



City of Madison

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

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Monday, May 21, 2018

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: 5 - Melissa M. Berger; James F. Oeth; Michael W. Rewey; Bradley A. Cantrell and Jason S. Hagenow

Excused: 6 - Steve King; Ledell Zellers; Sheri Carter; Ken Opin; James E. Polewski and Andrew J. Statz

Cantrell was chair for this meeting.

Staff Present: Heather Stouder and Tim Parks, Planning Division

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures or recusals by members of the Plan Commission.

MINUTES OF THE MAY 7, 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: June 4, 18 and July 2, 16, 30, 2018

Special Meetings on the Comprehensive Plan: June 7, 11 and July 11, 2018

ROUTINE BUSINESS

1. [51295](#) Discontinuing and vacating a portion of the public road right-of-way of Schewe Road, being located in part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20, and part of the SW $\frac{1}{4}$ and NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 21, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin. (9th AD)

A motion was made by Oeth, 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. [51454](#) Authorizing the Mayor and City Clerk to execute an Easement Amendment pertaining to the sanitary sewer easement affecting the property located at 2224 Waunona Way, owned by Brian A. Hellmer and Annette E. Hellmer.
- A motion was made by Oeth, 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.**
3. [51455](#) Authorizing the execution of a Consent to Occupy Easement for the benefit of Beck's Enterprises of Dane County, LLC, to permit private improvements within the City's sewer easement on the property located at 802 Atlas Avenue.
- A motion was made by Oeth, 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.**
4. [51546](#) Authorizing the execution of a Quit Claim Deed to release the reservation of public street right-of-way pertaining to property owned by the State of Wisconsin, Department of Military Affairs located at 1402 Wright Street. (12th AD)
- A motion was made by Oeth, 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.**
5. [51547](#) Authorizing the Mayor and the City Clerk to terminate a lease and encroachment agreement and execute a new lease with the University of Wisconsin, Board of Regents allowing for the placement of boat storage racks, pier improvements and other site improvements for use by UW Rowing Teams within the following City parks: Marshall Park, Wingra Park, Tenney Park and James Madison Park.
- A motion was made by Oeth, seconded by Berger, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.**
6. [51568](#) Authorizing the execution of an Underground Electric Easement to Madison Gas and Electric Company across a portion of the Midtown Police Station property located at 4020 Mineral Point Road. (11th AD)
- A motion was made by Oeth, 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.**

There were no registrants on 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 Map Amendments & Related Requests

- 7. [50758](#) Creating Section 28.022 -- 00324 of the Madison General Ordinances to change the zoning of properties located at 717-753 E. Johnson Street, 2nd Aldermanic District, from TR-V2 (Traditional Residential - Varied 2) District to NMX (Neighborhood Mixed-Use) District.

On a motion by Rewey, seconded by Berger, the Plan Commission recommended re-referral of the zoning map amendment (ID 50758) and referred the demolition permit and conditional use (ID 50430) to June 4, 2018 (June 5, 2018 Common Council meeting) at the request of applicant and staff. The motion to recommend referral passed by voice vote/ other.

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 June 4, 2018. The motion passed by voice vote/other.

- 8. [50430](#) REVISED - Consideration of a demolition permit to demolish or relocate seven residential buildings, and conditional uses to construct two four-story mixed-use buildings with 2,800 square feet of commercial space and 54 apartments, and approve a planned multi-use site with seven buildings, including five residences with 13 total units on property addressed as 717-753 E. Johnson Street; 2nd Ald. Dist.

On a motion by Rewey, seconded by Berger, the Plan Commission recommended re-referral of the zoning map amendment (ID 50758) and referred the demolition permit and conditional use (ID 50430) to June 4, 2018 (June 5, 2018 Common Council meeting) at the request of applicant and staff. The motion to recommend referral passed by voice vote/ other.

A motion was made by Rewey, seconded by Berger, to Refer to the PLAN COMMISSION and should be returned by June 4, 2018. The motion passed by voice vote/other.

There were no registrants for Items 7 and 8.

- 9. [51168](#) Creating Section 28.022 -- 00328 of the Madison General Ordinances to change the zoning of properties located at 9563 Blackhawk Road and 9550 Sandhill Road, 9th Aldermanic District, from Temp A (Temporary Agricultural) District to SR-C1 (Suburban Residential- Consistent1) District.

On a motion by Berger, seconded by Oeth, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 51168) and the preliminary plat and final plat (ID 50993) to the Common Council subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- That condition #1 from the City Engineering Division be revised to read as follows: "The stormwater easement between Lots 500 and 501 shall be changed to an outlot dedicated to the public, unless staff and the applicant agree on an alternate arrangement, including varying the width of the the outlot or different easement language." Further, the neighborhood or homeowners association shall be

responsible for maintenance of all three (3) bio-retention systems to be located in the rear yards on public easements."

The motion to recommend approval of the rezoning and subdivision as amended passed by voice vote/ other.

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

10. [50993](#)

Approving the preliminary plat and final plat of Ninth Addition to Blackhawk Subdivision on land located at 9563 Blackhawk Road and 9550 Sandhill Road; 9th Ald. Dist.

