



City of Madison

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

Meeting Minutes - Approved PLAN COMMISSION

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Monday, July 30, 2018

5:30 PM

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

CALL TO ORDER/ROLL CALL

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

Opin was chair for this meeting.

Staff Present: Heather Stouder, Sydney Prusak, Brian Grady, Kirstie Laatsch, Planning Division; Matthew Tucker, Zoning Administrator; Kay Rutledge, Parks Division.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures or recusals.

MINUTES OF THE JULY 16, 2018 MEETING

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

SCHEDULE OF MEETINGS

August 20 and September 17, 2018

ROUTINE BUSINESS

- [52479](#)** Accepting a Permanent Limited Easement for Public Sanitary Sewer Purposes from Christine Wood across the property located at 2213 Lakeland Ave. (6th A.D.)
A motion was made by Cantrell, seconded by Rewey, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.
- [52481](#)** Authorizing the execution of an Underground Electric Easement to Madison Gas and Electric Company across a portion of the City of Madison greenway located at 6715 Mineral Point Road.
A motion was made by Cantrell, seconded by Rewey, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

3. [52532](#) Amending the 2018 Adopted Parks Division Capital Budget and Authorizing the execution of a Purchase and Sale Agreement between Charles P. Dykman and Bonnie Dykman, and the City of Madison for the acquisition of 40 acres of vacant land located in the Town of Verona, Dane County, to extend the Ice Age Trail and create a park.

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.

Registered in support and not wishing to speak on Item 3 was Tess Mulrooney of Madison Street.

Registered in support and available to answer questions was Ed Spoon of Cross Country Circle, Verona, representing Kevin Thusius, Ice Age Trail Alliance, Cross Plains.

NEW BUSINESS

4. [52501](#) Authorizing the City of Madison Planning Division to prepare an amendment to the Rattman Neighborhood Development Plan.

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.

5. [52502](#) Authorizing the City of Madison Planning Division to prepare an amendment to the Nelson Neighborhood Development Plan.

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.

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 Amendment

6. [52297](#) Creating Sections 28.022 - 00336 and 28.022 - 00337 of the Madison General Ordinances to change the zoning of property located at 209-261 Junction Road, 9th 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 Rewey, the Plan Commission found the standards met and recommended approval of the amended planned development subject to the comments and conditions 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 WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

Registered in support and available to answer questions was John Seamon of Deming Way.

Registered in support and not wishing to speak was Rick Zacatoris of Dallas, Texas.

Zoning Text Amendment

- 7. [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 Rewey, seconded by Berger, the Plan Commission recommended that this Zoning Text Amendment be referred to August 20, 2018 (September 4, 2018 Common Council) in order for concerns regarding the amendment to be shared with Ald. Skidmore and staff. The motion to recommend referral passed by voice vote/other.

A motion by Cantrell to recommend approval of the Zoning Text Amendment failed due to the lack of a second.

A motion was made by Rewey, seconded by Berger, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by 08/20/2018. The motion passed by voice vote/other.

Registered in opposition and available to answer questions was Anne Walker of Winnebago Street.

Subdivision

- 8. [52194](#) Approving the final plat of *Chapel View* on land generally addressed as 9951 Old Sauk Road; 9th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and recommended approval of the final plat subject to the comments and conditions in the Plan Commission materials. The motion to recommend adoption passed by voice vote/other.

A motion was made by Cantrell, 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 voice vote/other.

There were no registrants on this item.

Conditional Use & Demolition Permits

Note: Item 9 should be referred to August 20, 2018 at the request of the applicant.

- 9. [51949](#) Consideration of a conditional use for an outdoor eating area for a restaurant-tavern at 1374 Williamson Street; 6th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended that this conditional use request be referred to August 20, 2018 at the request of the applicant. The motion to recommend referral passed by voice vote/other.

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

There were no registrants on this item.

