



City of Madison

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

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Monday, March 19, 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: 11 - Steve King; Ledell Zellers; Sheri Carter; Ken Opin; Melissa M. Berger; James F. Oeth; Michael W. Rewey; Bradley A. Cantrell; James E. Polewski; Jason S. Hagenow and Andrew J. Statz

Opin was chair for the meeting.

Hagenow and Berger arrived just after 5:30 p.m. following approval of the March 5, 2018 minutes and prior to Item 1 being called.

Ald. Carter arrived at 5:45 p.m. during the discussion on Item 1.

Statz left following the discussion of Item 1.

Staff Present: Heather Stouder, Tim Parks, Chris Wells, Jeff Greger, Rick Roll, and Dan McAuliffe, Planning Division, and; Eric Halvorson and Sean Malloy, Traffic Engineering.

Also Present: Ald. Zach Wood and Ald. Mark Clear.

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 MARCH 5, 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 2, 23 and May 7, 21, 2018

SPECIAL ITEM OF BUSINESS

1. [49144](#) Planning Division update on the joint amendments to the Pioneer, Junction, and Elderberry Neighborhood Development Plans.

Jeff Greger provided the Plan Commission with an update on the joint plan amendment process and an outline for areas of focus in the planning effort.

During the public comment, the following concerns were raised:

1. The residential density in Elderberry Neighborhood.
2. Connecting local streets in Elderberry Neighborhood to Old Sauk Road and Mineral Point Road will increase traffic in residential neighborhoods .
3. The traffic congestion on Old Sauk Road and Mineral Point Road worsening as more development occurs.
4. The traffic speeds on Elderberry Road are problematic .

Following the discussion, the Commission took no action.

Following the discussion, the Plan Commission took no action.

Speaking in opposition were Sharon Goss of Straw Harvest Lane, Middleton, representing the Elderberry Neighborhood Association; Bonnie Vander Meulen of Hidden Cave Road, Middleton; Kurt Lin of Big Stone Trail, Middleton; and Qiling Thng of River Birch Road, Middleton. Registered in opposition and not wishing to speak was Russell Denk of Bear Claw Way, Middleton. Registered in opposition was CJ Tao of Big Stone Trail, Middleton.

Speaking neither in support nor opposition were Kurtis Welton of Keyes Avenue; Carrie Sanders of Eagle Nest Lane, Middleton, representing the Elderberry Neighborhood Association; and Blake Theisen of Bear Claw Way, Middleton.

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

2. [50129](#) Creating Section 28.022 - 00319 and Section 28.022 - 00320 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 Polewski, the Plan Commission found that the standards for Planned Developments were not met and recommended to the Common Council that the zoning map amendment (ID 50129) be placed on file without prejudice. Specifically, the Plan Commission found that Planned Development approval standards 28.098(2)(a), 28.098(2)(b), 28.098(e), and 28.098(f) were not met. As part of the same motion, the Plan Commission found that the standards in Section 28.185(7) (a)2 were not met and placed the demolition permit request (ID 49807) on file without prejudice.

In stating their reasons for not finding these standards met, members of the Plan Commission noted concerns with the bulk and scale of the building, as proposed, particularly related to the inconsistencies with the Regent Street-South Campus Neighborhood Plan's recommended building's setbacks and setbacks. Members of the Plan Commission also stated that the development as proposed represented an inappropriate use of the PD zoning district, particularly related to increasing overall density. Additionally, members of the Commission noted the lack of the usable open space on site.

The motion to recommend that the requests be placed on file without prejudice passed by voice vote/ other.

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

3. [49807](#) Consideration of a demolition permit to demolish a single-family residence located at 222 N. Charter Street, 8th Ald. Dist. 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 Polewski, the Plan Commission found that the standards for Planned Developments were not met and recommended to the Common Council that the zoning map amendment (ID 50129) be placed on file without prejudice. Specifically, the Plan Commission found that Planned Development approval standards 28.098(2)(a), 28.098(2)(b), 28.098(e), and 28.098(f) were not met. As part of the same motion, the Plan Commission found that the standards in Section 28.185(7)(a)2 were not met and placed the demolition permit request (ID 49807) on file without prejudice.

In stating their reasons for not finding these standards met, members of the Plan Commission noted concerns with the bulk and scale of the building, as proposed, particularly related to the inconsistencies with the Regent Street-South Campus Neighborhood Plan's recommended building's setbacks and stepbacks. Members of the Plan Commission also stated that the development as proposed represented an inappropriate use of the PD zoning district, particularly related to increasing overall density. Additionally, members of the Commission noted the lack of the usable open space on site.

The motion to recommend that the requests be placed on file without prejudice passed by voice vote/ other.

