



City of Madison

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

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Monday, May 7, 2018

5:30 PM

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

CALL TO ORDER/ROLL CALL

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

Excused: 3 - Steve King; Andrew J. Statz and Jason S. Hagenow

Non Voting: 1 - Ken Opin

Ken Opin was chair for the meeting.

Ald. Carter arrived during the consideration of Item 4.

Ald. Zellers left at 6:40 p.m. during the discussion of Item 14.

Staff Present: Kevin Firchow and Chris Wells, Planning Division; Matt Tucker, Building Inspection.

Also present was Ald. Rummel.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures or recusals by members.

MINUTES OF THE APRIL 23, 2018 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: May 21 and June 4, 18, 2018

ROUTINE BUSINESS

1. [51395](#) Authorizing the acceptance of ownership from Spring Harbor Neighborhood Association of an informational kiosk located in Merrill Springs Park at 5102 Spring Court.

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

2. [51396](#) Authorizing the execution of a Declaration of Easement for Public Utility Purposes across a portion of Olbrich Park for purposes of serving the Garver Feed Mill redevelopment site.

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

3. [51475](#) Amending Resolution Enactment No. RES-18-00069 FILE ID 49683, which authorizes a lease with the Town of Blooming Grove for space within the building located at 3325 Thurber Avenue for use as an artist studio; authorizing the Planning Division on behalf of the City of Madison to accept a grant of up to \$12,000 from the Madison Community Foundation to cover needed bathroom remodeling costs, among other things; and amending the Planning Division's 2018 Adopted Operating Budget to appropriate these funds in revenue and corresponding expenditures.

A motion was made by Cantrell, seconded by Rewey, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

There were no registrants for any of 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.

Zoning Text Amendment

4. [51065](#) Amending Section 28.183(8) of the Madison General Ordinances to require that the Plan Commission decide whether minor alterations should be approved if the alderperson of the district and the Director of Planning and Community and Economic Development do not agree on whether the minor alteration should be approved.

On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended approval of this item. The motion passed on the following 5-1 vote: AYE: Cantrell, Berger, Ald. Zellers, Oeth, Polewski, Rewey; NAY: Ald. Carter; NON-VOTING: Opin; EXCUSED: Ald. King; Hagenow, Statz.

A motion was made by Cantrell, seconded by Rewey, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by the following vote:

Ayes: 6 - Ledell Zellers; Melissa M. Berger; James F. Oeth; Michael W. Rewey; Bradley A. Cantrell and James E. Polewski

Noes: 1 - Sheri Carter

Excused: 3 - Steve King; Jason S. Hagenow and Andrew J. Statz

Non Voting: 1 - Ken Opin

Speaking in opposition was Noel Hooper Lofton of Van Deusen Street.

****Note: Items 5 and 6 were removed from this agenda after all of the subsequent items in the packet were numbered.****

Official Map Amendment & Related Request

- 7. [50909](#) Amending the official map of the City of Madison to reduce the width of an Official Map Reservation located on the zoning property located at 222 N. Charter Street from 17 feet to 14 feet.

On a motion by Cantrell, seconded by Berger, the Plan Commission recommended to place this item on file without prejudice at the request of the applicant. This item passed by voice/vote/other.

A motion was made by Cantrell, seconded by Berger, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -PUBLIC HEARING. The motion passed by voice vote/other.

There were no registrants on this item.

- 8. [50870](#) Approving a Certified Survey Map of property owned by Madison Property Management, LLC located at 222 N. Charter Street; 8th Ald. Dist.

On a motion by Cantrell, seconded by Berger, the Plan Commission recommended to place this item on file without prejudice at the request of the applicant. This item passed by voice/vote/other.

A motion was made by Cantrell, seconded by Berger, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -REPORT OF OFFICER. The motion passed by voice vote/other.

There were no registrants on this item.

