



City of Madison

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

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Monday, October 1, 2018

5:30 PM

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

CALL TO ORDER/ROLL CALL

Present: 9 - Ledell Zellers; Sheri Carter; Ken Opin; 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

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

Opin was chair for this meeting.

Staff Present: Heather Stouder, Kevin Firchow, and Sydney Prusak, Planning Division; Sarah Lerner and Eric Knepp, Parks Division; and Matthew Tucker, Building Inspection.

Also Present: Ald. Mike Verveer, 4th Ald. Dist.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Alder Zellers communicated that she will be absent for the October 15 meeting.

MINUTES OF THE SEPTEMBER 17, 2018 REGULAR MEETING

Alder Zellers noted an incorrect recording of Rewey's motion, and the fact that there had been a second. The correct language is: "A motion by Rewey, seconded by Ald. Zellers, to add a condition to maintain full pedestrian access on State Street throughout construction failed by a 7-2 vote."

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

SCHEDULE OF MEETINGS

October 15 and November 5, 19, 2018.

Chair Opin communicated that he will be absent at the October 15 and November 5, 2018 meetings. Commissioner Berger will serve as acting vice chair at both meetings.

ROUTINE BUSINESS

1. [53203](#) Authorizing the City of Madison to accept ownership of various improvements creating a gathering place from the Eken Park Neighborhood Association, located in Eken Park at 2407 Coolidge Street. (12th A.D.)
A motion was made by Cantrell, seconded by Berger, to Return to Lead with

the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS.
The motion passed by voice vote/other.

NEW BUSINESS

2. [52928](#) Adopting the 2018-2023 Park and Open Space Plan as a Supplement to the City of Madison Comprehensive Plan.

On a motion by Cantrell, seconded by Polewski, the Plan Commission voted to recommend adoption of the 2018-2023 Parks and Open Space Plan as a supplement to the City's Comprehensive Plan.

A motion was made by Cantrell, seconded by Polewski, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.

Registered in neither support or opposition and wishing to speak was Carl Landsness of Waubesa Street.

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 Map Amendments

3. [53022](#) Creating Sections 28.022 - 00344 and 28.022 - 00345 of the Madison General Ordinances to change the zoning of property located at 210-216 S. Pinckney Street, 4th Aldermanic District, from PD(SIP) Planned Development (Specific Implementation Plan) District to Amended PD(GDP) Planned Development (General Development Plan) District and PD(SIP) Planned Development (Specific Implementation Plan) District.

On a motion by Cantrell, seconded by Berger, the Plan Commission found the standards met and recommended approval of the amended planned development subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

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

Registered in support and wishing to speak were George Austin of Chamberlin Avenue; James Desefano of W Grand Avenue, Chicago, Illinois; Patrick Burke of W Grand Avenue Chicago, Illinois; and Alder Mike Verveer of W Doty Street, representing Aldermanic District 4.

4. [53023](#) Creating Section 28.022 -- 00346 of the Madison General Ordinances to change the zoning of property located at 750 University Row, 19th Aldermanic District, from PD (SIP) Planned Development (Specific Implementation Plan) District to Amended PD (SIP) Amended Planned Development (Specific Implementation Plan) District.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and recommended approval of the amended planned development subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

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

Registered in support and available to answer questions were Barry Orton of Lafayette Drive; Doug Hursh of University Row; Mike Grady of Highland Avenue; Mary State of University Row; and Juli Aulik of University Row.

Conditional Use & Demolition Permits

- 5. [51768](#) REVISED - Consideration of a demolition permit and conditional use to allow demolition of a two-family residence and four-unit apartment building and construction of a four-story, 31-unit apartment building at 119-125 N. Butler Street; 2nd Ald. Dist.

On a motion made by Cantrell, seconded by Polewski, the Plan Commission voted to refer this request to the October 24, 2018 Urban Design Commission meeting for comment and recommendation and then refer this request to November 5, 2018 Plan Commission meeting. Prior to this item returning to the Plan Commission, the Plan Commission requested that the driveway width should be better defined and the accessible parking stall back out are be reviewed by Traffic Engineering.

A motion was made by Cantrell, seconded by Polewski, to Refer to the URBAN DESIGN COMMISSION, due back on 11/5/2018. The motion passed by the following vote:

Ayes: 7 - Ledell Zellers; Sheri Carter; Melissa M. Berger; James F. Oeth; Michael W. Rewey; Bradley A. Cantrell and James E. Polewski

Noes: 1 - Jason S. Hagenow

Excused: 2 - Steve King and Andrew J. Statz

Non Voting: 1 - Ken Opin

Registered in support and wishing to speak were James McFadden of Langdon Street; Gary Tipler of Jenifer Street; Brian Tydrich of N Hancock Street; Lupe Montes of N Hancock Street; and Joe Martino of N Hancock Street.

