



City of Madison

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

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Monday, January 14, 2019

5:30 PM

210 Martin Luther King, Jr. Blvd.
Room 201 (City-County Building)

CALL TO ORDER/ROLL CALL

Present: 10 - Steve King; Ledell Zellers; Sheri Carter; Ken Opín; Melissa M. Berger; James F. Oeth; Michael W. Rewey; Bradley A. Cantrell; James E. Polewski and Jason S. Hagenow

Excused: 1 - Andrew J. Statz

Ken Opín was chair for the meeting.

Staff Present: Heather Stouder, Tim Parks and Colin Punt, Planning Division; Brian Smith and Sean Malloy, Traffic Engineering Division

Also Present: Ald. Allen Arntsen, District 13

PUBLIC COMMENT

There were no registrants for Public Comment

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Oeth and King communicated they will be absent from the January 28, 2019 Plan Commission meeting. Cantrell communicated he will be absent from the February 11, 2019 Plan Commission meeting.

MINUTES OF THE DECEMBER 17, 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

January 28 and February 11, 25, 2019

ROUTINE BUSINESS

1. [54094](#) Authorizing the execution of a Partial Release of Platted Vehicular Access Restriction affecting the property located at 4000 Felland Road. (17th A.D.)
A motion was made by Cantrell, seconded by Berger, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.
2. [54124](#) Authorizing the acceptance of a Permanent Limited Easement for Municipal Transit Purposes across a portion of the property located at 241 Junction Road. (9th A.D.)

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

3. [54140](#) Authorizing the execution of a Warranty Deed by the City of Madison in favor of the State of Wisconsin Department of Transportation for the fee simple sale of land required for the reconstruction of Interstate Highway 39/90, in connection with Transportation Project Plat No. 1007-10-25 from CTH AB to USH 12/18 Interchange. (A.D. 16)

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

4. [54141](#) Amending Resolution Enactment Nos. RES-18-00069 and RES-18-00399, which authorize a lease with the Town of Blooming Grove for space within the building located at 3325 Thurber Avenue for use as an artist studio.

A motion was made by Cantrell, seconded by Berger, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

5. [54183](#) Discontinuing and vacating a portion of Graaskamp Way within the plat of The Center For Industry & Commerce, being located in the Northwest 1/4 of Section 16, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin. (17th AD)

A motion was made by Cantrell, seconded by Berger, 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 for the Routine Business Items

NEW BUSINESS

6. [53917](#) Adopting the Oscar Mayer Area Strategic Assessment Report, dissolving the Oscar Mayer Strategic Assessment Committee, and authorizing the development of the Oscar Mayer Area Special Area Plan.

On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended to Common Council to adopt the Oscar Mayer Area Strategic Assessment Report, dissolve the Oscar Mayer Strategic Assessment Committee, and authorize the development of the Oscar Mayer Area Special Area Plan. This item passed by voice/vote/other.

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.

Speaking in support was Satya Rhodes-Conway of Hoard Street.

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

- 7. [53953](#) Creating Section 28.022 - 00354 and Section 28.022 - 00355 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan and Specific Implementation Plan at properties located at 1004-1032 S. Park Street, 13th Aldermanic District.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and recommended approval of the planned development amendment subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- That the zoning text for the project be revised to change the conditional use section to say "reviewed and approved;" strike the word "nightly;" and add "reception hall" as a listed conditional use.

The motion to recommend approval with conditions passed on the following 7-1 vote: AYE: Ald. Carter, Ald. King, Ald. Zellers, Cantrell, Oeth, Polewski, Rewey; NAY: Berger; NON-VOTING: Hagenow, Opin; EXCUSED: Statz.

A motion was made by Cantrell, seconded by Rewey, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by the following vote:

Ayes: 7 - Steve King; Ledell Zellers; Sheri Carter; James F. Oeth; Michael W. Rewey; Bradley A. Cantrell and James E. Polewski

Noes: 1 - Melissa M. Berger

Excused: 1 - Andrew J. Statz

Non Voting: 2 - Ken Opin and Jason S. Hagenow

Speaking in support was Jon Hepner of Caroman Drive, representing the applicant.

