road - Preliminary and Final Plat - Re-Approval of First Addition to 1,000 Oaks, creating 259 single-family lots, 11 lots for two-family-twin residences and 9 outlots for public stormwater management and park and private open space (Requesting re-approval of 2014 plans)
- Zoning Text Amendment - Amend Sections. 28.066, 28.140(1)(e), and 28.151 to add more substance and clarity to the Mixed-Use Center District ordinance
- 1910 Tennyson Lane - SR-V2 to SR-C1 to downzone a portion of site consistent with previous condition of rezoning

- Upcoming Matters - April 4, 2016

- 1800 Waunona Way - Conditional Use - Construct accessory building on lakefront lot
- 2439 Atwood Avenue - Conditional Use - Construct outdoor eating area for brewpub
- 5318 Hoboken Road - Conditional Use - Convert four-unit apartment building into a 10-unit housing cooperative
- 513 State Street - Conditional Use - Allow moped sales in DC zoning
- 201 Larkin Street - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 9809 Trappers Trail - Conditional Use - Construct building (single-family residence) in excess of 10,000 sq. ft. of floor area
- 614 Vera Court - Conditional Use - Construct addition to neighborhood center
- 28 Langdon Street - Conditional Use - Renovate existing sorority house
- 961 S. Park Street - Conditional Use - Allow limited production and processing in existing coffeehouse in TSS zoning

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by King, seconded by Heifetz, to Adjourn at 6:05 p.m. The motion passed by voice vote/other.