On a motion by Berger, seconded by Oeth, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 51168) and the preliminary plat and final plat (ID 50993) to the Common Council subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- That condition #1 from the City Engineering Division be revised to read as follows: "The stormwater easement between Lots 500 and 501 shall be changed to an outlot dedicated to the public unless staff and the applicant agree on an alternate arrangement, including varying the width of the the outlot or different easement language." Further, the neighborhood or homeowners association shall be responsible for maintenance of all three (3) bio-retention systems to be located in the rear yards on public easements."

The motion to recommend approval of the rezoning and subdivision as amended passed by voice vote/ other.

A motion was made by Berger, seconded by Oeth, 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.

Speaking in support of the proposed development were John McKenzie of Hidden Cave Road, the applicant, and Randy Kolinske, Vierbicher Associates, Inc. of Fourier Drive, representing the applicant.

11. [51169](#)

Creating Section 28.022 -- 00329 of the Madison General Ordinances to change the zoning of properties located at 9951 Old Sauk Road and 645 Schewe Road, 9th Aldermanic District, from Temp A (Temporary Agricultural) and SR-C1 (Suburban Residential-Consistent 1) Districts to TR-C3 (Traditional Residential - Consistent 3) District.

On a motion by Rewey, seconded by Berger, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 51169) and the preliminary plat and final plat (ID 50994) to the Common Council subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval of the rezoning and subdivision passed by voice vote/ other.

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

12. [50994](#)

Approving the preliminary plat of Chapel View subdivision and a Certified Survey Map of land generally addressed as 9951 Old Sauk Road and 645 Schewe Road; 9th Ald. Dist.

On a motion by Rewey, seconded by Berger, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 51169) and the preliminary plat and final plat (ID 50994) to the Common Council subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval of the rezoning and subdivision passed by

voice vote/ other.

A motion was made by Rewey, seconded by Berger, 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.

Registered in support of the proposed development and available to answer questions were Chad Wuebben and Cari Fuss, Chapel View Land Company, LLC of Schneider Road, Middleton, the applicants.

Conditional Use & Demolition Permits

13. [50431](#) Consideration of a conditional use for a residential building complex with two relocated two-family two-unit dwellings at 827 E. Gorham Street; 2nd Ald. Dist.
- On a motion by Rewey, seconded by Berger, the Plan Commission referred this matter to June 4, 2018 at the request of the applicant and staff.
- A motion was made by Rewey, seconded by Berger, to Refer to the PLAN COMMISSION and should be returned by June 4, 2018. The motion passed by voice vote/other.**
- There were no registrants on this item.
14. [51122](#) Consideration of a demolition permit to allow more than fifty percent of an existing single-family residence to be razed and an addition to be constructed at 408 Westmorland Boulevard; 11th Ald. Dist.
- On a motion by Rewey, seconded by Berger, the Plan Commission found the standards met and approved the demolition permit subject to the comments and conditions contained in the Plan Commission materials.
- A motion was made by Rewey, seconded by Berger, to Approve. The motion passed by voice vote/other.**
- There were no registrants on this item.
15. [51125](#) Consideration of an alteration to an approved conditional use for a residential building complex at 9920 Watts Road; 9th Ald. Dist.
- On a motion by Berger, seconded by Rewey, the Plan Commission found the standards met and approved the conditional use alteration subject to the comments and conditions contained in the Plan Commission materials.
- A motion was made by Berger, seconded by Rewey, to Approve. The motion passed by voice vote/other.**
- Speaking in support of the proposed alteration was Ulian Kissiov of Presidential Lane.
16. [51319](#) Consideration of a conditional use for an outdoor eating area for a restaurant-tavern located at 729 Glenway Street; 13th Ald. Dist.
- On a motion by Rewey, 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 Rewey, seconded by Berger, to Approve. The motion passed by voice vote/other.**
- Registered in support of the request and available to answer questions was the applicant, Megan Hile of Glenway Street.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Heather Stouder summarized the upcoming matters for the Plan Commission

- 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 two outlots for public parkland
- 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 lot 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
- Zoning Text Amendment - Amending Sections 28.211, 28.032, 28.061, 28.072, 28.082, 28.091, and 28.151 to allow free-standing vending as a permitted use in most non-residential districts and as a conditional use in residential districts
- 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 Trail - 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

- Upcoming Matters - June 18, 2018

- Update on Milwaukee Street Special Area Plan
- Amendments to the Pioneer, Junction, and Elderberry Neighborhood Development Plans
- 5328 Lake Mendota Drive - Conditional Use - Construct single-family residence on lakefront parcel
- 4929 Femrite Drive - Demolition Permit - Demolish single-family residence with no proposed use
- 813 Post Road - Conditional Use - Convert existing building into arts/technical/trade school (fitness instruction)
- 2262 Winnebago Street - Conditional Use - Convert private club into restaurant-nightclub

ANNOUNCEMENTS

Hagenow announced that he could not attend the June 7, 2018 special meeting.

ADJOURNMENT

A motion was made by Rewey, seconded by Oeth, to Adjourn at 6:25 p.m. The motion passed by voice vote/other.