Conditional Use & Demolition Permits

9. [50868](#) Consideration of a demolition permit and conditional use to demolish a restaurant and construct a one-story multi-tenant commercial building with vehicle access sales and service window at 6918 Seybold Road; Urban Design Dist. 2; Ald. Dist. 19.
- On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and approved the demolition permit and conditional use subject to the comments and conditions contained in the Plan Commission materials. This item passed by voice/vote/other.
- 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 was David Martinez, representing Dimension IV Madison - Architects of Grand Teton Place.
10. [50986](#) Consideration of a conditional use to construct a two-family dwelling twin home at 1722 Legacy Lane; 1st Ald. Dist.
- On a motion by Cantrell, seconded by Berger, the Plan Commission found the standards met and approved this item subject to the comments and conditions contained in the Plan Commission materials. This item passed by voice/vote/other.
- A motion was made by Cantrell, seconded by Berger, to Approve. The motion passed by voice vote/other.**
- There were no registrants on this item.
11. [50987](#) Consideration of a conditional use to construct a two-family dwelling twin home at 1802 Legacy Lane; 1st Ald. Dist.
- On a motion by Cantrell, seconded by Berger, the Plan Commission found the standards met and approved this item subject to the comments and conditions contained in the Plan Commission materials. This item passed by voice/vote/other.
- A motion was made by Cantrell, seconded by Berger, to Approve. The motion passed by voice vote/other.**
- There were no registrants on this item.
12. [50988](#) Consideration of a conditional use for an outdoor eating area for a restaurant-tavern in a multi-tenant commercial center at 2911 N. Sherman Avenue; 12th Ald. Dist.
- On a motion by Cantrell, seconded by Berger, the Plan Commission found the standards met and approved this item subject to the comments and conditions contained in the Plan Commission materials. This item passed by voice/vote/other.
- A motion was made by Cantrell, seconded by Berger, to Approve. The motion passed by voice vote/other.**
- Registered in support and available to answer questions was Brian Carriveau of Superior Street.

13. [50989](#) Consideration of a conditional use for a restaurant-tavern with an outdoor eating area in a multi-tenant commercial center at 4100 Monona Drive; 15th Ald. Dist.

On a motion by Cantrell, seconded by Oeth, the Plan Commission found the standards met and approved this item subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- Staff shall examine the location of table placement as it relates to accessibility and the existing curb ramp with final details to be approved by staff during final sign-off.

This item passed by voice/vote/other.

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

Registered in support and available to answer questions was the applicant John Kitto of Monona Drive. Speaking neither in support nor opposition was Ralph Tyksinski of Buckeye Road.

14. [50990](#) Consideration of a conditional use for an outdoor eating area for a brewpub at 1133 E. Wilson Street; 6th Ald. Dist.

On a motion by Cantrell, seconded by Polewski, the Plan Commission found the standards met and approved this item subject to the comments and conditions contained in the Plan Commission materials and the following conditions (as proposed in the Staff Report Addendum dated 5/7/2018) (Note: Conditions #2 & #3 below replace Conditions #2 & #3 of the original Planning Division Staff Report dated 5/7/2018 while Conditions #4a & #4b are new):

Condition #2 -- There shall be no amplified sound, including, but not limited to television, or ambient music, in the outdoor eating area. However, outdoor music in the outdoor eating area shall be non-amplified, restricted to acoustic musical performances, and shall end by 7:00 pm, nightly.

Condition #3 -- The capacity of the outdoor eating area located in front of the tenant space addressed as 1133 E. Wilson Street shall not exceed 30 persons (note: the final details of the seating plan and capacity to be approved by the Building Inspection Unit). A request from the applicant to increase the capacity to a maximum of 40 persons may be considered after six (6) months have transpired from the date the outdoor eating area was opened, as a minor alteration of the conditional use following a recommendation by the district alder and approval from the Building Inspection Unit.

Condition #4a -- Approval of this conditional use approval is non-transferrable to any future owners.

Condition #4b -- The Applicant shall prepare a sound mitigation plan for the outdoor eating area which shall be reviewed by Planning and Zoning Staff prior to final signoff.

This item passed by voice/vote/other.

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

Speaking in support was the applicant, Ryan Browne of Van Hise Avenue. Registered in support and available to answer questions was Ben Feifarek of S. Marquette Street and Doug Paul of Oak Court, Monona, both representing the Working Draft Beer Company.

15. [50991](#) Consideration of conditional uses to construct an accessory building exceeding ten percent (10%) of lot area in TR-C3 (Traditional Residential-Consistent 3 District) zoning containing an accessory dwelling unit at 926 Emerald Street; 13th Ald. Dist.
- On a motion by Cantrell, seconded by Berger, the Plan Commission found the standards met and approved this item subject to the comments and conditions contained in the Plan Commission materials. This item passed by voice/vote/other.
- A motion was made by Cantrell, seconded by Berger, to Approve. The motion passed by voice vote/other.**
- Registered in support and available to answer questions was the applicant, Peter Moran of Emerald Street.

