



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Approved PLAN COMMISSION

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Monday, July 16, 2018

5:30 PM

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

CALL TO ORDER/ROLL CALL

Brad Cantrell was chair for the meeting.

Staff Present: Heather Stouder, Kevin Firchow, Brian Grady, Colin Punt, Ben Zellers, Kirstie Laatsch, Planning Division

Also Present: Ald. Marsha Rummel, District 6

Present: 9 - Steve King; Ledell Zellers; Sheri Carter; Melissa M. Berger; James F. Oeth; Michael W. Rewey; Bradley A. Cantrell; James E. Polewski and Jason S. Hagenow

Excused: 2 - Ken Opin and Andrew J. Statz

PUBLIC COMMENT

There were no registrants for public comment under this item.

DISCLOSURES AND RECUSALS

There were no comments, disclosures, or recusals under this item.

MINUTES OF THE JULY 2, 2018 MEETING

On a motion by Oeth, seconded by Rewey, the Plan Commission approved the minutes. The motion passed by voice vote/other.

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

SCHEDULE OF MEETINGS

Regular meetings July 30, August 20, and September 19, 2018

ROUTINE BUSINESS

1. [52271](#) Authorization to accept from Dane County, at no cost to the City of Madison, a Public Storm Sewer and Storm Water Drainage Easement across a portion of the property located at 102 Koster Street. (14th AD)
A motion was made by Rewey, seconded by Hagenow, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

2. [52320](#) Authorizing the execution of a Release of Public Sanitary Sewer Easement located on the property at 6210 Mineral Point Road. (19th A.D.)

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

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.

Adopting the "Imagine Madison" Comprehensive Plan

3. [51349](#) Adopting the City of Madison Comprehensive Plan.

On a motion by Rewey, seconded by Oeth, the Plan Commission recessed the public hearing and recommended that it be re-referred to the July 30, 2018 Plan Commission meeting. The motion passed by voice vote/other.

As part of this item, staff led discussion regarding formal comments received by Boards, Committees, and Commissions, as well as public comments on the Comprehensive Plan Draft, including the plan narrative and the Generalized Future Land Use Map.

Plan Commissioners discussed and provided feedback to staff regarding specific recommended changes raised by registrants, in written comments to the Commission, and by other Boards, Committees, and Commissions.

A motion was made by Rewey, seconded by Oeth, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by 07/30/2018. The motion passed by voice vote/other.

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

Registered in support and wishing to speak were Emily Sonnemann of Merry Street and Kyle Richmond of O'Sheridan Street.

Registered in opposition and wishing to speak were Bill Breisch of East Main Street, Dave Drapac of Merry Street, Karolyn Beebe of Merry Street, David Poklinkoski of Ramsey Court, and Carl Landsness of Waubesa Street.

Registered in opposition and not wishing to speak were Dorothy Breisch of East Main Street and Jasmine Banks.

Registered in opposition and available to answer questions were Anne Walker of Winnebago Street and Larry Chapman of Merry Street.

Registered neither in support or opposition and wishing to speak was Gary Tipler of Jenifer Street.

Registered neither in support or opposition and unavailable to speak was Linda Lehnertz of South Paterson Street.

4. [51391](#) Plan Commission resolution recommending adoption of the City of Madison Comprehensive Plan
- On a motion by Rewey, seconded by Oeth, the Plan Commission recessed the public hearing and recommended that it be re-referred to the July 30, 2018 Plan Commission meeting. The motion passed by voice vote/other.
- As part of this item, staff led discussion regarding formal comments received by Boards, Committees, and Commissions, as well as public comments on the Comprehensive Plan Draft, including the plan narrative and the Generalized Future Land Use Map.
- Plan Commissioners discussed and provided feedback to staff regarding specific recommended changes raised by registrants, in written comments to the Commission, and by other Boards, Committees, and Commissions.
- A motion was made by Rewey, seconded by Oeth, to Refer to the PLAN COMMISSION and should be returned by 7/30/2018. The motion passed by voice vote/other.**
- The public hearings for items 3 and 4 were considered together. Registrants for this item are listed under item 3.

