



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://www.cityofmadison.com)

## Meeting Minutes - Approved PLAN COMMISSION

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Monday, June 18, 2018

5:30 PM

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

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### CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:30 p.m.

**Present:** 10 - Ledell Zellers; Sheri Carter; Ken Opin; Melissa M. Berger; James F. Oeth; Michael W. Rewey; Bradley A. Cantrell; James E. Polewski; Jason S. Hagenow and Andrew J. Statz

**Excused:** 1 - Steve King

Opin was chair for this meeting.

Ald. Carter arrived at 6:20 p.m. following consideration of the consent agenda items and during Item 4.

Staff present: Heather Stouder, Dan McAuliffe, Jeff Greger, and Tim Parks, Planning Division.

### 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 JUNE 4, 2018 REGULAR MEETING

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

### MINUTES OF THE JUNE 7, 2018 SPECIAL MEETING

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

### MINUTES OF THE JUNE 11, 2018 SPECIAL MEETING

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

## SCHEDULE OF MEETINGS

Regular Meetings: July 2, 16, 30 and August 20, 2018

Special Meetings on the Comprehensive Plan: July 11, 2018 (if necessary - 5:00 p.m. in Room GR-27, City-County Building)

## ROUTINE BUSINESS

1. [51816](#) Authorizing the Mayor and City Clerk to execute an Easement Amendment pertaining to the sanitary sewer easement affecting the property located at 2702 Waunona Way, owned by Ann E. Thompson and Kai O. Thompson. (14th 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.**

There were no registrants on the Routine Business item.

## NEW BUSINESS

2. [51892](#) Authorizing the development of a special area plan for the greater West Mifflin/West Washington area.

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

There were no registrants on the New Business item.

## SPECIAL ITEM OF BUSINESS

3. [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 recommended that staff work to accommodate the Woodman's grocery store as a component of the forthcoming plan recommendations if possible, including the potential to "flex" the properties recommended for mixed-use and general commercial development should the store relocate. Members also encouraged staff to look at the land west of the Post Office facility for potential mixed-use development, and to review the cross-section of Milwaukee Street, which members suggested was potentially wider at Stoughton Road/ US Highway 51 now than it needed to be for the future.

Following the discussion, the Commission took no action.

**Following the discussion, the Commission took no action.**

Speaking in support of the planning effort was Lance Green of Dixon Street , representing the Friends of Starkweather Creek.

Registered in opposition but not wishing to speak was Dean Larson of Furey Avenue , representing the Town of Blooming Grove.

**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.

**Neighborhood Development Plans**

4. [51567](#) Adopting amendments of the Elderberry, Pioneer and Junction Neighborhood Development Plans to provide updated recommendations for undeveloped lands in those neighborhood planning areas.

On a motion by Cantrell, seconded by Polewski, the Plan Commission recommended approval of the amendments to the proposed Pioneer Neighborhood Development Plan, Junction Neighborhood Development Plan, and Elderberry Neighborhood Development Plan to the Common Council subject to the comments and revisions in the Planning Division staff report and the following recommendations :

- That an employment overlay of the recommended industrial land use be shown for the parcel located at the southwestern corner of Silicon Prairie Parkway and South Point Road in the [Pioneer Neighborhood Development Plan](#);
- That the plans be revised to include a recommendation that buffered bicycle lanes be considered on north/south and east/west streets where it is anticipated that traffic volumes will be in excess of 3,000 average daily traffic (ADT), as recommended by the Long Range Transportation Planning Committee ;
- That the plans include a recommendation that tree preservation be considered with specific development proposals.

The motion to recommend approval with the above recommendations passed by voice vote/ other.

During discussion of the motion to recommend approval of the amended plans, members of the Plan Commission indicated that they did not support the request by United Financial Group to increase the recommended residential densities in the [Elderberry Neighborhood Development Plan](#) for portions of the Herring property due to the lack of transit and the general lack of access to services to serve those additional units, and the potential lack of transition from higher-density development to lower-density development with the request.

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

Speaking in support of the amended plans was Alex McKenzie, TR McKenzie, Inc. of Hawks Ridge Drive.