10. [52204](#) Consideration of a demolition permit and conditional use to allow a portion of a single-family residence to be demolished and a new addition exceeding 500 square feet of area to be constructed on a lakefront property, and consideration of a conditional use to allow construction of an accessory building exceeding 576 square feet in TR-C1 (Traditional Residential-Consistent 1 District) at 2406 Waunona Way; 14th Ald. Dist.
- On a motion made 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. The motion to approved 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 were Larry Taff of Fuller Drive; Wolfgang Koller of Waunona Way; and Patricia Gabarra of Waunona Way.
11. [52205](#) Consideration of a demolition permit and alteration to an approved conditional use to raze two single-family residences addressed as 2017 and 2025 Fisher Street to create additional open space for an existing place of worship at 2019 Fisher Street; 14th Ald. Dist.
- On a motion made 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. The motion to approved 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 not wishing to speak were Sharron Hubbard-Moyer of Sequoia Trail; and Percy Brown of Baird Street, representing Mt. Zion Baptist Church.
12. [52206](#) Consideration of a demolition permit to demolish a single-family residence with no proposed use at 4214 Doncaster Drive; 10th Ald. Dist.
- On a motion made 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. The motion to approved 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 wishing to speak was Carol Buelow of Doncaster Drive. Registered in support and available to answer questions was Joe Kuebesaeski of Van Hise Avenue.
13. [52209](#) Consideration of a conditional use to allow construction of an accessory building exceeding 576 square feet and ten percent of lot area in TR-C2 (Traditional Residential-Consistent 2 District) at 442 Sidney Street; 2nd Ald. Dist.
- On a motion made 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. The motion to approved 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 McLean of Sidney Street.
14. [52210](#) Consideration of a conditional use for a restaurant-nightclub in a mixed-use building with outdoor eating areas at 803 E. Washington Avenue; Urban Design Dist. 8; 6th Ald. Dist.

On a motion made 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. The motion to approved 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 Mark Kraemer of Field Crest Way, representing Vintage Brewing Company.

Registered in support and not wishing to speak was Bryan Manning of Pelham Road.

15. [52211](#)

Consideration of a demolition permit to demolish an existing single-family residence and construct a new single-family residence at 5380 Shaw Court; 11th Ald. Dist.

On a motion made 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. The motion to approved 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 were David Ferch of Gregory Street, representing James Shaprio and James Stopple of Regent Street, representing James Shapiro.

Alteration to Planned Development District

16. [52208](#)

Consideration of an alteration to an approved Planned Development District to allow a winery with an outdoor eating area in an existing commercial building at 8210 Watts Road; 9th Ald. Dist

On a motion made 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. The motion to approved 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 were Greg Held of Middleton, Wisconsin representing Fred Rouse of Rouse Management and John Biondi of The Cider Farm; and John Biondi of Mineral Point, Wisconsin.

Adopting the "Imagine Madison" Comprehensive Plan

Note: The Plan Commission opened the public hearing for Imagine Madison at its July 2, 2018 meeting and continued it on July 16, 2018. After recessing the public hearing, the Plan Commission referred it to this meeting.

17. [51349](#)

Adopting the City of Madison Comprehensive Plan.

On a motion by Cantrell, seconded by Zellers, the Plan Commission recommended approval of the "Imagine Madison" City of Madison Comprehensive Plan subject to the following amendments and revisions:

- On a motion by Cantrell, seconded by Rewey, the Plan Commission voted to include Plan Commission requested edits for items 1-128 within the document titled "Comments on 2018 Draft Comprehensive Plan Recommendations Revised July 25, 2018 for July 30, 2018 Plan Commission Meeting" in the the City of Madison Comprehensive Plan. The motion passed by voice vote/other.

- On a motion by Cantrell, seconded by Berger, the Plan Commission voted to include Plan Commission non-highlighted requested edits for items 129-195 within the document titled "Comments on 2018 Draft

Comprehensive Plan Recommendations Revised July 25, 2018 for July 30, 2018 Plan Commission Meeting" in the the City of Madison Comprehensive Plan. The motion passed by voice vote/other.

- On a motion by Alder Zellers, seconded by Cantrell, the Plan Commission voted to include the items in Alder Zellers' memo to staff dated July 29, 2018 that the staff responded in the City of Madison Comprehensive Plan. During this vote the Plan Commission included the language "building and street construction" on page 89 of the Comprehensive Plan under "d". The motion passed by voice vote/other.

- On a motion by Alder Zellers, seconded by Cantrell, the Plan Commission voted to include the updated language for item 158 within the document titled "Comments on 2018 Draft Comprehensive Plan Recommendations Revised July 25, 2018 for July 30, 2018 Plan Commission Meeting" in the the City of Madison Comprehensive Plan. The motion passed by voice vote/other.