Zoning Text Amendments

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 Ald. King, the Plan Commission recommended that this zoning text amendment be referred to July 30, 2018 (August 7 Common Council meeting) at the request of staff. The motion to recommend referral passed by voice vote/ other.
- A motion was made by Berger, seconded by King, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 07/30/2018. The motion passed by voice vote/other.**
- There were no registrants on this item.

Zoning Map Amendments and Related Requests

6. [52081](#) Creating Section 28.022 -- 00335 of the Madison General Ordinances to change the zoning of property located at 2430 Frazier Avenue, 14th Aldermanic District, from TR-V1 (Traditional Residential - Varied 1) District to CC-T (Commercial Corridor - Transitional) District.
- On a motion by Berger, seconded by Rewey, the Plan Commission found the standards met and recommended approval of the zoning map amendment [ID 52081] to the Common Council. The Plan Commission also found that the standards were met and approved the conditional use request. [ID 51769] These actions are subject to the comments and conditions contained in the Plan Commission materials and the following additional conditions:
- In order to find conditional use standards 3 and 9 are met, revisions to the site and landscape plan were found necessary to improve screening. In regards to the Urban Design Commission's consideration of final approval, the Plan Commission requested that the Urban Design Commission give consideration to an 8-foot wood fence as an alternative to the proposed 8-foot vinyl fence on the west lot line. Consideration should also be given to the maintenance of existing trees where possible, and the addition of trees along the west and north property lines. The revised landscape design was also recommended to not preclude a future access to Waunona Park, though providing such an access was not a condition of approval.
- A motion by Poleski to refer this item failed for a lack of a second.

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

The public hearings for item 6 and 7 were considered together. Speaking in support was Robert Feller of Deming Way, representing the applicant.

7. [51769](#)

Consideration of a conditional use to construct a bank with vehicle access sales and service window at 2430 Frazier Avenue; adjacent to Waunona Park; Urban Design Dist. 1; 14th Ald. Dist.

On a motion by Berger, seconded by Rewey, the Plan Commission found the standards met and recommended approval of the zoning map amendment [ID 52081] to the Common Council. The Plan Commission also found that the standards were met and approved the conditional use request. [ID 51769] These actions are subject to the comments and conditions contained in the Plan Commission materials and the following additional conditions:

- In order to find conditional use standards 3 and 9 are met, revisions to the site and landscape plan were found necessary to improve screening. In regards to the Urban Design Commission's consideration of final approval, the Plan Commission requested that the Urban Design Commission give consideration to an 8-foot wood fence as an alternative to the proposed 8-foot vinyl fence on the west lot line. Consideration should also be given to the maintenance of existing trees where possible, and the addition of trees along the west and north property lines. The revised landscape design was also recommended to not preclude a future access to Waunona Park, though providing such an access was not a condition of approval.

A motion by Polesksi to refer this item failed for a lack of a second.

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

The public hearings for item 6 and 7 were considered together. Registrants for this item are listed under item 6.

8. [52083](#)

Creating Section 28.022 - 00331, Section 28.022 - 00332, Section 28.022 - 00333, and Section 28.022 - 00334 of the Madison General Ordinances to change the zoning of properties located at 754 - 904 Felland Road, 3rd Aldermanic District, from A (Agriculture) District to SR-C1 (Suburban Residential - Consistent 1) District, SR-C3 (Suburban Residential - Consistent 3) District, SR-V2 (Suburban Residential - Varied 2) District, and TR-U1 (Traditional Residential - Urban 1) District.

On a motion by Berger, seconded by Rewey, the Plan Commission found the standards met and recommend approval of the zoning map amendment [ID 52083] and preliminary plat [51770] to the Common Council. These actions are subject to the comments and conditions contained in the Plan Commission materials and the following additional conditions:

- Recommended Condition of Approval #2 be changed to read "The average dwelling unit density of Lots 2-6 be adjusted to average no more than 16 dwelling units per acre, with details across lots approved by staff."

- A note shall be added to the Plat that no access from Felland Road be allowed to Lots 1, 45, 46, and 59.

The motion passed by the following 7:1 vote. AYE: Ald. King, Ald. Zellers, Berger, Oeth, Rewey, Polewski, and Hagenow. NO: Ald. Carter; NON-VOTING: Cantrell; EXCUSED: Op in and Statz.

