



City of Madison

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

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Monday, April 2, 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: 10 - Steve King; 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: 1 - Andrew J. Statz

Opin was chair for the meeting.

Staff Present: Heather Stouder and Sydney Prusak, Planning Division

Also Present: Ald. Eskrich

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

MINUTES OF THE MARCH 12, 2018 SPECIAL MEETING

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

MINUTES OF THE MARCH 19, 2018 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: April 23 and May 7, 21, 2018

ROUTINE BUSINESS

1. [50884](#) Discontinuing and vacating multiple public unimproved street right-of-ways and unpaved public alleys within the plat of Eastlawn to allow the replatting of the development, being located in the Northwest ¼ of the Southeast 1/4 of Section 2, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin. (3rd AD)

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.

There were no registrants for the Routine 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.

Annexation

2. [50764](#) Creating Section 15.01(607) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Aldermanic Districts and Wards" annexing land located adjacent to 3502 and 3848 Maple Grove Drive to the 7th Aldermanic District and assigning a temporary zoning classification of A Agricultural District, creating Section 15.02(144) of the Madison General Ordinances to assign the attached property to Ward 144, and amending Section 15.03(7) of the Madison General Ordinances to add Ward 144 to Aldermanic District 7.

Approval of this ordinance requires a two-thirds vote by the Common Council

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

There were no registrants for this item.

Zoning Map Amendment & Related Requests

3. [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 Cantrell, seconded by Oeth, the Plan Commission recommended re-referral of the zoning map amendment (ID 50758) and referred the demolition permit and conditional use (ID 50430) to April 23, 2018 (May 1, 2018 Common Council meeting) pending an advisory recommendation by the Urban Design Commission. The motion to recommend referral passed by voice vote/ other.

A motion was made by Cantrell, seconded by Oeth, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.

4. [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 2,400 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 Cantrell, seconded by Oeth, the Plan Commission recommended re-referral of the zoning map amendment (ID 50758) and referred the demolition permit and conditional use (ID 50430) to April 23, 2018 (May 1, 2018 Common Council meeting) pending an advisory recommendation by the Urban Design

Commission. The motion to recommend referral passed by voice vote/ other.

A motion was made by Cantrell, seconded by Oeth, to Refer to the PLAN COMMISSION and should be returned by April 23, 2018. The motion passed by voice vote/other.

Subdivision

- 5. [50678](#) Approving the revised preliminary plat and final plat of *Eagle Trace* on land addressed as 566 Schewe Road; 9th Ald. Dist.

On a motion by Cantrell, seconded by Oeth, the Plan Commission found that the standards for Subdivisions were met and recommended that the Common Council approve the revised preliminary plat of Eagle Trace on land addressed as 566 Schewe Road in the 9th Aldermanic District. The motion to recommend adoption passed by voice vote/other.

This Resolution was RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24, & 2.25 - REPORT OF OFFICER

Registered in support and available to answer questions were Brian Munson of E. Lakeside Street representing Veridian Homes; and Dan Day of Westward Way.

Conditional Use & Demolition Permits

- 6. [49918](#) Consideration of a demolition permit to demolish an eight-story apartment/dormitory building with no proposed use at 126 Langdon Street; 2nd Ald. Dist.

On a motion made by Cantrell, seconded by Oeth, the Plan Commission found the standards were met and recommended approval of the conditional use subject to the comments and conditions contained in the Plan Commission materials.

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 were Dan Seeley of Willowbrook Trail, Sun Prairie representing Steve Brown Apartments; and Eric Platz of Center Avenue representing J.H. Findorff; and neither supporting nor opposing and not wishing to speak was Shawn King of Masters Lane representing Delta Delta Delta House Corporation.

- 7. [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 Cantrell, seconded by Oeth, the Plan Commission referred the conditional use to April 23, 2018 at the request of staff. The motion to refer passed by voice vote/ other.

A motion was made by Cantrell, seconded by Oeth, to Refer to the PLAN COMMISSION and should be returned by 04/23/2018. The motion passed by voice vote/other.

Registered in opposition and wishing to speak was Joseph Harper of Washburn Place.