Registered in support and available to answer questions was Peter Pichotta of North Caroll Street.

Speaking in opposition was Lisie Kitchel of Potter Street.

- 8. [53811](#) Creating Section 28.022 -- 00353 of the Madison General Ordinances to change the zoning of property located at 1954 E. Washington Avenue, 12th Aldermanic District, from TR-V2 (Traditional Residential - Varied 2) District to TR-U1(Traditional Residential - Urban 1) District.

On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended re-referral of the Zoning Map Amendment (ID 53811) to a future Plan Commission meeting (no date specified). The motion was passed by voice/vote/other.

A motion was made by Cantrell, seconded by Rewey, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION. The motion passed by voice vote/other.

9. [53618](#) 1954 E. Washington Avenue; 12th Ald. Dist.: Consideration of a demolition permit to demolish an office building located at 22 N. Second Street; consideration of a conditional use for a multi-family dwelling with more than eight units in the (proposed) TR-U1 (Traditional Residential-Urban 1) District; and consideration of a residential building complex in TR-U1 zoning, all to construct a four-story apartment building with 30 units along E. Washington Avenue and a six-unit townhouse building along E. Mifflin Street.

On a motion by Cantrell, seconded by Rewey, the Plan Commission referred the conditional use and demolition permit (ID 53618) to a future meeting (no date specified) at the request of the applicant. The motion was passed by voice/vote/other.

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

Conditional Use & Demolition Permits

10. [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 Cantrell, seconded by Rewey, the Plan Commission referred the conditional use and demolition permit (ID 52564) to a future meeting (no date specified) at the request of the applicant. The motion was passed by voice/vote/other.

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

11. [52912](#) Consideration of a conditional use to construct a mixed-use building with 1,200 square feet of commercial space and 58 apartments at 1202 S. Park Street; Urban Design Dist. 7; 13th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission referred the conditional use (ID 52912) to a future meeting (no date specified) at the request of the applicant and pending a recommendation by the Urban Design Commission. The motion was passed by voice/vote/other.

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

12. [53863](#) 1032-1050 E. Washington Avenue; Urban Design Dist. 8; 2nd Ald. Dist.: Consideration of a conditional use for dwelling units in a mixed-use building in the Traditional Employment (TE) District; consideration of a conditional use for a building in the TE District exceeding five stories and 68 feet in height; consideration of a conditional use for general retail in the TE District; and consideration of a conditional use for an arts/ technical/ trade school in the TE District, all to construct a mixed-use building with 53,000 square feet of commercial space and 128 apartments in an eleven-story building along E. Washington Avenue and a four-story youth arts center along E. Mifflin Street.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission found that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials and the following conditions:

- Correct Condition 42 to read "North Ingersoll Street," rather than "South Livingston Street."
- The applicant is encouraged to install rooftop solar facilities.
- Murals, similar to those illustrated in the submitted images, will be installed and maintained along Ingersoll Street.

- A minimum of five electric car charging stations will be installed during initial construction and the necessary wiring will be installed enabling additional charging stations to be installed should future demand be such that they would be used.
- If dogs will be permitted in the residential units, a minimum of one dog waste collection station will be installed on the property.
- No HVAC "wall-pack" penetrations/louvers are shown on the street-facing facades. Unless specifically approved by the Plan Commission, the addition of wall packs on outward-facing walls is not included in this approval and will require approval of an alteration to this conditional use should they be proposed at a later time.
- The applicant shall work with Traffic Engineering staff to provide a bicycling queueing area or pavement markings on southbound Ingersoll Street for straight movements across East Washington Avenue.

The motion passed by voice/vote/other.

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

Registered in support and wishing to speak were Richard Arneson of East Wilson Street and Paul Raisleger of Johnson Street, both representing the applicant; Patrick Heck of Blount Street; and Patty Prime of Sidney Street.

Registered in support and available to answer questions was Allen Ebert of Shore Acres, Monona, representing the applicant.

