



City of Madison

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

Meeting Minutes - Approved PLAN COMMISSION

This meeting can be viewed LIVE on Madison City Channel, cable channel 98, digital channel 994, or at www.madisoncitychannel.tv.

Monday, April 4, 2016

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: 10 - Steve King; Ledell Zellers; Sheri Carter; Ken Opin; Maurice C. Sheppard; Melissa M. Berger; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell and James E. Polewski

Excused: 1 - Fatima Bendada

Opin was chair for this meeting.

Staff present: Jay Wendt, Chris Wells, Jessica Vaughn and Tim Parks, Planning Division; Matt Tucker, Zoning Administrator

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures or recusals.

MINUTES OF THE MARCH 21, 2016 MEETING

A motion was made by Rewey, seconded by Carter, to Approve the Minutes. The motion passed by voice vote/other, with Rewey and Cantrell abstaining.

SCHEDULE OF MEETINGS

April 18 and May 9, 23, 2016

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.

Conditional Use & Demolition Permits

1. [40397](#) Consideration of a conditional use to allow construction of an accessory building on a lakefront parcel at 1800 Waunona Way; 14th Ald. Dist.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission found that the standards were 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 Zellers, to Approve. The motion passed by voice vote/other.

There were no registrants for this matter.

2. [41460](#)

Consideration of a conditional use to allow moped sales at 513 State Street; 4th Ald. Dist.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission referred the conditional use to a future meeting at the request of the applicant. The motion to refer passed by voice vote/ other.

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

There were no registrants for this matter.

3. [41673](#)

Consideration of a conditional use for an outdoor eating area for a brewpub at 2439 Atwood Avenue; 6th Ald. Dist.

On a motion by Ald. Zellers, seconded by Rewey, the Plan Commission referred the conditional use to April 18, 2016 at the request of Ald. Rummel, 6th District. As part of the referral, the Plan Commission requested the following to be completed prior to the next meeting on this matter:

- The applicant shall develop a written management plan for how the outdoor patio will be operated.
- The applicant shall develop a clear concept for how the patio will be laid out (given both the requirement to have a door from the brewpub directly access the patio space as well as the need for the brewery staff to still be able to easily access the loading door into the brewing space).
- The applicant shall update the site plan to correctly show the location of bike stalls per the previously-approved site plan (submitted May 20, 2013). Any additional bike parking should be shown and properly placed per City Ordinance 28.141(11)(b).
- The applicant shall revise the landscape/site plan to fully satisfy city requirements from previously-approved landscape/site plan (which was approved on May 20, 2013).
- Planning and Traffic Engineering staff to explore opportunities for additional four -season landscaping (i.e. buffering) along south property line of the site.
- The applicant shall consider vehicle parking reduction along the southern property boundary.

The motion to refer passed on the following 7-1 vote: AYE: Ald. Carter, Ald. King, Ald. Zellers, Berger, Cantrell, Rewey, Sheppard; NAY: Heifetz; NON-VOTING: Opin, Polewski; EXCUSED: Bendada.

A motion was made by Zellers, seconded by Rewey, to Refer to the PLAN COMMISSION, due back on April 18, 2016. The motion passed by the following vote:

Ayes: 7 - Steve King; Ledell Zellers; Sheri Carter; Maurice C. Sheppard; Melissa M. Berger; Michael W. Rewey and Bradley A. Cantrell

Noes: 1 - Michael G. Heifetz

Excused: 1 - Fatima Bendada

Non Voting: 2 - Ken Opin and James E. Polewski

Speaking in support of the request were Aric Dieter, Next Door Brewing of Fairway Circle, Edgerton, the applicant, and Ron Hull of Atwood Avenue, the property owner.

Speaking in opposition of the request were Aleia McCord of Sommers Avenue ; Sarah Davis of Sommers Avenue; Matthew Hutchison of Sommers Avenue; Keegan Mitchell of Sommers Avenue; Theodore Xistris of Sommers Avenue, and; Mark Xistris of Sommers Avenue.

Registered in opposition and available to answer questions was Karen Nelson of Sommers Avenue

Registered in opposition but not wishing to speak were: Dean Morse of Sommers Avenue; Olav Malvik of Sommers Avenue; Joanna Malvik of Sommers Avenue; Jane Znengh of Sommers Avenue; Dee Spolum of Center Street; Victoria Straughn of Sommers Avenue, and; Lisa Mitchell of Sommers Avenue.

4. [41947](#) Consideration of a conditional use to convert a four-unit multi-family dwelling into a 10-unit housing cooperative at 5318 Hoboken Road; 14th Ald. Dist.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission found that the standards were 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 Zellers, to Approve. The motion passed by voice vote/other.