- 8. [50679](#) Consideration of a conditional use alteration to convert an existing single-family residence exceeding 10,000 square feet into community living arrangement at 402 Rustic Drive; 3rd Ald. Dist.

On a motion made by Cantrell, seconded by Oeth, the Plan Commission found the standards were 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 Oeth, to Approve. The motion

passed by voice vote/other.

Registered in support and available to answer questions were Kate Shaw of Rustic Drive; and Robert Feller of Deming Way representing Lifesong Living .

9. [50680](#)

Consideration of a conditional use to construct a parking lot addition exceeding the maximum number of stalls permitted at 2335 City View Drive; 17th Ald. Dist.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission found the standards were met and recommended approval of the conditional use subject to the comments and conditions contained in the Plan Commission materials and the following amended condition:

- The previously approved site plan dated 08-31-2000 shows 30 bicycle stalls located near the southeast corner of the existing building. Obtain approval for bicycle parking meeting the requirements of MGO Sections 28.141(4)(g) and 28.141(11).

A motion was made by Cantrell, seconded by King, to Approve. The motion passed by the following vote:

Ayes: 5 - Steve King; Sheri Carter; James F. Oeth; Michael W. Rewey and Bradley A. Cantrell

Noes: 3 - Ledell Zellers; Melissa M. Berger and James E. Polewski

Excused: 1 - Andrew J. Statz

Non Voting: 2 - Ken Opin and Jason S. Hagenow

Registered in support and available to answer questions were David Rajkovich of American Parkway representing American Family Insurance; Josh Pederson of American Parkway representing American Family Insurance; and LeeAnn Glover of American Parkway representing American Family Insurance .

10. [50681](#)

Consideration of a conditional use to construct an addition to a single-family residence in excess of 500 square feet on a lakefront parcel at 1244 Sherman Avenue; 2nd Ald. Dist.

On a motion made by Cantrell, seconded by Rewey, the Plan Commission found the standards were 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 and wishing to speak was Emil Ray Sanchez of N. Sherman Avenue. Registered in opposition and wishing to speak were Patricia Lew of N Baldwin Street; and John Fields of N. Baldwin Street,

11. [50821](#)

Consideration of a conditional use for an outdoor eating area for a brewery with tasting room at 1602 Gilson Street; 13th Ald. Dist.

On a motion by Cantrell, seconded by Berger, the Plan Commission found that the standards were met and recommended approval of the conditional use subject to the comments and conditions contained in the Plan Commission Materials and the following added conditions:

1. Approval is for the site plan most recently submitted by the applicant with any adjustments as required by City regulations.

2. The applicants shall explore alternative off street parking spots within the neighborhood .

3. As part of this approval, the applicant is annually limited to four (4) event dates where outdoor amplified sound may be used, and the rear patio may be open until 10:00 pm. The applicant shall submit the date for each outdoor event to the Zoning Administrator 45 days in advance of the scheduled event. For this calendar year (2018), the applicant shall submit the date of the first outdoor amplified event to the

Zoning Administrator two weeks before the scheduled event. The applicant shall notify both the District 13 Alder and the District 14 Alder of these events and the Alders shall send out that information to the neighborhood association. If the applicant chooses to host more than four amplified events per year, an alteration to this conditional use will be required.

4. The applicant shall work with City Staff and the District Alder of the placement of the outdoor speakers to have the least impact on residents.

5. The fence between the properties located at 1602 Gilson Street and 1610 Gilson Street shall be eight (8) feet tall.

6. There shall be no wood burning fire pit at any of the outdoor eating areas located at 1602 Gilson Street.

Amendment 6 (above) was moved by Rewey, seconded by Alder Zellers, and approved on a voice vote. (AYE: Rewey, Zellers, King, Carter, and Polewski; NAY: Berger, Cantreal, and Oeth)

A motion was made by Cantrell, seconded by Berger, to Approve with Amendment(s). The motion passed by voice vote/other.