- On a motion by Cantrell, seconded by Polewski, the Plan Commission voted to include the updated language for item 184 within the document titled "Comments on 2018 Draft Comprehensive Plan Recommendations Revised July 25, 2018 for July 30, 2018 Plan Commission Meeting" in the the City of Madison Comprehensive Plan. The Plan Commission also voted to include the title "Establish Guidelines for Sustainable Agricultural Best Practices" as the action title next to the summary paragraph. The motion passed by voice vote/other.

- On a motion by Alder Zellers, seconded by Cantrell, the Plan Commission voted to include the updated language for item 196 within the document titled "Comments on 2018 Draft Comprehensive Plan Recommendations Revised July 25, 2018 for July 30, 2018 Plan Commission Meeting" in the the City of Madison Comprehensive Plan. The motion passed by voice vote/other.

- On a motion by Alder Zellers, seconded by Cantrell, the Plan Commission voted to approve the edited document following spreadsheet titled "Comments on 2018 Draft Comprehensive Plan Recommendations Revised July 25, 2018 for July 30, 2018 Plan Commission Meeting" in the the City of Madison Comprehensive Plan. The motion passed by voice vote/other.

The main motion to recommend approval of the plan subject to the above amendments and revisions passed on the following 6-1 vote: AYE: Ald. Zellers, Berger, Cantrell, Oeth, Polewski, Rewey; NAY: Ald. Carter; NON-VOTING: Opin; EXCUSED: Ald. King, Hagenow, Statz.

A motion was made by Cantrell, seconded by Zellers, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. 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

- 18. [51391](#) Plan Commission resolution recommending adoption of the City of Madison Comprehensive Plan

A motion was made by Cantrell, seconded by Zellers, to Approve. 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 - Jason S. Hagenow; Steve King and Andrew J. Statz

Non Voting: 1 - Ken Opin

The following were registered on Items 17 and 18, which were considered together:

Speaking neither in support nor opposition and wishing to speak was Linda Lehnertz of S Paterson Street.

Registered in neither support or opposition and available to answer questions were Nan Fey of W Wilson Street and Anne Walker of Winnebago Street.

BUSINESS BY MEMBERS**SECRETARY'S REPORT****- 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 31-unit apartment building in residential building complex including two existing two-family residences
- 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 [New application/request]
- 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
- 924 E. Main Street and 901 E. Washington Avenue - Demolition Permit and Conditional Use Alteration - Demolish commercial building at 924 E. Main Street for revised parking lot layout for hotel development at 901 E. Washington Avenue in Urban Design Dist. 8
- 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
- 1054 Jenifer Street - Conditional Use - Construct detached garage exceeding ten percent of lot area in Third Lake Ridge Historic District
- 2342 Hoard Street - Conditional Use - Construct detached garage exceeding ten percent of lot area
- 5438 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish single-family residence; construct new single-family residence and boathouse on lakefront parcel; and convert second residence on property into compliant accessory dwelling unit
- 2500 Waunona Way - Demolition Permit and Conditional Use - Demolish single-family residence to construct new single-family residence on lakefront parcel
- 7941 Tree Lane - Demolition Permit and Conditional Use - Demolish office building to construct 54-unit apartment building
- 2438 Winnebago Street - PD Alteration - Allow outdoor eating area for brewpub
- 4316 Monona Drive and 4217-4221 Jerome Street - Demolition Permit - Demolish three single-family residences with no proposed use

- Upcoming Matters - September 17, 2018

- 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
- 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 mixed-use building with 5,000 sq. ft. of comm. space and 59 apartments in Urban Des. Dist. 8
- 222 S. Hamilton Street - Demolition Permit and Conditional Use - Demolish office building to construct mixed-use building with 930 square feet of commercial space and 19 residential condominiums
- 211 N. Carroll Street - Conditional Use - Construct 195-room hotel with 12,000 square feet of leasable commercial space

ANNOUNCEMENTS

Chair Opin announced that he will be absent from the August 20 Plan Commission meeting and Commissioner Cantrell will be chair and Melissa Berger will be vice chair.

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

ADJOURNMENT

**A motion was made by Rewey, seconded by Cantrell, to Adjourn at 6:53 p.m.
The motion passed by voice vote/other.**