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

Ayes: 7 - Steve King; Ledell Zellers; Melissa M. Berger; James F. Oeth; Michael W. Rewey; James E. Polewski and Jason S. Hagenow

Noes: 1 - Sheri Carter

Excused: 2 - Ken Opin and Andrew J. Statz

Non Voting: 1 - Bradley A. Cantrell

The public hearings for items 8 and 9 were considered together.

Speaking in support of this item was Ryan Quam of Sigglekow Road, McFarland, representing the applicant.

Speaking in opposition to this item were Al Phelan of Canter Drive, Town of Burke; Pam Phelan of Canter Drive, Town of Burke; and Michelle Homann of Canter Drive, Town of Burke.

Registered in opposition and not wishing to speak was Karley Homann of Canter Drive, Town of Burke.

9. [51770](#)

Approving the preliminary plat of *Jannah Village* on property addressed as 754-904 Felland Road; 3rd Ald. Dist.

On a motion by Berger, seconded by Rewey, the Plan Commission found the standards met and recommend approval of the zoning map amendment [ID 52083] and preliminary plat [51770] to the Common Council. These actions are subject to the comments and conditions contained in the Plan Commission materials and the following additional conditions:

- Recommended Condition of Approval #2 be changed to read "The average dwelling unit density of Lots 2-6 be adjusted to average no more than 16 dwelling units per acre, with details across lots approved by staff."

- A note shall be added to the Plat that no access from Felland Road be allowed to Lots 1, 45, 46, and 59.

The motion passed by the following 7:1 vote. AYE: Ald. King, Ald. Zellers, Berger, Oeth, Rewey, Polewski, and Hagenow. NO: Ald. Carter; NON-VOTING: Cantrell; EXCUSED: Opin and Statz.

A motion was made by Berger, 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 the following vote:

Ayes: 7 - Ledell Zellers; Melissa M. Berger; James F. Oeth; Michael W. Rewey; James E. Polewski; Jason S. Hagenow and Steve King

Noes: 1 - Sheri Carter

Excused: 2 - Ken Opin and Andrew J. Statz

Non Voting: 1 - Bradley A. Cantrell

The public hearings for items 8 and 9 were considered together. Registrations are listed under item 8.

Conditional Uses/ Demolition Permits

10. [51552](#)

Consideration of an alteration to an approved conditional use for a residential building complex to allow construction of 169 apartments in five buildings on land generally addressed as 5501 Spring Tide Way (Lot 520, Village at Autumn Lake Replat); 17th Ald. Dist.

On a motion by Berger, seconded by Ald. King, the Plan Commission placed this item on file without prejudice, at the applicant's request.

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

There were no registrants on this item.

11. [51948](#)

Consideration of a conditional use for an outdoor eating area for a coffee shop at 2013 N. Sherman Avenue; 12th Ald. Dist.

On a motion by Berger, 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 and the following condition:

- The Plan Commission approved the proposal without the required screening on the south property line as requested by the applicant and discussed in recommended condition of approval #22 ("Screening is required adjacent the Zoning district boundary along the east and south property lines. Screening shall be provided along side and rear property boundaries between commercial/ mixed-use districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height. For conditional uses, the Plan Commission may modify these requirements. The applicant has not proposed a screening fence adjacent the south property line. The Plan Commission may consider modifying the requirement for screening adjacent the south property line.")

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

Speaking in support of this item was James McFadden of Langdon Street.

12. [51950](#)

Consideration of a conditional use for an outdoor eating area for a restaurant-tavern at 101 N. Hamilton Street; 4th Ald. Dist.

On a motion by Berger, seconded by Ald. King, 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 to recommend referral passed by voice vote/ other.

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

There were no registrants on this item.

13. [51951](#)

Consideration of a conditional use for a home occupation at 17 Colorado Court; 18th Ald. Dist.

On a motion by Berger, seconded by Ald. King, 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 to recommend referral passed by voice vote/ other.

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

Registered in support and available to answer questions was Rosa Burdick of Colorado Court.

