



City of Madison

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

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Monday, October 15, 2018

5:30 PM

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

CALL TO ORDER/ROLL CALL

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

Excused: 5 - Steve King; Ledell Zellers; Sheri Carter; Ken Opin and Andrew J. Statz

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

Cantrell chaired the meeting.

Staff Present: Heather Stouder, Sydney Prusak, and Bill Fruhling, Planning Division: Dan Rolfs, Office of Real Estate Services: Sean Malloy and Eric Halvorson, Traffic Engineering: Tim Sobota, Metro Transit: Matthew Tucker, Building Inspection.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures, or recusals.

MINUTES OF THE OCTOBER 1, 2018 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: November 5, 19 and December 3, 17, 2018

SPECIAL ITEM OF BUSINESS

1. [53437](#) Plan Commission update on the Oscar Mayer Strategic Assessment Committee
Bill Fruhling of the Planning Division provided the Plan Commission an update on the Oscar Mayer Strategic Assessment Committee in anticipation of the committee's full report being presented in the coming months.
There were no registrants on this item.

ROUTINE BUSINESS

- 2. [53305](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction and maintenance of a new public sanitary sewer within a parcel located in the northeastern quadrant at the intersection of W. Mineral Point Road and Pioneer Road. Located in part of the NE ¼, SW ¼ and SE ¼ of the SE ¼ of Section 20, T7N, R8E. (Town of Middleton adjacent to 9th AD)

A motion was made by Berger, seconded by Rewey, 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 this item.

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.

Tax Incremental District

- 3. [53284](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #46 (Research Park), City of Madison.

A motion was made by Berger, seconded by Rewey, to Return to Lead with the Recommendation for Approval to the Finance Department. The motion passed by voice vote/other.

There were no registrants on this item.

Conditional Use & Demolition Permits

Note: Item 4 should be referred to November 5, 2018 at the request of the applicant

- 4. [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 Berger, seconded by Oeth, the PPlan Commission voted to refer this request to the November 5, 2018 Plan Commission meeting at the request of the applicant.

A motion was made by Berger, seconded by Oeth, to Refer to the PLAN COMMISSION and should be returned by 11/5/2018. The motion passed by voice vote/other.

There were no registrants on this item.

5. [52759](#) Consideration of a conditional use in the CI (Campus-Institutional) zoning district to construct an addition to an existing hospital at 8001 Raymond Road; 7th Ald. Dist.

On a motion made by Berger, seconded by Rewey, the Plan Commission found the standard met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- That the applicant provide temporary construction easements to the City at no cost when the roadway is built.

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

Registered in support and wishing to speak was Dan Morgan of John Q. Hammons Drive, representing Meriter.

Registered in support and available to answer questions were Devin Little of John Q. Hammons Drive, representing Meriter; Mike Brassler of S Park Street; and John Thousand of Eastpark Boulevard, representing OTIE.

6. [52910](#) Consideration of a conditional use alteration to allow a second fuel dispensing area at an existing auto service station and convenience store located at 2402 W. Broadway; Urban Design Dist. 1; 14th Ald. Dist.

On a motion made by Berger, seconded by Oeth, the Plan Commission found the standards met and approved the conditional use alteration subject to the comments and conditions contained in the Plan Commission materials.

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

Registered in support and available to answer questions was Bjorn Berg of Oak Street, La Crosse, Wisconsin, representing Kwik Trip.

7. [52911](#) Consideration of a demolition permit and conditional use to demolish two commercial buildings and allow construction of 10,020 square-foot auto repair station at 3729-3737 E. Washington Avenue; Urban Design Dist. 5; 17th Ald. Dist.

On a motion by Berger, seconded by Hagenow, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- Per the Zoning Administrator, the parking proposed is in excess of the maximum number of spaces and a Parking Adjustment is required to be approved by Zoning prior to final sign-off. The applicant shall revise the plans to delay construction of some of all of the 20 stalls proposed at the rear of the property until alter. If needed in the future, the remaining stalls may be added through the parking adjustment process and by an alteration to this conditional use approved by the Director of the Planning Division following a recommendation by the district alder.

- That an eight foot wooden fence be constructed along the southern property line.

A motion was made by Berger, seconded by Hagenow, to Approve with Amendment(s). The motion passed by voice vote/other.

Registered in support and wishing to speak was Todd Mosher of Diehl Road, Naperville, IL; Registered in support and available to answer questions was Michael Pauly of E. Washington Avenue.

8. [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 made by Berger, seconded by Oeth, the Plan Commission voted to refer this request to the November 19, 2018 meeting following a recommendation from the Urban Design Commission.

A motion was made by Berger, seconded by Oeth, to Refer to the PLAN COMMISSION and should be returned by 11/19/2018. The motion passed by voice vote/other.

There were no registrants on this item.

9. [53120](#)

Consideration of a conditional use for an outdoor storage area for an auto repair station at 2208 University Avenue; 5th Ald. Dist.

On a motion by Berger, seconded by Polewski, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials, revising Condition of Approval #1 of the October 15 staff report to read:

- The applicant shall install a solid, commercial-grade wood fence, or equivalent, along the entire southern and portion of the eastern length of the proposed outdoor storage area for approval by the Planning Division staff.