A motion was made by Cantrell, seconded by Polewski, to Place On File Without Prejudice. The motion passed by voice vote/other.

The public hearings for Items 2 & 3 were considered together.

Speaking in support were the applicant, James Stopple of Regent Street; Randy Bruce of Knothe & Bruce Architects (University Ave, Middleton), representing the applicant, James Stopple; Alan Fish of Morrison Street, representing the applicant, James Stopple; and Bill White of Lakeland Ave, representing the applicant, James Stopple. Registered in support was Alder Zach Wood.

Speaking in opposition and available to answer questions was Gary Brown of N. Mills Street, representing UW-Madison.

4. [50635](#) Creating Section 28.022 -- 00323 of the Madison General Ordinances to change the zoning of properties located at 10202-10304 Valley View Road, 9th Aldermanic District, from SR-C1 (Suburban Residential-Consistent 1) District and PR (Parks and Recreation) District to TR-P (Traditional Residential - Planned) District.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 50635) and the preliminary plat and final plat (ID 50229) to the Common Council, and approved the demolition permit (ID 50228), all subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- That condition #1 of the Planning Division staff report be eliminated.
- That the applicant discuss the location of a community garden in one of the proposed parks with the Parks Division.
- That the applicant explore connecting the multi-purpose path extending off the "J" Street cul-de-sac across Outlots 23 and 24 to connect to "B" Street opposite "I" Street.

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

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

- 5. [50228](#) Consideration of a demolition permit to demolish a single-family residence at 10202 Valley View Road; 9th Ald. Dist. as part of the implementation of the *South Addition to Birchwood Point* subdivision.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 50635) and the preliminary plat and final plat (ID 50229) to the Common Council, and approved the demolition permit (ID 50228), all subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- That condition #1 of the Planning Division staff report be eliminated.
- That the applicant discuss the location of a community garden in one of the proposed parks with the Parks Division.
- That the applicant explore connecting the multi-purpose path extending off the "J" Street cul-de-sac across Outlots 23 and 24 to connect to "B" Street opposite "I" Street.

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

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

- 6. [50229](#) Approving the preliminary plat and final plat of *South Addition to Birchwood Point* on land generally addressed as 10202-10304 Valley View Road; 9th Ald. Dist.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 50635) and the preliminary plat and final plat (ID 50229) to the Common Council, and approved the demolition permit (ID 50228), all subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- That condition #1 of the Planning Division staff report be eliminated.
- That the applicant discuss the location of a community garden in one of the proposed parks with the Parks Division.
- That the applicant explore connecting the multi-purpose path extending off the "J" Street cul-de-sac across Outlots 23 and 24 to connect to "B" Street opposite "I" Street.

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

A motion was made by Cantrell, seconded by King, 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.

The public hearings for Items 4-6 were considered together.

Speaking in support were the applicant, Jeff Rosenberg, Todd Wozniak, and Roger Guest of South Towne Drive, representing Veridian Homes; Brian Munson, Vandewalle & Associates of E. Lakeside Street, representing Veridian Homes; and Dan Day, D'Onofrio-Kottke & Associates Inc of Westward Way, representing Veridian Homes.

Conditional Use & Demolition Permits

- 7. [50227](#) Consideration of a conditional use for an outdoor eating area for a restaurant-nightclub at 6405 Mineral Point Road; 19th Ald. Dist.

On a motion by King, seconded by Polewski, the Plan Commission found that the standards were met and approved the conditional use subject to comments and conditions contained within the Plan Commission materials with the following modification:

- That Condition #1 of the March 19 Staff Report be revised to state that "Reasonable amplified sound is permitted in the outdoor eating areas located at the restaurant-nightclub addressed 6405 Mineral Point Road except between the hours of 8:00 pm and 12:00 pm."

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

Speaking in support was the applicant, Susan Engelke of County Road M, Middleton, representing Otto's Restaurant and Bar.

8. [50426](#)

Consideration of a demolition permit to demolish an existing single-family residence and construct a new single-family residence and consideration of a conditional use to construct an accessory building exceeding 576 square feet in TR-C3 (Traditional Residential-Consistent 3 District) zoning at 1322 Chandler Street; 13th Ald. Dist.

On a motion by Cantrell, 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 Cantrell, seconded by Berger, to Approve. The motion passed by voice vote/other.

Registered in support and available to answer questions were the applicants, John and Dawn Perkins of Emerald Street; Jen Bohem and Kristi Hills of E. Bringham Road, Blue Mounds, representing Brio Design Homes; and Joel Geissbuhler of Stonefield Circle, Mt. Horeb, representing Brio Design Homes.

9. [50427](#)

Consideration of a demolition permit to demolish an existing single-family residence and construct a new single-family residence at 1719 Boyd Avenue; 12th Ald. Dist.