Registered in opposition and wishing to speak was Karen Banaszak of Curtis Court.

13. [53870](#) 1529 Gilson Street; 13th Ald. Dist.: Consideration of a conditional use for a brewery

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials. This item 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 were Amanda and Levi Funk of West Doty Street, representing the applicant; and Lisie Kitchel of Potter Street.

14. [54016](#) 1630 Adams Street; 13th Ald. Dist.: Consideration of a conditional use to construct a detached garage exceeding ten percent of lot area.

On a motion by Cantrell, seconded by Rewey, the Plan Commission referred the conditional use (ID 54016) to a future meeting (no date specified) at the request of the applicant. The motion was passed by voice/vote/other.

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

15. [54017](#) 4116 Monona Drive; 15th Ald. Dist.: Consideration of a conditional use for an animal daycare tenant in a multi-tenant commercial center.

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

Subdivisions

- 16. [53867](#) Approving the preliminary plat and final plat of *1000 Oaks Replat No. 1* on property addressed as 702-734 Crimson Leaf Lane; 9th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and recommended to Common Council to adopt this item subject to comments and conditions contained in the Plan Commission materials. The motion passed by voice/vote/other.

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

- 17. [53868](#) Approving the preliminary plat and final plat of *1000 Oaks Replat No. 2* on property generally addressed as 801-939 Sugar Maple Lane; 9th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and recommended to Common Council to adopt this item subject to comments and conditions contained in the Plan Commission materials. The motion passed by voice/vote/other.

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.

Edgewood Campus Master Plan Amendment

- 18. [53954](#) Amending Section 28.022 - 00117 of the Madison General Ordinances to amend the Campus-Institutional (CI) District Master Plan for Edgewood College, Edgewood High School and Edgewood Campus School, generally addressed as 2219 Monroe Street and 829-1000 Edgewood College Drive, 13th Aldermanic District, to allow expanded use of the Edgewood High School athletic field and to allow future construction of a stadium for the athletic field.

On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended re-referral of the Campus-Institutional District Master Plan Amendment to a future Plan Commission meeting (no date specified) at the request of the applicant. The motion was 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. The motion passed by voice vote/other.

Registered in opposition and available to answer questions was Marc Gartler of Woodrow Street.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Heather Stouder summarized the upcoming matters.

- Upcoming Matters - January 28, 2019

- 6502 Milwaukee Street and 6501 Town Center Drive - PD(GDP) and PD(SIP) to Amended PD (GDP-SIP) to Construct two five-story mixed-use buildings containing a total of 28,000 sq. ft. of commercial space and 200 apartments
- 1848 Waldorf Boulevard - PD(SIP) to Amended PD(GDP-SIP) - Construct 33-unit apartment

- 810-814 W. Olin Avenue - Demolition Permit and Conditional Use - Demolish a two-family residence (814 W. Olin Avenue) and four-unit apartment building (810) to construct a 20-bed community living arrangement
- 10024 Valley View Road - A, TR-P and TR-C3 to TR-P and Preliminary Plat - Western Addition to 1000 Oaks, creating 86 single-family lots, four lots for two-family two-unit buildings, one lot for future multi-family housing, enlarging Birchwood Park, and dedicating three new or enlarged outlots for stormwater management
- 1936-1938 Atwood Avenue - (Partial) PD to TSS, Demolition Permit and Conditional Use
- Demolish five-unit apartment building to construct four-story mixed-use building with 3,500 sq. ft. of commercial space and 76 apartments
- 2501 S. Stoughton Road - Demolition Permit - Demolish warehouse with no proposed future use

- Upcoming Matters - February 11, 2019

- 10202 Old Sauk Road - Preliminary Plat and Final Plat of Pope Farms Estates, creating 16 single-family lots, one lot for future schools, one lot for open space, two outlots for stormwater management, and one outlot for parkland

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

**A motion was made by Rewey, seconded by Hagenow, to Adjourn at 8:10 p.m.
The motion passed by voice vote/other.**