Registered in support and not wishing to speak were Stuart Barker of S Hancock Street; Reese Fisher of E Dayton Street; Jean Fisher of N Hancock Street; and Cliff Fisher of N Hancock Street.

Registered in opposition and wishing to speak was Ben Wright of N Hancock Street.

Registered in opposition and not wishing to speak was Brandon Bogggers of N Hancock Street.

Registered in neither support or opposition and not wishing to speak was Eli Judge of N Butler Street.

- 6. [52220](#) Consideration of a demolition permit and conditional use to demolish a credit union and construct a five-story, 45-unit apartment building at 555 W. Washington Avenue; 4th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission voted to refer this request to the November 5, 2018 Plan Commission meeting pending a recommendation by the Urban Design Commission.

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

- 7. [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 Cantrell, seconded by Rewey, the Plan Commission voted to refer this item to the October 15, 2018 Plan Commission meeting.

A motion was made by Cantrell, seconded by Rewey, to Refer to the PLAN COMMISSION and should be returned by 10/15/2018. The motion passed by voice vote/other.

8. [52573](#)

Consideration of a demolition permit and conditional use to allow an office building to be demolished and construction of a six-story mixed-use building with 930 square feet of commercial space and 19 residential condominiums at 222 S. Hamilton Street; 4th Ald. Dist.

On a motion made by Cantrell, seconded by Rewey, the Plan Commission found the standards met and voted to approve the demolition and conditional use subject to the comments and conditions contained in the Plan Commission materials and the following condition:

That the applicant shall work with Planning staff to find replacements of the following plants before final sign off: Phyllostachys Aureosulcata, Lysimachia nummularia, and Galium odoratum.

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

Registered in support and wishing to speak were Christopher Gosch of King Street; and Alder Mike Verveer of W Doty Street, representing Aldermanic District 4. Registered in support and available to answer questions was Kyle Dumbleton of King Street.

9. [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 by Cantrell, seconded by Rewey, the Plan Commission voted to refer this request the October 15, 2018 Plan Commission meeting following a recommendation from the Urban Design Commission.

A motion was made by Cantrell, seconded by Rewey, to Refer to the PLAN COMMISSION and should be returned by 10/15/2018. The motion passed by voice vote/other.

10. [52904](#)

Consideration of a conditional use to allow construction of an addition to a single-family residence exceeding 500 square feet on a lakefront parcel at 1114 Sherman Avenue; 2nd Ald. Dist.

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

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

Registered in support and available to answer questions were Courtney and Nathan Greenawalt of Sherman Avenue; and Andrew Wanek of Milwaukee Street.

11. [52905](#)

Consideration of a conditional use to convert an existing tavern into a nightclub at 524 E. Wilson Street; 6th Ald. Dist.

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

There were no registrants on this item.

- 12. [52906](#) Consideration of a conditional use for an arts/ technical/ trade school tenant (acrobatic dance) in multi-tenant industrial building at 5032 Tradewinds Parkway; Urban Design Dist. 1; 16th Ald. Dist.

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

Registered in support not wishing to speak was Laura Lob of E Willson Street; and Nataraj Hauser of Waubesa Street.

- 13. [52907](#) Consideration of a conditional use for a mission house at 303 Lathrop Street; University Heights Historic Dist.; 5th Ald. Dist.

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

There were no registrants on this item

- 14. [52908](#) Consideration of a conditional use for an arts/ technical/ trade school tenant (masseur training) in multi-tenant building in NMX (Neighborhood Mixed-Use District) zoning at 6225 University Avenue; Urban Design Dist. 6; 19th Ald. Dist.

On a motion by Cantrell, seconded by Polewski, the Plan Commission found the conditional use standards met, subject to the comments and conditions contained in the Plan Commission Materials, and approved a Zoning district boundary screening waiver for the eastern property line as requested by the applicant.

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

Registered in support and wishing to speak was James McFadden of Langdon Street.

Zoning Text Amendments

- 15. [52858](#) Amending Sections 28.082(1) and 28.151 of the Madison General Ordinances to prohibit personal storage units in the Traditional Employment (TE) and Suburban Employment (SE) Districts and to require that personal storage units, where allowed, take place in a building that is a minimum of two stories.

