



City of Madison

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

Meeting Minutes - Approved PLAN COMMISSION

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Monday, December 3, 2018

5:30 PM

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

CALL TO ORDER/ROLL CALL

Present: 8 - Steve King; Ledell Zellers; Ken Opin; Melissa M. Berger; James F. Oeth; Michael W. Rewey; Bradley A. Cantrell and Jason S. Hagenow
Excused: 3 - Sheri Carter; James E. Polewski and Andrew J. Statz

Ken Opin was chair for the meeting.

Staff Present: Heather Stouder and Chris Wells, Planning Division.

PUBLIC COMMENT

There were no registrants for Public Comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Hagenow recused himself from the consideration of Item 5.

Cantrell communicated that he will be absent from the December 17, 2018 Plan Commission meeting.

MINUTES OF THE NOVEMBER 19, 2018 REGULAR MEETING

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

SCHEDULE OF MEETINGS

December 17, 2018 and January 14, 28, 2019

ROUTINE BUSINESS

1. [53663](#) Authorizing the Mayor and the City Clerk to execute a Consent to Occupy Easements for the benefit of Dane County to allow private storm water management facilities and a concrete patio within two existing public easements for sanitary sewer and storm sewer purposes on the property located at 1702 Pankratz Street. (12 A.D.)

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

- 2. [53775](#) Amending Resolution Enactment No. RES-17-00875, which authorizes the grant of an underground electric easement to Madison Gas and Electric Company to accommodate updates to their facilities at 115 S. Paterson Street (Madison Water Utility Operation Center). (6th A.D.)

A motion was made by Cantrell, seconded by Berger, to Return to Lead with the Recommendation for Approval to the WATER UTILITY BOARD. The motion passed by voice vote/other.

There were no registrants for the Routine Business Items.

NEW BUSINESS

- 3. [53831](#) Authorizing the City Attorney to File Suit Against the Village of McFarland to Contest the Annexation of Certain Lands from the Town of Blooming Grove.

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

There were no registrants for the New Business 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.

Conditional Use & Demolition Permits

- 4. [53277](#) 515 Pinney Street; 15th Ald. Dist.: Consideration of a conditional use to construct a multi-family dwelling with greater than eight (8) dwelling units in TR-U2 (Traditional Residential-Urban 2 District) zoning; and consideration of a conditional use for construction in a planned multi-use site with greater than 40,000 square feet of floor area of which 25,000 square feet or more is designed or intended for retail, to construct an 88-unit apartment building.

On a motion by Cantrell, 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 conditions:

- That Condition 23 of the December 3 staff report be revised to state: "The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, bicycle or pedestrian accommodations, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations"; and
- The applicant shall consider adding an automobile charging station as well as a car sharing service on site; and
- The applicant shall consider adding additional bicycle parking stalls around the perimeter of the building.

The motion to approve passed by voice vote/other.

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

Speaking in support and available to answer questions was Donald Schroeder of Knothe & Bruce Architects, representing the developer, Jeff Ruedebusch.

- 5. [53609](#) 3014 Worthington Avenue and 3001 Darbo Drive; 6th Ald. Dist.: Consideration of a demolition permit to demolish a six-unit residential building located at 3014 Worthington Avenue; consideration of a conditional use to construct an accessory building exceeding 800 square feet in SR-V2 (Suburban Residential-Varied 2 District) zoning; and consideration of a conditional use alteration to expand open space for a residential building complex.

On a motion by Cantrell, seconded by Berger, the Plan Commission found that the standards were met and approved this item subject to 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 Melissa Huggins of E. Johnson Street, representing the applicant.

Land Division

- 6. [53610](#) 6265 Portage Road, Town of Burke: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create two residential lots.

On a motion by Cantrell, seconded by Berger, the Plan Commission found that the standards were met and approved this item subject to 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.

Zoning Map Amendment & Related Requests

Note: Items 7-9 are related and should be considered together

- 7. [53608](#) Creating Section 28.022 - 00350 and Section 28.022 - 00351 of the Madison General Ordinances to change the zoning of property generally located at 222 N. Charter Street, 8th Aldermanic District, from TR-U2 (Traditional Residential - Urban 2) District to PD(GDP-SIP) (Planned Development (General Development Plan, Specific Implementation Plan)) District.

On a motion by Cantrell, seconded by Berger, the Plan Commission recommended re-referral of the Zoning Map Amendment (ID 53608) and Official Map Amendment (ID 53617) to the December 17, 2018 Plan Commission meeting (January 8, 2019 Common Council), and referred the Demolition Permit (ID 53276) to the December 17, 2018 Plan Commission meeting. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Berger, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 12/17/2018. The motion passed by voice vote/other.

The public hearings were considered together for Items 7, 8 & 9. There were no registrants for these items.

- 8. [53276](#) 222 N. Charter Street, 8th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence as part of the consideration of a Planned Development to construct a twelve-story, 43-unit apartment building on the property.