On a motion by Cantrell, 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 Cantrell, seconded by Berger, to Approve. The motion passed by voice vote/other.

Registered in support and available to answer questions was the applicant, Elizabeth Dollar of Simonson Street, Deerfield.

10. [50428](#)

Consideration of a conditional use to convert building at 308 S. Paterson Street into tavern with outdoor eating area on zoning lot with adjacent restaurant-nightclub with outdoor recreation at 852 Williamson Street; Third Lake Ridge Historic Dist.; 6th Ald. Dist.

On a motion by Cantrell, seconded by Zellers, the Plan Commission found that the standards were met and approved this item subject to the comments and conditions contained within the Plan Commission materials with the following modifications:

- That Condition #1 of the March 19 Staff Report be revised to state that "The hours of operation for the outdoor eating area located to the west of the tenant space addressed as 308 S. Paterson Street shall be: Sunday - Thursday, 3:00 pm to 10:00 pm and Friday and Saturday, 3:00 pm to 11:00 pm. Future modifications to the hours of operation of the outdoor eating area may be approved in the future as a minor alteration of the conditional use following a recommendation by the district alder."

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

Speaking in support was James McFadden of Langdon Street, representing the applicant, Holly Alexander. Registered in support and available to answer questions were the applicant, Holly Alexander of Raven Way, Cottage Grove; and Brooks Zeudl of North Street.

Speaking in opposition and available to answer questions was Steve Ohlson of S. Paterson Street.

11. [50429](#) Consideration of a conditional use for an animal boarding facility at 437 S. Junction Road; 9th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and approved the conditional use subject to 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.

Speaking in support was the applicant, Arlan Kay of Lincoln Road, Oregon, representing Network Partners, LLC. Registered in support and available to answer questions was Keifra Kay of Melody Lane. Registered in support, not wishing to speak, and available to answer questions was Mia Hospel of Debs Road.

Alteration to Planned Development District

12. [50230](#) Consideration of an alteration to an approved Planned Development District to allow construction of a biogas treatment and distribution facility at Rodefeld Landfill, generally addressed as 7102 US Highways 12 and 18; 16th Ald. District.

On a motion by Cantrell, seconded by Berger, the Plan Commission found that the standards for Planned Developments were met and approved this item subject to comments and conditions contained in the Plan Commission materials.

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 were Lee Daigle of Excelsior Drive, representing Dane County; John Welch of Cape Silver Way, Middleton, representing Dane County; and Mark Torresani of W. Hampstead Court, Middleton, representing Dane County Solid Waste Department.

Registered neither in support nor opposition and available to answer questions was Michael Niebuhr of Luds Lane, McFarland.

BUSINESS BY MEMBERS

Opin remembered Fred Arnold following his death on March 3, 2018 and recognized his many contributions of to the City of Madison and Dane County. Mr. Arnold was a past member of the Plan Commission.

SECRETARY'S REPORT

Heather Stouder summarized the upcoming matters for the Plan Commission.

- Upcoming Matters - April 2, 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 square feet of commercial and 54 apartments, and approve planned multi-use site with seven residential buildings, including five residences with 13 total dwelling units
- Adjacent to 3502 and 3848 Maple Grove Drive - Annex "Schmitt Family Trust" and City-owned parcels from the Town of Verona
- Zoning Text Amendment and Subdivision Regulations Amendment - Amend 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 repeal Section 28.131(1)(d) to allow single-family attached dwellings of 5-8 dwelling units
- 566 Schewe Road - Revised Preliminary Plat and Final Plat of Eagle Trace, creating 243 single-family lots, one outlet for a public park, one outlet for future development, and four outlets for public stormwater management
- 827 E. Gorham Street - Conditional Use - Residential Building Complex with two relocated two-family two-unit buildings
- 126 Langdon Street - Demolition Permit - Demolish eight-story apartment/dormitory building with no proposed use
- 402 Rustic Drive - Conditional Use - Convert single-family residence exceeding 10,000 square feet into community living arrangement
- 2335 City View Drive - Conditional Use - Construct parking lot addition exceeding the maximum number of stalls permitted
- 1244 Sherman Avenue - Conditional Use - Construct garage addition to single-family residence on lakefront parcel
- 1602 Gilson Street - Conditional Use - Create outdoor eating area for brewery with tasting room
- 2998 Gaston Road - Extraterritorial Certified Survey Map - Create two lots in the Town of Cottage Grove.

- 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 of "Madison Yards at Hill Farms" 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 outlets for stormwater management, and one outlet 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

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by King, seconded by Rewey, to Adjourn at 9:45 p.m. The motion passed by voice vote/other.