On a motion by Cantrell, seconded by 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 on this item.

Land Division

Note: Item 16 should be referred to a future meeting (no date specified) at the request of the applicant pending submittal of a related zoning map amendment.

- 16. [52914](#) Approving a Certified Survey Map of property owned by Shorewood House LLP located at 3009 University Avenue and 3118 Harvey Street; 5th Ald. Dist.
 On a motion by Cantrell, seconded by Rewey, the Plan Commission voted to refer this item to a future meeting at the request of the applicant pending submittal of a related zoning map amendment.
A motion was made by Cantrell, seconded by Rewey, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.

BUSINESS BY MEMBERS

Cantrell communicated that he is one of the City's representative on the Regional Planning Commission and encouraged the Plan Commissioners and others to complete the Greater Madison Vision Survey, which will influence the future growth plan for the region.

SECRETARY'S REPORT

Heather Stouder summarized the upcoming matters and recent Common Council actions.

- 2019 Plan Commission/ Urban Design Commission Schedule

- Recent Common Council Actions

- 118-126 State Street - Rezoning for nine-story, 130-room hotel with first floor restaurant-tavern and rooftop lounge - Approved on September 25, 2018 as recommended by Plan Commission
- 306 S. Baldwin Street - Rezoning and Certified Survey Map - Approved on September 25, 2018 as recommended by Plan Commission
- Zoning Text Amendment to amend Sections 28.053(4) and 28.132 to clarify side yard, rear yard, maximum lot coverage and usable open space requirement for single-family attached homes in the TR-P zoning district - Approved on September 25, 2018 as recommended by Plan Commission
- "Madison Yards at Hill Farms" revised preliminary plat, Certified Survey Map, and final plat - Approved with Plan Commission recommendations on September 25, 2018

- Upcoming Matters - October 15, 2018

- Public Hearing - TID 46 Amendment
- Oscar Meyer Strategic Assessment Committee update
- 2402 W. Broadway - Conditional Use Alteration - Add second fuel dispensing area at existing auto service station and convenience store in Urban Design Dist. 1
- 3729-3737 E. Washington Avenue - Demolition Permit and Conditional Use - Demolish two commercial buildings to allow construction of 10,020 square-foot auto repair station in Urban Design Dist. 5
- 1202 S. Park Street - Conditional Use - Construct mixed-use building with 1,200 square feet of commercial space and 58 apartments in Urban Design Dist. 7
- 4699-4747 Eastpark Blvd. - Preliminary Plat and Final Plat - The American Center Eastpark Second Addition, creating two lots for employment, one outlot for public stormwater mgmt., and one outlot for private landscaping
- Zoning Text Amendment - Amend Sections 28.032, 28.061, 28.082, 28.091 and 28.211 to clarify that "health/ sports club, fitness center or studio" includes yoga and martial arts studios
- Zoning Text Amendment - Amend Sections 28.043, 28.044, and 28.045 to change the side yard setback requirements in the TR-C2, TR-C3, and TR-C4 zoning districts
- Zoning Text Amendment - Amend Secs. 28.088(4)(a)1., 28.088(4)(b), 28.089(4)(a)2., and 28.089(4)(b) to simplify the loading zone requirements in the Industrial Limited (IL) and Industrial General (IG)

zoning districts

- Zoning Text Amendment - Amend Secs. 28.211, 28.151, 28.061, 28.072, 28.082 and 28.091 to add Tasting Room as a use, to amend the supplemental regulations of Restaurant-Nightclub, and make Restaurant-Nightclub a conditional use in all districts where it is allowed
- 2208 University Avenue - Conditional Use - Create outdoor storage area for auto repair station
- 1817 E. Washington Avenue - Conditional Use - Allow tavern in mixed-use building with outdoor eating area
- 329 E. Sunset Court - Conditional Use - Construct accessory building exceeding 576 square feet in TR-C1 zoning

- Upcoming Matters - November 5, 2018

- 6510 Cottage Grove Road - A to CC-T and TR-U1 and Certified Survey Map Referral - Create one lot for future residential development in TR-U1 zoning and two lots for future commercial development in CC-T zoning (Referred at request of applicant)
- 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 (Revised Plans)
- 647 Bear Claw Way - PD to SR-V2 and Conditional Use - Construct nine-unit townhouse
- 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

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

**A motion was made by Oeth, seconded by Polewski, to Adjourn at 8:38 p.m.
The motion passed by voice vote/other.**