



City of Madison

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

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Monday, March 5, 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: 7 - Ledell Zellers; Sheri Carter; Ken Opin; Melissa M. Berger; Michael W. Rewey; James E. Polewski and Jason S. Hagenow

Excused: 4 - Steve King; James F. Oeth; Bradley A. Cantrell and Andrew J. Statz

Opin was chair for this meeting.

Staff present: Heather Stouder, Dan McAuliffe and Tim Parks, Planning Division, and; Matt Tucker, Zoning Administrator.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures or recusals.

MINUTES OF THE FEBRUARY 19, 2018 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: March 19 and April 2, 23, 2018

Special Work Sessions on the Comprehensive Plan: Monday, March 12, 2018 at 5:30 p.m. in Room 351, City-County Building; Thursday, April 12, 2018; 5:30 p.m. in Room 201, City-County Building. Members of the Plan Commission asked if the start times for the special meetings could be moved to 5:00 p.m.; Planning staff indicated that they would check on room availability to determine if the meetings could start earlier.

ROUTINE BUSINESS

1. [50643](#) Authorizing the Director of the Department of Planning of Planning and Community and Economic Development or her designee, on behalf of the City of Madison, to execute a release of a restrictive covenant limiting the use of Lot 14, St. