



City of Madison

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

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Monday, November 19, 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 5:30 p.m.

Present: 9 - 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: 2 - Steve King and Andrew J. Statz

Call to order: Commissioners Present: Cantrell, Berger, Rewey, Polewski, Oeth, Ald. Zellers, Ald. Carter, Hagenow.

Ken Opín was chair for the meeting.

Commissioner Berger arrived at roughly 5:35 p.m., after the approval of the November 5, 2018 Plan Commission Meeting Minutes.

Commissioner Rewey was excused at roughly 6:35 p.m., during the discussion of Item 1.

Ald. Carter was excused at roughly 6:45 p.m., during the Secretary's Report.

Staff Present: Heather Stouder, Chris Wells, Dan McAuliffe, Planning Division; Matt Tucker, Zoning.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

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

MINUTES OF THE NOVEMBER 5, 2018 REGULAR MEETING

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

SCHEDULE OF MEETINGS

December 3, 17, 2018 and January 14, 28, 2019.

NEW BUSINESS

1. [53472](#) Adopting the Milwaukee Street Special Area Plan as a Supplement to the City of Madison Comprehensive Plan.

On a motion by Cantrell, seconded by Zellers, the Plan Commission forwarded the Milwaukee Street Special Area Plan as a Supplement to the City of Madison Comprehensive Plan to the Common Council with the recommendation of approval, including the following revisions:

- Add the following sentence to the "Natural Features" paragraph on Page 8: "There is potential for continuing the farming legacy of the Voit family and utilizing some of the rich cropland it cultivated for decades with a small, urban, agricultural district in this area."
- The last two sentences of the Public Parks paragraph on Page 10, be revised to read, "North of Milwaukee Street, the Parks Division owns parkland that was acquired through the Knowles-Nelson Stewardship program. This land is deed-restricted for outdoor recreation purposes only and is currently classified as a conservation park. See Map 9 on page 12."
- That Map 9: Future Land Use and Street Plan, on Page 12 be modified to differentiate between existing parkland, new parkland, existing open space and potential new open space held by City Engineering. Most of the property held by City Engineering consists of wetlands and floodplain and would not be suitable for urban agriculture.
- Revise Transportation Recommendations on page 18, paragraph 2 to include the following "As part of a larger transit center, study the potential of incorporating necessary space for intercity bus service."
- Staff revise Map 11: Planned Transportation Network, on Page 19, to indicate that there are multiple options for the location of the bicycle facility on Milwaukee Street.
- Add the following recommendation to those listed under "Land Use & Transportation" Goal #2, on Page 23: "Support future corridor studies for the larger Milwaukee Street corridor."
- Revise "Green & Resilient" Goal #1, Recommendation #1, on Page 25, to read as follows: "Support the City's effort to reduce phosphorous in the waterways at appropriate locations."
- Revise "Green & Resilient" Goal #1, Recommendation #3, on Page 25, to read, "Uses for new parkland should include both passive and active recreation opportunities and consider the ideas identified on p. 15 when developing plans for future park and open spaces."
- Revise "Green & Resilient" Goal #4, Recommendation #1, on Page 25, to read, "Ensure terrace and boulevard widths are sufficient to support large and health canopy tree growth in consultation with the City Forester."
- Revise "Culture & Character" Goal #1, Recommendation #4, on Page 26, to read, "To promote local food security and food businesses, encourage opportunities for food carts and community gardens, as well as support the direct sale of fresh food from nearby farms and gardens, through an onsite seasonal farmers market or farm stand."

The motion to forward the Milwaukee Street Special Area Plan to the Common Council with the recommendation of approval, with the above revisions passed by voice vote/other.

The following recommendation, moved by Rewey and seconded by Ald. Zellers, to add language to the text on Pages 20 and 21 stating that all Milwaukee Street reconstruction/ redesign options should include on-street bicycle lanes [in addition to an off-street bicycle path] failed on the following 4-5 vote: AYE: Rewey, Ald. Zellers, Cantrell, Oeth; NAY: Ald. Carter, Berger, Hagenow, Polewski, and Opin.

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

Registered in support and available to answer questions was Matthew Allie of Atwood Avenue.

Registered neither in support nor in opposition and available to answer questions was Matthew Ballkey of Kendall Avenue, representing the Madison Food Policy Council. Registered neither in support nor in opposition were Nan Fey of W. Wilson Street, representing the Madison Food Policy Council; and Matthew Miller of Willard 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 Amendments

2. [53605](#) Amending Section 28.151 of the Madison General Ordinances to allow for the expansion of non-accessory temporary outdoor events that existed prior to January 3, 2013.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and recommended approval of the zoning text amendment. The motion passed by voice vote/other.

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

There were no registrants on this matter.

Zoning Map Amendments & Related Requests

3. [53606](#) Creating Section 28.06(2)(a)00348 of the Madison General Ordinances to change the zoning of property located at 6510 Cottage Grove Road, 3rd Aldermanic District from A (Agricultural) District to CC-T (Commercial Corridor - Transitional) District and creating Section 28.06(2)(a)00349 of the Madison General Ordinances to change the zoning of property located at 6510 Cottage Grove Road, 3rd Aldermanic District from A (Agricultural) District to TR-U1 (Traditional Residential - Urban 1) District.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 53606) and certified survey map (ID 52909) subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed by voice vote/ other.

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

The public hearings for Items 3 and 4 were considered together.

Registered in support and available to answer questions were Vic Villacrez of W. Main Street, representing Hovde Properties; Mike Calkins of Voges Road, representing Snyder & Associates; and Brian Munson of E. Lakeside Street, representing Hovde Properties.

- 4. [52909](#) Approving a Certified Survey Map of property owned by CGRD, LLC located at 6510 Cottage Grove Road; 3rd Ald. Dist.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 53606) and certified survey map (ID 52909) subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed by voice vote/ other.

A motion was made by Cantrell, 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.

The public hearings for Items 3 and 4 were considered together. Registrants are listed inder Item 3.

- 5. [53608](#) Creating Section 28.022 - 00350 and Section 28.022 - 00351 of the Madison General Ordinances to change the zoning of property generally located at 222 N. Charter Street, 8th Aldermanic District, from TR-U2 (Traditional Residential - Urban 2) District to PD(GDP-SIP) (Planned Development (General Development Plan, Specific Implementation Plan)) District.

On a motion Cantrell, seconded by Hagenow, the Plan Commission referred this item to the December 3, 2018 Plan Commission meeting, pending a review and recommendation by the Urban Design Commission in accordance with MGO 28.183(6)(a)9. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Hagenow, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 12/03/2018. The motion passed by voice vote/other.

There were no registrants on this item.

- 6. [53276](#) 222 N. Charter Street, 8th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence as part of the consideration of a Planned Development to construct a twelve-story, 43-unit apartment building on the property.

On a motion Cantrell, seconded by Hagenow, the Plan Commission referred this item to the December 3, 2018 Plan Commission meeting, pending a review and recommendation by the Urban Design Commission in accordance with MGO 28.183(6)(a)9 on the associated Zoning Map Amendment (ID 53608). The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Hagenow, to Refer to the PLAN COMMISSION and should be returned by 12/3/2018. The motion passed by voice vote/other.

There were no registrants on this item.

- 7. [53617](#) Amending the official map of the City of Madison to reduce the width of an Official Map Reservation located on the zoning property located at 222 N. Charter Street from 17 feet to 14 feet.

On a motion Cantrell, seconded by Hagenow, the Plan Commission referred this item to the December 3, 2018 Plan Commission meeting, pending a review and recommendation by the Urban Design Commission in accordance with MGO 28.183(6)(a)9 on the associated Zoning Map Amendment (ID 53608). The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Hagenow, to Re-refer to the PLAN COMMISSION and should be returned by 12/3/2018. The motion passed by voice vote/other.

There were no registrants on this item.

Conditional Use & Demolition Permits

8. [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.
- A motion was made by Cantrell, seconded by Hagenow, the Plan Commission referred this request to the January 14, 2019 Plan Commission meeting at the request of the applicant and staff. The motion passed by voice vote/other.
- A motion was made by Cantrell, seconded by Hagenow, to Refer to the PLAN COMMISSION and should be returned by 1/14/2019. The motion passed by voice vote/other.**
- There were no registrants on this item.
9. [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 Hagenow, the Plan Commission referred the demolition permit and conditional use to January 14, 2019 at the request of the applicant. The motion to refer passed by voice vote/other.
- A motion was made by Cantrell, seconded by Hagenow, to Refer to the PLAN COMMISSION and should be returned by 1/14/2019. The motion passed by voice vote/other.**
- There were no registrants on this item.
10. [53124](#) 5535 University Avenue; Urban Design Dist. 6; 19th Ald. Dist.: Consideration of a demolition permit to demolish a grocery store; consideration of a conditional use to construct a building with over eight dwelling units in the Neighborhood Mixed-Use (NMX) District; consideration of a conditional use for a building in the exceeding 10,000 square feet floor area and containing two or more uses in the NMX District; consideration of a conditional use for a building in the NMX District exceeding three stories and 40 feet in height; consideration of a conditional use for a building in the NMX District exceeding the allowed rear yard height transition to a residential district; consideration of a conditional use for a building in the NMX District with non-residential uses occupying less than 75-percent of the ground-floor frontage facing the primary street, including all frontage at a street corner; and consideration of a conditional use for a building in the NMX District with non-residential uses constituting less than 75-percent of the building's ground-floor area, all to construct a mixed-use building with 5,600 square feet of commercial space and 60 apartments.
- On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and approved the demolition permit and conditional uses subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed by voice vote/other.
- A motion was made by Cantrell, seconded by Hagenow, to Approve. The motion passed by voice vote/other.**
- Registered in support and available to answer questions were Martin O'Connor of Edmonton Dr., Sun Prairie, representing Realm Estate Development, LLC.; and Randy Bruce and Don Schroeder, both of 7601 University Ave., and both representing Realm Estate Development, LLC.

11. [53277](#) 515 Pinney Street; 15th Ald. Dist.: Consideration of a conditional use to construct a multi-family dwelling with greater than eight (8) dwelling units in TR-U2 (Traditional Residential-Urban 2 District) zoning; and consideration of a conditional use for construction in a planned multi-use site with greater than 40,000 square feet of floor area of which 25,000 square feet or more is designed or intended for retail, to construct an 88-unit apartment building.

On a motion Cantrell, seconded by Hagenow, the Plan Commission referred this item to the December 3, 2018 Plan Commission meeting, pending a review and recommendation by the Urban Design Commission in accordance with MGO 28.183(6)(a)9. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Hagenow, to Refer to the PLAN COMMISSION and should be returned by 12/3/2018. The motion passed by voice vote/other.

There were no registrants on this item.

12. [53441](#) 2605 S. Stoughton Road; 16th Ald. Dist.: Consideration of a conditional use for a health/sports club in IL (Industrial-Limited District) zoning.

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

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

There were no registrants on this item.

Land Division

13. [53524](#) Approving a Certified Survey Map of property owned by American Family Insurance Co. located at 5401 Eastpark Boulevard; 17th Ald. Dist., and authorizing the Planning Division to submit a request to the Capital Area Regional Plan Commission to revise the environmental corridor to reflect the proposed land division.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and approved the land division subject to the comments and conditions contained within the Plan Commission materials. The motion to approve passed by voice vote/ other.

A motion was made by Cantrell, 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.

There were no registrants on 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 - December 3, 2018

- 3014 Worthington Avenue and 3001 Darbo Drive - Demolition Permit and Conditional Use Alteration - Demolish six-unit residential building at 3014 Worthington to construct accessory building and expand open space for Easton Square residential building complex
- 6265 Portage Road - Extraterritorial Certified Survey Map - Create two residential lots in the Town of Burke

- Upcoming Matters - December 17, 2018

- Adopting the Oscar Mayer Area Strategic Assessment Report and authorizing the development of the Oscar Mayer Area Special Area Plan
- 5614 Schroeder Road - Demolition Permit and Conditional Use - Demolish restaurant-tavern to construct four-story mixed-use building with 4,000 square feet of commercial space and 96 apartments in Urban Design Dist. 2
- 4602 Cottage Grove Road - Demolition Permit and Conditional Use - Demolish grocery store to construct four-story mixed-use bldg. with 10,000 square feet of commercial space and 64 apartments and detached six-unit townhouse building
- 1954 E. Washington Avenue - TR-V2 to TR-U1, Demolition Permit and Conditional Use - Demolish office building and construct a four-story apartment building with 30 apartments along E. Washington Avenue and a six-unit townhouse building along E. Mifflin Street in an existing residential building complex
- 2002 Tennyson Lane - SR-C1 to CC-T and Conditional Use - Construct four-story mixed-use building with 2,000 square feet of commercial space, a vehicle access sales and service window and 67 apartments, and a second four-story apartment building with 62 units
- 2-8 S. Mills Street - Demolition Permit and Conditional Use - Demolish two-family dwelling at 8 S. Mills Street to expand parking lot and non-accessory temporary outdoor event for existing restaurant-tavern at 2 S. Mills Street
- Zoning Text Amendment - Amend Sec. 28.185(7)(a)2.b., create Sec. 28.185(7)(a)5., renumber Sec. 28.185 (7) (a)5. to 6., and amend Sec. 28.185(7)(b) to add a Demolition and Removal standard requiring the Plan Commission to consider the proposed impact of a building relocation on city terrace trees

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Hagenow, seconded by Polewski, to Adjourn at 6:52 p.m.. The motion passed by voice vote/other.