14. [51952](#)

Consideration of a demolition permit to demolish an existing single-family residence and construct a new single-family residence at 3914 Winnemac Avenue; 11th Ald. Dist.

On a motion by Berger, seconded by Ald. King, 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 to recommend referral passed by voice vote/ other.

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

Registered in support and available to answer questions was Christi Weber of Northern Court .

15. [51953](#) Consideration of a demolition permit and conditional uses to demolish a five-unit apartment building and construct a nine-unit apartment building at 2901 Atwood Avenue; 6th Ald. Dist.

On a motion by Berger, 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.

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 were Brian Stoddard of University Avenue , Middleton; Patrick McCaughey of Atwood Avenue; and Craig Koltes of Jenifer Street.

16. [51954](#) Consideration of a conditional use for a private parking facility at 1602 Parkside Drive; 17th Ald. Dist.

On a motion by Berger, seconded by Ald. King, 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 to recommend referral passed by voice vote/ other.

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

Registered in support and available to answer questions were Mark Pierson of Lien Road and Nate Novak of Monroe Street.

17. [52212](#) Consideration of a conditional use for an arts/ technical/ trade school tenant (barre/ fitness) in a mixed-use building at 1014 E. Washington Avenue; Urban Design Dist. 8; 2nd Ald. Dist.

On a motion by Berger, seconded by Ald. King, 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 to recommend referral passed by voice vote/ other.

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

Registered in support and available to answer questions was Margo Plant of Chadbourne Avenue .

BUSINESS BY MEMBERS

There was no Business By Members.

COMMUNICATIONS

There were no Communications.

SECRETARY'S REPORT

Heather Stouder summarized the upcoming matters for the Plan Commission.

- Upcoming Matters - July 30, 2018

- 209-261 Junction Road - Amended PD(GDP) and PD(SIP) - Amend General Development Plan for Prairie Town Center and approve Specific Implementation Plan to construct 8,233 square-foot commercial building and add vehicle access sales and service window to existing 12,000 square-foot commercial building
- 9951 Old Sauk Road - Final Plat - Chapel View, creating 43 single-family lots, two lots for single-family cottage development, one lot for a daycare center, and three outlots for public stormwater management
- 2406 Waunona Way - Demolition Permit and Conditional Use - Demolish portion of single-family

residence to construct addition to residence on lakefront parcel and accessory building exceeding 800 square feet

- 1374 Williamson Street - Conditional Use - Construct outdoor eating area for restaurant-tavern
- 2017-2025 Fisher Street - Demolition Permit - Demolish two single-family residences to create open space for place of worship
- 4214 Doncaster Drive - Demolition Permit - Demolish single-family residence with no proposed use
- 8210 Watts Road - PD Alteration - Allow winery tenant in existing commercial building with outdoor eating area
- 442 Sidney Street - Conditional Use - Construct accessory building exceeding 576 square feet and ten percent of lot area
- 803 E. Washington Avenue - Conditional Use - Allow restaurant-nightclub in mixed-use building with outdoor eating areas
- 5380 Shaw Court - Demolition Permit - Demolish single-family residence to construct new residence

- Upcoming Matters - August 20, 2018

- 119-125 N. Butler Street/120-124 N. Hancock Street - Demolition Permit and Conditional Use - Demolish two-family residence and four-unit apartment building to construct four-story 37-unit apartment building in residential building complex including two existing two-family residences
- 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
- 118-126 State Street - Demolition Permit and DC to PD(GDP-SIP) - Demolish four commercial buildings to construct nine-story, 130-room hotel with first floor restaurant-tavern and rooftop lounge
- 3600 Portage Road - A to SR-C3 and Preliminary Plat - Vang Homesites, creating 14 lots for two-family residences, one outlot for public stormwater management, and one outlot for private gardens
- 555 W. Washington Avenue - Demolition Permit and Conditional Use - Demolish credit union to construct five-story, 45-unit apartment building

ANNOUNCEMENTS

Alder King and Commissioner Hagenow will be absent from the July 30 Plan Commission meeting.

Commissioner Rewey will be absent from the August 20 Plan Commission meeting.

ADJOURNMENT

A motion was made by King, seconded by Rewey, to Adjourn at 10:55 p.m. The motion passed by voice vote/other.