



City of Madison

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

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Monday, August 20, 2018

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 5:35 p.m.

Present: 6 - Ledell Zellers; Melissa M. Berger; James F. Oeth; Bradley A. Cantrell;
James E. Polewski and Jason S. Hagenow

Excused: 5 - Steve King; Sheri Carter; Ken Opin; Michael W. Rewey and Andrew J. Statz

Cantrell was chair for this meeting.

Staff present: Heather Stouder, Dan McAuliffe and Tim Parks, Planning Division, and; Matt Tucker, Zoning Administrator

Also present: Ald. Marsha Rummel, 6th Ald. Dist.; Ald. Paul Skidmore, 9th Ald. Dist.; Ald. David Ahrens, 15th Ald. Dist.

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 JULY 30, 2018 MEETING

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

SCHEDULE OF MEETINGS

September 17 and October 1, 15, 2018

ROUTINE BUSINESS

1. [52662](#) Authorizing the execution of an Underground Gas Line Easement to Madison Gas and Electric Company across a portion of City-owned land located at 7401 US Highway 12&18. (16th A.D.)

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

2. [52665](#) Authorizing the City's acceptance of a Second Amendment to Easement pertaining to an existing Permanent Limited Easement for Public Sidewalk Purposes granted to the City by Dane County over and across a portion of the properties located at 1650 and 1702 Pankratz Street, owned by Dane County. (12th A.D.)

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

3. [52683](#) Authorizing the City's execution of a Second Amendment to Permanent Limited Easement for Private Sidewalk and Fiber Optic Cable purposes to The Dean Health Plan, Inc., Newcomb Properties, LLC, and Gialamas Properties, LLC, across a portion of City Storm Water Utility Parcel 533 located at 8308 Excelsior Drive. (9th A.D.)

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

SPECIAL ITEM OF BUSINESS

4. [52040](#) Planning Division update on the Milwaukee Street Special Area Plan

Dan McAuliffe provided the Plan Commission with an update on the special area plan process.

During the discussion, members of the Plan Commission expressed general support for the draft land use and circulation concepts presented, including the proposal to expand O.B. Sherry Park toward Milwaukee Street. However, members expressed concerns about the extensions of Buckingham Lane and Silver Road shown on the concepts, and encouraged staff to develop alternatives to extending those streets.

Following the discussion, the Plan Commission took no action.

Speaking in opposition to the concepts presented were Kathy Soukup of Dawes Street, Darrick Soukup of Dawes Street, and Jennie Cappellaro of Christianson Avenue.

Speaking neither in support nor opposition was Kat Beyer of Drexel Avenue.

Registered in opposition by not wishing to speak was Len Sker of Christianson Avenue.

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 Text Amendment

- 5. [52049](#) Amending Section 28.142(3)(c) of the Madison General Ordinances to allow stone as a type of mulch allowed by the Landscaping and Screening Requirements.

On a motion by Berger, seconded by Oeth, the Plan Commission recommended approval of the zoning text amendment on the following vote: AYE: Berger, Hagenow, Oeth, Polewski; NAY: Ald. Zellers; NON-VOTING: Cantrell; EXCUSED: Ald. Carter, Ald. King, Opin, Rewey, Statz.

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

Ayes: 4 - Melissa M. Berger; James F. Oeth; James E. Polewski and Jason S. Hagenow

Noes: 1 - Ledell Zellers

Excused: 5 - Steve King; Sheri Carter; Ken Opin; Michael W. Rewey and Andrew J. Statz

Non Voting: 1 - Bradley A. Cantrell

There were no registrants on this matter.

Zoning Map Amendments & Related Requests

- 6. [52535](#) Creating Section 28.022 - 00338 and Section 28.022 - 00339 of the Madison General Ordinances to change the zoning of properties generally located at 118-126 State Street, 4th Aldermanic District, from DC (Downtown Core) District to PD(GDP-SIP) (Planned Development (General Development Plan, Specific Implementation Plan)) District.

On a motion by Ald. Zellers, seconded by Oeth, the Plan Commission recommended re-referral of the proposed planned development (ID 52535) and related demolition permit (ID 52218) to September 17, 2018 (September 25, 2018 Common Council meeting) pending a recommendation by the Transportation Commission. The motion to recommend re-referral passed by voice vote/ other.

A motion was made by Zellers, seconded by Oeth, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by September 17, 2018. The motion passed by voice vote/other.