Land Division

16. [50992](#) Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating two residential lots at 7080 Applewood Drive, Town of Middleton.
- On a motion by Cantrell, seconded by Berger, the Plan Commission found that the standards were met and approved the Certified Survey Map subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed by voice vote/ other.
- A motion was made by Cantrell, seconded by Berger, to Approve. The motion passed by voice vote/other.**
- Registered in support and available to answer questions was the applicant, Todd Meinholz of Applewood Drive.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

Kevin Firchow summarized the upcoming matters

- Plan Commission Representative for Mayor's Design Awards Committee

On a nomination by Rewey, seconded by Cantrell, the Plan Commission recommended Ken Op in as Plan Commission Representative for the Mayor's Design Awards Committee.

- Upcoming Matters - May 21, 2018

- 717-753 E. Johnson Street - TR-V2 to NMX, Demolition Permit and Conditional Use - Demolish or relocate six residential buildings, construct two four-story mixed-use buildings with 2,400 sq. ft. of commercial and 54 apartments, and approve planned multi-use site with seven buildings, including five residences with 13 total units
- 9563 Blackhawk Road/ 9550 Sandhill Road - Temp. A to SR-C1, Preliminary Plat, and Final Plat - Ninth Addition to Blackhawk Subdivision, creating 14 single-family lots
- 9951 Old Sauk Road and 645 Schewe Road - Temp. A and SR-C1 to TR-C3, Preliminary Plat and Certified Survey Map - Chapel View preliminary plat, creating 43 single-family lots, two lots for single-family cottage development, one lot for a daycare center, one lot for an existing church, and three outlots for public stormwater management, with Certified Survey Map to create church lot
- 827 E. Gorham Street - Conditional Use - Residential Building Complex with two relocated two-family two-unit buildings
- 408 Westmorland Blvd. - Demolition Permit - Demolition of existing addition to single-family residence to construct new addition
- 9920 Watts Road - Conditional Use Alteration - Revise plans for multi-family residential building complex to modify clubhouse and eliminate pool amenity for previously approved 105-unit development
- 729 Glenway Street - Conditional Use - Create outdoor eating area for restaurant-tavern

- Upcoming Matters - June 4, 2018

- Public Hearing on the Imagine Madison Comprehensive Plan Update
- 1251-1651 Meadow Road - Temp. A to SR-C1, PR and CN, Preliminary Plat & Certified Survey Map - Create two lots for future residential development, two outlots for stormwater management, and one outlot for public parkland. Note: These items were referred to the May 7 Plan Commission agenda at the April 23, 2018 Plan Commission meeting. However, this project was instead referred to the June 4 Plan Commission meeting (June 19 Common Council meeting) at the May 1 Common Council meeting at the request of the district alder.
- 645-703 South Point Road - TR-P Amendment and Final Plat - Acacia Ridge, creating 418 single-family lots, six lots for three two-family twin homes, two lots for future mixed-use and multi-family development, one out for a future school, three outlots for private open space, one outlot for a public park, and one outlot for public stormwater management
- 5802 Lien Road - TR-P Amendment, Preliminary Plat and Final Plat - Amend Village at Autumn Lake master plan to allow construction of 12 two-family twin home buildings on Lot 649, and Village at Autumn Lake Replat No. 3, creating 24 lots for the twin home units and one outlot for private open space and access
- 550 Junction Road - PD Alteration - Revised plans for approved mixed-use building to add three dwelling units and reduce first floor commercial space to 9,000 square feet
- 3603 Cross Hill Drive - Conditional Use - Construct auto service station and convenience store
- 815 Big Stone Drive - Conditional Use - Construct building (single-family residence) exceeding 10,000 square feet of floor area and accessory buildings exceeding 800 square feet in SR-C1 zoning
- 4814 Freedom Ring Road - Conditional Use - Construct daycare center
- 306 N. Brooks Street - Conditional Use - Convert space in a lodging house into a fitness center for apartment residents

ANNOUNCEMENTS

Ald. Zellers, Polewski and Oeth informed the Commission that they would not be present at the 5/21/2018 Plan Commission meeting.

ADJOURNMENT

**A motion was made by Rewey, seconded by Cantrell, to Adjourn at 6:46 p.m..
The motion passed by voice vote/other.**