Registered in support and wishing to speak were Levi Funk of W. Doty Street representing Funk Factory Geuzeria; and Brenda Levin and Curt Roeming of Gilson Street representing Gilson Street LLC and Brown Building LLC; Registered in support and available to answer questions were Amanda Funk of W. Doty Street representing Funk Factory Geuzeria; and Greg tatusko of Whitehall Drive; and registered in support not wishing to speak were Lisa McNabola of E. Johnson Street; Margaret Nelson of Drumlin Lane; Chris Nelson of Drumlin Lane; Ryan Hunson of North Star Drive; Evan Sorenson of Bishops Bay Parkway; Elliot M. Wilson of W. Wilson; Barry M. Steiglitz; Fred and Beth Swanson of Glen Hallow Road; and Ella Hunson of North Star Drive. Registered in opposition and willing to speak were Karl Kendrick of Gilson Street; Laura Zirngible of Pine Street; Ron Shutvet of Lake Court; Alex Elias of Gilson Street; and Carrie Rothburd of W. Lakeside Street. Neither supporting nor opposing and not wishing to speak was Lina Mitchell of Pine Street.

Zoning Text & Subdivision Regulation Amendment

- 12. [50630](#) Amending Sections 28.032(1), 28.039(2), 28.040(2), 28.047(2), 28.048(2), 28.050(2), 28.051(2), 28.053(4), 28.132(2)(g), 28.141(8)(c)5., 16.23(8)(a)8.a.vii. and repealing Section 28.131(1)(d) of the Madison General Ordinances to allow single family attached dwellings of 5-8 dwelling units.

On a motion by Cantrell, seconded by Oeth, the Plan Commission recommended re-referral of the zoning text amendment to April 23, 2018 at the request of staff. The motion to recommend referral passed by voice vote/ other.

A motion was made by Cantrell, seconded by Oeth, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by April 23, 2018. The motion passed by voice vote/other.

BUSINESS BY MEMBERS

There was no Business by Members.

SECRETARY'S REPORT

Heather Stouder summarized the upcoming matters.

- Upcoming Matters - April 23, 2018

- 4802 Sheboygan Avenue - SE to PD(GDP) and Preliminary Plat - Approve General Development Plan for redevelopment of portion of the Hill Farms State Office Property and preliminary plat to create seven lots for State office building, parking structure and proposed mixed-use development in Urban Design Dist. 6
- 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

- 2318 Mustang Way - Conditional Use - Convert existing building into animal daycare and animal boarding facility
- 4102 Veith Avenue - Demolition Permit and Conditional Use - Demolish single-family residence to construct new residence on lakefront parcel
- 1313 Regent Street - Conditional Use Alteration - Add outdoor volleyball, modify parking lot, expand capacity of reception hall and outdoor eating area for a restaurant-tavern-brewpub
- 1802 Pankratz Street - Conditional Use - Convert office building into daycare center in Urban Design Dist. 4

- Upcoming Matters - May 7, 2018

- 6918 Seybold Road - Demolition Permit and Conditional Use - Demolish restaurant to construct multi-tenant commercial building with vehicle access sales and service window in Urban Design Dist. 2
- 222 N. Charter Street - Official Map Amendment - Amend official map to reduce reservation on parcel from 17 feet to 14 feet
- 1722 Legacy Lane - Conditional Use - Construct two-family two-unit dwelling
- 1802 Legacy Lane - Conditional Use - Construct two-family two-unit dwelling
- 2911 N. Sherman Avenue
- Conditional Use - Allow outdoor eating area for restaurant-tavern
- 4100 Monona Drive - Conditional Use - Allow restaurant-tavern in multi-tenant commercial building with outdoor eating area
- 1133 E. Wilson Street - Conditional Use - Allow outdoor eating area for brewpub
- 926 Emerald Street - Conditional Use - Construct accessory building exceeding 576 square feet in TR-C3 zoning
- 7080 Applewood Drive - Extraterritorial Certified Survey Map - Create two lots in the Town of Middleton

ANNOUNCEMENTS

Cantrell communicated that he would not be present at the April 23, 2018 Plan Commission Meeting.

ADJOURNMENT

A motion was made by King, seconded by Polewski, to Adjourn at 8:10 pm. The motion passed by voice vote/other.