- 7. [52218](#) Consideration of a demolition permit to demolish four commercial buildings located at 118-126 State Street; 4th Ald. Dist. as part of Planned Development to construct nine-story, 130-room hotel with restaurant-taverns.

On a motion by Ald. Zellers, seconded by Oeth, the Plan Commission recommended re-referral of the proposed planned development (ID 52535) and related demolition permit (ID 52218) to September 17, 2018 (September 25, 2018 Common Council meeting) pending a recommendation by the Transportation Commission. The motion to recommend re-referral passed by voice vote/ other.

A motion was made by Zellers, seconded by Oeth, to Refer to the PLAN COMMISSION and should be returned by September 17, 2018. The motion passed by voice vote/other.

There were no registrants on Items 6 and 7, which are related items.

- 8. [52536](#) Creating Section 28.022 -- 00340 of the Madison General Ordinances to change the zoning of property located at 3600 Portage Road, 17th Aldermanic District, from A (Agriculture) District to SR-C3 (Suburban Residential-Consistent 3) District.

On a motion by Berger, seconded by Hagenow, the Plan Commission recommended approval of the zoning map amendment (ID 52536) and preliminary plat (ID 52219) subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

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

- 9. [52219](#) Approving the preliminary plat of *Vang Homesites* on property addressed as 3600 Portage Road; 17th Ald. Dist.

On a motion by Berger, seconded by Hagenow, the Plan Commission recommended approval of the zoning map amendment (ID 52536) and preliminary plat (ID 52219) subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

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

Items 8 and 9 were considered together.

Registered in support of the rezoning and subdivision and available to answer questions was the applicant, Koua Vang of Vang Road, Sun Prairie.

Conditional Use & Demolition Permits

- 10. [51768](#) REVISED - Consideration of a demolition permit and conditional use to allow demolition of a two-family residence and four-unit apartment building and construction of a four-story, 31-unit apartment building at 119-125 N. Butler Street; 2nd Ald. Dist.

On a motion by Ald. Zellers, seconded by Oeth, the Plan Commission referred this request to a future meeting at the request of the applicant, who intends to submit a revised request for the site. The motion to refer passed by voice vote/ other.

A motion was made by Zellers, seconded by Oeth, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.

Registered in opposition to the project and wishing to speak but deferring due to the referral of the project was Ben Wright of N. Hancock Street.

Registered in opposition and available to answer questions were Brandon Boggess of N. Hancock Street and Michael Alexis of N. Hancock Street.

- 11. [51949](#) Consideration of a conditional use for an outdoor eating area for a restaurant-tavern at 1374 Williamson Street; 6th Ald. Dist.

On a motion by Ald. Zellers, seconded by Oeth, the Plan Commission referred this request to a future meeting at the request of the applicant by voice vote/ other.

A motion was made by Zellers, seconded by Oeth, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.

Registered in opposition to the project and wishing to speak but deferring due to the referral of the project were Susan Churchill of E. Wilson Street and William Gillmore of E. Wilson Street.

12. [52220](#) Consideration of a demolition permit and conditional use to demolish a credit union and construct a five-story, 45-unit apartment building at 555 W. Washington Avenue; 4th Ald. Dist.
- On a motion by Ald. Zellers, seconded by Oeth, the Plan Commission referred this request to September 17, 2018 pending a recommendation by the Urban Design Commission by voice vote/ other.
- A motion was made by Zellers, seconded by Oeth, to Refer to the PLAN COMMISSION and should be returned by September 17, 2018. The motion passed by voice vote/other.**
- There were no registrants on this matter.
13. [52563](#) Consideration of demolition permit to allow a commercial building at 924 E. Main Street to be razed, and consideration of an alteration to an approved conditional use for a hotel at 901 E. Washington Avenue; Urban Design Dist. 8; 6th Ald. Dist. to allow a revised parking layout following the demolition.
- On a motion by Zellers, seconded by Polewski, the Plan Commission did not find the standards met and placed the demolition permit on file without prejudice by voice vote/ other. In placing this request on file, members of the Plan Commission cited that the demolition of the existing building and the proposed use of the existing building site as additional surface parking [for the hotel] did not meet the standards for approval, specifically standard #2 in Section 28.185(7)(a).
- An earlier motion by Hagenow to find the standards met and approve the demolition permit failed for lack of a second.
- A motion was made by Zellers, seconded by Polewski, to Place On File Without Prejudice. The motion passed by voice vote/other.**
- Speaking in support of the request were Curt Brink of E. Washington Avenue, the applicant, and Doug Hursh, Potter Lawson, Inc. of University Row, representing the applicant.
14. [52564](#) Consideration of a demolition permit and conditional use to allow a restaurant-tavern to be demolished and construction of a four-story mixed-use building with 1,900 square feet of commercial space and 85 apartments at 1902 Bartillon Drive; 17th Ald. Dist.
- On a motion by Ald. Zellers, seconded by Oeth, the Plan Commission referred this request to September 17, 2018 at the request of the applicant by voice vote/ other.
- A motion was made by Zellers, seconded by Oeth, to Refer to the PLAN COMMISSION and should be returned by September 17, 2018. The motion passed by voice vote/other.**
- There were no registrants on this matter.
15. [52565](#) Consideration of a conditional use to construct a garage exceeding ten percent of lot area at 1054 Jenifer Street; Third Lake Ridge Historic Dist.; 6th Ald. Dist.
- On a motion by Ald. Zellers, seconded by Oeth, 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 Zellers, seconded by Oeth, to Approve. The motion passed by voice vote/other.**
- There were no registrants on this matter.
16. [52566](#) Consideration of a conditional use to construct a garage exceeding ten percent of lot area at 2342 Hoard Street; 12th Ald. Dist.