Registered in support of the request and available to answer questions were Mark Norton of E. Lakelawn Place and Gabrielle Hinahara of E. Lakelawn Place.

5. [41948](#) Consideration of a demolition permit to allow demolition of an existing single-family residence and construction of a new single-family residence at 201 Larkin Street; 11th Ald. Dist.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission found that the standards were 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 Zellers, to Approve. The motion passed by voice vote/other.

Registered in support of the request and available to answer questions were E. Edward Linville of E. Wilson Street and Nicholas Stanek of Sheboygan Avenue

6. [41949](#) Consideration of a conditional use to allow construction of a building (single-family residence) in excess of 10,000 square feet at 9809 Trappers Trail; 9th Ald. Dist.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission found that the standards were 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 Zellers, to Approve. The motion passed by voice vote/other.

Registered in support of the request and available to answer questions was Jason Franzen, Hart Denoble Builders Inc. of Airport Road, Middleton

7. [41950](#) Consideration of a conditional use to allow construction of an addition to an existing neighborhood center at 614 Vera Court; 18th Ald. Dist.

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

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

Speaking in support of the request were Robert Shipley, BWZ Architects of Rowley Court, Middleton; Tom Solyst of CTH P, Mount Horeb, and; Veronica Vega of Clove Drive.

Registered in support but not wishing to speak were Erick Guevara of Clove Drive, and Rodney Tapp of

Keswick Drive.

8. [41951](#) Consideration of a conditional use to allow renovation of an existing sorority house at 28 Langdon Street; Mansion Hill Historic District; 2nd Ald. Dist.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission referred the conditional use to June 27, 2016 at the request of the applicant. The motion to refer passed by voice vote/ other.

A motion was made by Cantrell, seconded by Zellers, to Refer to the PLAN COMMISSION and should be returned by June 27, 2016. The motion passed by voice vote/other.

There were no registrants for this matter.

Zoning Text Amendment

9. [42078](#) Amending Section 28.061 of the Madison General Ordinances to allow a hotel, inn, or motel as a conditional use in TSS Districts.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission recommended approval of the zoning text amendment by voice vote/ other.

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

There were no registrants for this matter.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Jay Wendt summarized the upcoming matters.

- Upcoming Matters - April 18, 2016

- 4602 Cottage Grove Road - Demolition Permit and Conditional Use - Demolish grocery store and construct auto service station and convenience store
- 4525 Secret Garden Drive - SR-V2 to TR-P and Conditional Use - Construct residential building complex containing 113 multi-family dwellings in 17 buildings
- 722 Williamson Street - TSS to PD(GDP-SIP) - Renovate existing Olds Seed Building to include 7,200 sq. ft of commercial space and 45 apartments and construct new 96-unit apartment building with 2 levels of parking
- 961 S. Park Street - Conditional Use - Allow limited production and processing in existing coffeehouse in TSS zoning
- 316 W. Washington Avenue - Conditional Use - Construct outdoor eating area for restaurant-tavern
- 2999 & 3201 Anderson Street - Conditional Use - Construct a sports stadium in the PR zoning district
- 5703 Summer Shine Drive - Preliminary Plat and Final Plat - Village at Autumn Lake Replat No. 1, creating 9 lots for a 9-unit attached single-family/ townhouse building and 1 outlet for a private alley
- 820 S. Park Street & 825-831 S. Brooks Street - Final Plat of 8 Twenty Park, creating 1 lot for mixed-use development and 5 lots for single-family residences

- Upcoming Matters - May 9, 2016

- 222 S. Bedford Street - DR-2 to UMX, Demolition Permit and Conditional Use - Demolish office building to construct 88-unit apartment building
- 601 Langdon Street - Amended PD(GDP-SIP) and Conditional Use - Construct rooftop mechanical screening and ground floor walk-up service window
- 3303 Gregory Street - Demolition Permit - Demolish single-family residence and construct new single-family residence

- 2089 Atwood Avenue - Conditional Use - Construct outdoor eating area for restaurant
- 815 Big Stone Trail - Conditional Use - Construct building (single-family residence) in excess of 10,000 sq. ft. of floor area
- 2422 Pennsylvania Avenue - Conditional Use - Construct an indoor recreation facility in IL zoning

ANNOUNCEMENTS

Ald. King announced that he will not to be at the May 9, 2016 meeting

Ald. Zellers announced that she not to be at the May 23, 2016 meeting

ADJOURNMENT

A motion was made by King, seconded by Heifetz, to Adjourn at 7:20 p.m. The motion passed by voice vote/other.