Speaking in opposition to the amended plans were: Michael Wish of Fargo Trail; Bob Zoelle, United Financial Group of Ridgeview Drive, Appleton; LaVerne Theis of Mineral Point Road; Sharon Goss of Straw Harvest Lane, representing the Elderberry Neighborhood Association ; Matt Allen of Fawn Ridge Circle; Middleton, and; Russ Dent of Bear Claw Way, representing the Blackhawk Homeowners Association.

Speaking neither in support nor opposition to the amended plans were Kurtis D. Welton of Keyes Avenue, and Carrie Sanders of Eagle Nest Lane.

**Conditional Use & Demolition Permits**

- 5.     [51322](#)            Consideration of a conditional use to construct a single-family residence on a lakefront parcel at 5328 Lake Mendota Drive; 19th Ald. Dist.

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

Registered in support of the request and wishing to speak was Don Lauffer of Lake Mendota Drive .
- 6.     [51549](#)            Consideration of a demolition permit to demolish a single-family residence with no proposed use at 4929 Femrite Drive; 16th Ald. Dist.

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

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

There were no registrants on this matter.
- 7.     [51550](#)            Consideration of a conditional use for an arts/technical/trade school (fitness instruction) at 813 Post Road; 14th Ald. Dist.

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

There were no registrants on this matter.
- 8.     [51551](#)            Consideration of a conditional use for a restaurant-nightclub at 2262 Winnebago Street; 6th Ald. Dist.

On a motion by Cantrell, seconded by Oeth, the Plan Commission placed this request on file without prejudice at the request of staff by voice vote/ other. The proposed use has been determined to not require conditional use approval at this time.

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

There were no registrants on this matter.

**Zoning Text Amendment**

- 9.     [51574](#)            Amending Sections 28.211, 28.032, 28.061, 28.072, 28.082, 28.091, and 28.151 of the Madison General Ordinances to allow free-standing vending as a permitted use in most non-residential districts and as a conditional use in residential districts.

On a motion by Cantrell, seconded by Oeth, the Plan Commission recommended re-referral of the proposed text amendment to the July 2, 2018 meeting on a voice vote/ other at the request of staff.

**A motion was made by Cantrell, seconded by Oeth, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by July 2, 2018. The motion passed by voice vote/other.**

There were no registrants on this matter.

## **BUSINESS BY MEMBERS**

There was no business by members.

## **SECRETARY'S REPORT**

Heather Stouder summarized the upcoming matters for the Plan Commission.

### **- Upcoming Matters - July 2, 2018**

- 5501 Spring Tide Way - Conditional Use Alteration - Revised residential building complex containing 169 apartments in five buildings
- 105 E. Lakeview Avenue - Demolition Permit - Demolish single-family residence with no proposed use
- 3900 Dempsey Road - Conditional Use - Construct outdoor eating area for restaurant-tavern
- 84 N. Bryan Street - Conditional Use - Convert existing building into arts/technical/trade school (circus arts training)
- 836 Woodrow Street - Conditional Use - Construct accessory building exceeding 10% of lot area with accessory dwelling unit
- 212 N. First Street - Demolition Permit - Demolish abandoned Well No. 3 to accommodate street widening

### **- Upcoming Matters - July 16, 2018**

- 2430 Frazier Avenue - TR-V1 to CC-T and Conditional Use - Construct bank w/ vehicle access sales and service window in Urban Design Dist. 1
- 754-904 Felland Road - A to SR-C1, SR-C3, SR-V2 and TR-U1 and Preliminary Plat - Jannah Village, creating 49 single-family lots, four lots for two-family twin homes, four lots for future four-unit townhouses, two lots for future multi-family housing, two outlots for public stormwater management, and one outlot for a public park
- 2013 N. Sherman Avenue - Conditional Use - Construct outdoor eating area for coffee shop
- 1374 Williamson Street - Conditional Use - Construct outdoor eating area for restaurant-tavern
- 101 N. Hamilton Street - Conditional Use - Construct outdoor eating area for restaurant-tavern
- 17 Colorado Court - Conditional Use - Create home occupation (salon) in single-family residence
- 3914 Winnemac Avenue - Demolition Permit - Demolish single-family residence to construct new residence
- 2901 Atwood Avenue - Demolition Permit and Conditional Use - Demolish five-unit apartment building to construct nine-unit apartment building
- 1602 Parkside Drive - Conditional Use - Construct private parking facility

## **ANNOUNCEMENTS**

Rewey announced that he would not be present for the August 20, 2018 meeting.

## **ADJOURNMENT**

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