On a motion by Cantrell, seconded by Berger, the Plan Commission recommended re-referral of the Zoning Map Amendment (ID 53608) and Official Map Amendment (ID 53617) to the December 17, 2018 Plan Commission meeting (January 8, 2019 Common Council), and referred the Demolition Permit (ID 53276) to the December 17, 2018 Plan Commission meeting. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Berger, to Re-refer to the PLAN COMMISSION and should be returned by 12/17/2018. The motion passed by voice vote/other.

The public hearings were considered together for Items 7, 8 & 9. There were no registrants for these items.

- 9. [53617](#) 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 re-referral of the Zoning Map Amendment (ID 53608) and Official Map Amendment (ID 53617) to the December 17, 2018 Plan Commission meeting (January 8, 2019 Common Council), and referred the Demolition Permit (ID 53276) to the December 17, 2018 Plan Commission meeting. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Berger, to Re-refer to the PLAN COMMISSION and should be returned by 12/17/2018. The motion passed by voice vote/other.

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BUSINESS BY MEMBERS

There was no Business By Members.

SECRETARY'S REPORT

Heather Stouder summarized the upcoming matters for the Plan Commission.

- Recent Common Council Actions

- 1314-1326 E. Washington Avenue - Rezoning to allow construction of a six-story mixed-use building with 5,000 sq. ft. of commercial space and 59 apartments in Urban Design Dist. 8 - Adopted on November 20, 2018 with Plan Commission recommendations
- 647 Bear Claw Way - Rezoning to allow construction of a nine-unit townhouse - Adopted on November 20, 2018 with Plan Commission recommendations
- Zoning Text Amendment regarding tasting rooms, restaurant-nightclubs, etc. adopted on November 20, 2018

- Upcoming Matters - December 17, 2018

- 5614 Schroeder Road - Demolition Permit and Conditional Use - Demolish restaurant-tavern to construct four-story mixed-use building with 4,000 sq. ft. of commercial space and 96 apartments in Urban Design Dist. 2
- 4602 Cottage Grove Road - Demolition Permit and Conditional Use - Demolish grocery store to construct four-story mixed-use bldg. with 10,000 sq. ft. of commercial space and 64 apartments and detached six-unit townhouse bldg.
- Zoning Text Amendment - Amend Sec. 28.185(7)(a)2.b., create Sec. 28.185(7)(a)5., renumber Sec. 28.185 (7) (a)5. to 6., and amend Sec. 28.185(7)(b) to add a Demolition and Removal standard requiring

the Plan Commission to consider the proposed impact of a building relocation on city terrace trees

- 1954 E. Washington Avenue - TR-V2 to TR-U1, Demolition Permit and Conditional Use - Demolish office building and construct a four-story apartment building with 30 apartments along E. Washington Avenue and a six-unit townhouse building along E. Mifflin Street in an existing residential building complex
- 2002 Tennyson Lane and 3804 Packers Avenue - SR-C1 to CC-T and Conditional Use - Create a planned multi-use site containing a four-story mixed-use building with 2,000 sq. ft. of commercial space, a vehicle access sales and service window and 67 apartments, and a second four-story apartment building with 62 units
- 2-8 S. Mills Street - Demolition Permit and Conditional Use - Demolish two-family dwelling at 8 S. Mills Street to expand parking lot and non-accessory temporary outdoor event for existing restaurant-tavern at 2 S. Mills

- Upcoming Matters - January 14, 2019

- 1902 Bartillon Drive - Demolition Permit and Conditional Use - Demolish restaurant-tavern to construct mixed-use building with 1,900 square feet of commercial space and 86 apartments (Referred at request of applicant)
- 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
- 1050 E. Washington Avenue - Conditional Use - Construct 11-story mixed-use building with 53,000 sq. ft. of commercial space and 128 apartments and four-story, 61,000 sq. ft. youth arts center, all in Urban Design Dist. 8
- 1004-1032 S. Park Street - PD(SIP) to Amended PD(GDP-SIP) - Amend plans for approved mixed-use building to increase dwelling units from 157 to 173 and approve overflow parking for project at 1033 High Street
- Amended CI Zoning District Master Plan for Edgewood Campus to allow expanded use of athletic field for Edgewood High School, with future construction of a 1,200-seat stadium
- 702-734 Crimson Leaf Lane - Preliminary Plat and Final Plat - 1000 Oaks Replat No. 1, replatting nine lots to accommodate a new public street
- 801-939 Sugar Maple Lane, generally - Preliminary Plat and Final Plat - 1000 Oaks Replat No. 2, replatting 39 residential lots and one public outlot into 37 lots, two outlots for public stormwater management, and four private outlots for future development to accommodate widening of Sugar Maple Lane
- 1529 Gilson Street - Conditional Use - Convert warehouse into brewery.

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

**A motion was made by King, seconded by Hagenow, to Adjourn at 6:06 p.m..
The motion passed by voice vote/other.**