The Commission added the following condition:

- The applicant shall consider planting trees along the northern property line to provide additional screening from Campus Drive.

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

Registered in support and wishing to speak were Gary Kalschell of University Avenue and Randy Bruce of University Avenue, Middleton, representing Don the Car Care Man.

10. [53121](#)

Consideration of a conditional use for a tavern in a mixed-use building with an outdoor eating area at 1817 E. Washington Avenue; Urban Design Dist. 8; 6th Ald. Dist.

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

Registered in support and available to answer questions was Matthew Tills of W. Lakeside Street, representing O'so Brewing Company.

11. [53122](#)

Consideration of a conditional use to construct an accessory building exceeding 576 square feet in TR-C1 (Traditional Residential-Consistent 1 District) zoning at 329 E. Sunset Court; 11th Ald. Dist.

On a motion made by Berger, seconded by Oeth, the Plan Commission found the standards met and approved the conditional use alteration subject to the comments and conditions contained in the Plan Commission materials.

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

Registered in support and available to answer questions was Ken Koris of Perry Street, Blue Mound, Wisconsin.

Subdivisions

12. [53119](#)

Approving the revised preliminary plat and final plat of *The American Center*

Eastpark Second Addition on property addressed as 4699-4747 Eastpark Boulevard; 17th Ald. Dist.

On a motion by Berger, seconded by Oeth, the Plan Commission found the standards met and recommended approval of the revised preliminary plat and final plat subject to the comments and conditions contained in the Plan Commission materials.

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

Zoning Text Amendments

13. [53215](#) Amending Sections 28.032, 28.061, 28.082, 28.091 and 28.211 of the Madison General Ordinances to clarify that the health/sports club, fitness center or studio includes yoga and martial arts studios.
- On a motion by Berger, seconded by Oeth, the Plan Commission recommended the council to adopt the zoning text amendment. The motion passed by voice vote/other.
- A motion was made by Berger, seconded by Oeth, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**
- There were no registrants on this item.
14. [53216](#) Amending Sections 28.043, 28.044, and 28.045 of the Madison General Ordinances to change the side yard setback requirements in the TR-C2, TR-C3, and TR-C4 Districts.
- On a motion by Berger, seconded by Oeth, the Plan Commission recommended the council to adopt the zoning text amendment. The motion passed by voice vote/other.
- A motion was made by Berger, seconded by Oeth, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**
- There were no registrants on this item.
15. [53218](#) Amending Sections 28.088(4)(a)1., 28.088(4)(b), 28.089(4)(a).2., and 28.089(4)(b) of the Madison General Ordinances to simplify the loading zone requirements in the Industrial Limited (IL) and Industrial General (IG) Districts.
- On a motion by Berger, seconded by Oeth, the Plan Commission recommended the council to adopt the zoning text amendment. The motion passed by voice vote/other.
- A motion was made by Berger, seconded by Oeth, to . The motion passed by voice vote/other.**
- Registered in support and not wishing to speak was David Nelson of Read Oak Court, Middleton, WI.
16. [53221](#) Amending Sections 28.211, 28.151, 28.061, 28.072, 28.082 and 28.091 of the Madison General Ordinances to add Tasting Room as a use and to amend the supplemental regulations of Restaurant-Nightclub and make Restaurant-Nightclub a conditional use in all districts where it is allowed.
- On a motion by Berger, seconded by Oeth, the Plan Commission recommended that the zoning text amendment be re-referred to the November 5, 2018 Plan Commission meeting (November 20, 2018 Common Council). The motion passed by voice vote/other.

A motion was made by Berger, seconded by Oeth, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by November 5, 2018. The motion passed by voice vote/other.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Heather Stouder summarized the upcoming matters for the Plan Commission.

- Upcoming Matters - November 5, 2018

- 555 W. Washington Avenue - Demolition Permit and Conditional Use - Demolish credit union to construct five-story, 45-unit apartment building
- 119-125 N. Butler Street - Demolition Permit and Conditional Use - Demolish two-family residence and four-unit apartment building to construct four-story 31-unit apartment building
- 1314-1326 E. Washington Avenue - CC-T and TR-V1 to TE, Demolition Permit and Conditional Use - Demolish two commercial buildings and three-family dwelling to construct six-story mixed-use building with 5,000 sq. ft. of commercial space and 59 apartments in Urban Design Dist. 8
- 5535 University Avenue - Conditional Use Alteration - Revised plans for approved mixed-use building to now call for 5,600 square feet of commercial space and 60 apartments in Urban Design Dist. 6
- 647 Bear Claw Way - PD to SR-V2 and Conditional Use - Construct nine-unit townhouse

- Upcoming Matters - November 19, 2018

- 222 N. Charter Street - Demolition Permit and TR-U2 to PD - Demolish single-family residence and construct twelve-story, 43-unit apartment building
- 515 Pinney Street - Conditional Use - Construct 88-unit apartment building
- 2605 S. Stoughton Road - Conditional Use - Health/ sports club in IL zoning

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Rewey, seconded by Hagenow, to Adjourn at 7:28. The motion passed by voice vote/other.