On a motion by Ald. Zellers, seconded by Oeth, 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 Zellers, seconded by Oeth, to Approve. The motion passed by voice vote/other.

Registered in support of the request and available to answer questions was Tom Lamberson of Linnerud Road, Sun Prairie, representing the applicant, Larry Singer.

17. [52567](#)

Consideration of a demolition permit and conditional uses for 5438 Lake Mendota Drive; 19th Ald. Dist. to demolish a single-family residence, construct a new single-family residence and boathouse on a lakefront parcel, and convert a second principal residence into an accessory dwelling unit.

On a motion by Ald. Zellers, seconded by Oeth, the Plan Commission found the standards met and approved the demolition permit and conditional use subject to the comments and conditions contained in the Plan Commission materials.

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

Registered in support of the request and available to answer questions were the applicants, Mark and Nancy Fucinato of Lake Mendota Drive, and Roger Smith of Atwood Avenue.

18. [52568](#)

Consideration of a demolition permit and conditional use to allow a single-family residence to be demolished and a new single-family residence to be constructed on a lakefront property at 2500 Waunona Way; 14th Ald. Dist.

On a motion by Ald. Zellers, seconded by Oeth, the Plan Commission found the standards met and approved the demolition permit and conditional use subject to the comments and conditions contained in the Plan Commission materials.

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

Registered in support of the request and available to answer questions was Mark Wohlferd of Century Avenue, Middleton, representing the applicant, Steven Fauska.

19. [52569](#)

Consideration of a demolition permit and conditional use to demolish an office building and construction of a four-story, 54-unit apartment building at 7941 Tree Lane; 9th Ald. Dist.

On a motion by Ald. Zellers, seconded by Oeth, the Plan Commission referred this request to September 17, 2018 pending a recommendation by the Urban Design Commission by voice vote/ other.

A motion was made by Zellers, seconded by Oeth, to Refer to the PLAN COMMISSION and should be returned by September 17, 2018. The motion passed by voice vote/other.

There were no registrants on this matter.

20. [52571](#)

Consideration of a demolition permit to demolish single-family residence with no proposed use at 4316 Monona Drive; 15th Ald. Dist.

On a motion by Berger, seconded by Ald. Zellers, the Plan Commission found the standards met and approved the demolition permit subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- That pest control measures be implemented by the property owner prior to the razing of the residence according to a plan approved by the Building Inspection Division prior to final sign-off of the demolition permit.

The motion to approve with the additional condition passed by voice vote/ other.

During the discussion of the demolition permit request for 4316 Monona Drive, members of the Plan Commission requested that the Building Inspection Division conduct inspections of the residences at 4217 and 4221 Jerome Street. Planning staff indicated that it would relay that request to Building Inspection.

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

Speaking in support of the request were: Steven McCarthy of Jerome Street; Jerrud Rossing of W. Oak Street, Cottage Grove, representing the Monona Grove School District; Jeff Carr of Monona Drive, representing the Monona Grove School District; Brenda Hoskins of Monona Drive; Jacklyn DeWalt of Jerome Street; and Angela Jenkins of Morningside Avenue.

Registered to speak in opposition to the request but not present when the item was called was Carolina Castellanos of Jerome Street.

Speaking neither in support nor opposition to the request was Mike Saunders of Jerome Street.

Registered in support but not wishing to speak was Shirley A. Diedrich of Jerome Street.

Registered in opposition and available to answer questions was Timothy R. Diedrich of Jerome Street.

21. [52600](#) Consideration of a demolition permit to demolish a single-family residence with no proposed use at 4217 Jerome Street; 15th Ald. Dist.

On a motion by Ald. Zellers, seconded by Oeth, the Plan Commission placed this request on file without prejudice at the request of the applicant, who withdrew the request. The motion to place on file without prejudice passed by voice vote/ other.

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

Registered to speak in opposition to this request, which was placed on file, was Steven McCarthy of Jerome Street.

22. [52601](#) Consideration of a demolition permit to demolish a single-family residence with no proposed use at 4221 Jerome Street; 15th Ald. Dist.

On a motion by Ald. Zellers, seconded by Oeth, the Plan Commission placed this request on file without prejudice at the request of the applicant, who withdrew the request. The motion to place on file without prejudice passed by voice vote/ other.

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

Registered to speak in opposition to this request, which was placed on file, was Steven McCarthy of Jerome Street.

Alteration to Planned Development District

23. [52570](#) Consideration of an alteration to an approved Planned Development District to allow an outdoor eating area for a brewpub tenant in an existing mixed-use building at 2438 Winnebago Street; 6th Ald. Dist.

On a motion by Ald. Zellers, seconded by Oeth, the Plan Commission found the standards met and approved the planned development alteration subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

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

Note: A registration form was submitted for this request. However, the form did not include a legible name or address.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Heather Stouder summarized recent Common Council actions on items previously reviewed by the Plan Commission, including noting that Comprehensive Plan update was adopted with no major changes to the document recommended for approval by the Commission. She also summarized the upcoming matters for the Commission.

- Recent Common Council Actions (New!)

- "Jannah Village" rezoning and preliminary plat, 754-904 Felland Road - Approved with Plan Commission recommendations on July 24, 2018
- 2430 Frazier Avenue (bank) - Approved with Plan Commission recommendations on July 24
- "Imagine Madison" Comprehensive Plan Update - Adopted on August 7, 2018 with a few minor revisions to the version recommended by the Plan Commission
- 209-261 Junction Road (commercial center planned development) - Approved with Plan Commission recommendations on August 7
- "Chapel View" final plat, 9951 Old Sauk Road - Approved with Plan Commission recommendations on August 7

- Upcoming Matters - September 17, 2018

- 306 S. Baldwin Street - TR-C4 to PD and Certified Survey Map - Create one lot for existing two-family residence and one lot for new single-family residence
- 211 N. Carroll Street - Conditional Use - Construct 195-room hotel with 12,000 square feet of leasable commercial space
- Zoning Text Amendment - Amend Sections 28.053(4) and 28.132 to clarify side yard, rear yard, maximum lot coverage and usable open space requirement for single-family attached homes in the TR-P zoning district
- 4802 Sheboygan Avenue - Revised Preliminary Plat, Certified Survey Map, and Final Plat - Revised preliminary plat of Madison Yards at Hill Farms subdivision to create seven lots for mixed-use development; CSM to create one lot for State office building and one lot for private development; final plat to create six lots for mixed-use development
- 4198 Nakoosa Trail - Conditional Use - Construct auto service station (electric vehicle charging facility) in parking lot of retail building (Walmart)
- 3630 Milwaukee Street - Demolition Permit - Demolish commercial building with no proposed use
- 822 West Shore Drive - Demolition Permit - Demolish single-family residence to construct new single-family residence

- Upcoming Matters - October 1, 2018

- 222 S. Hamilton Street - Demolition Permit and Conditional Use - Demolish office building to construct mixed-use building with 930 square feet of commercial space and 19 residential condominiums
- 210-216 S. Pinckney Street - Amended PD(GDP-SIP) - Amend Block 88 Planned Development to construct City parking garage and 11,500 square feet of ground floor commercial space in first phase and 148 upper floor apartments in separate second phase
- 750 University Row - Amended PD(SIP) - Request four-year extension for existing 299-stall temporary parking lot
- 8001 Raymond Road - Conditional Use - Construct 20,000 square-foot addition to hospital in CI zoning

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

**A motion was made by Zellers, seconded by Hagenow, to Adjourn at 8:55 p.m..
The motion passed by voice vote/other.**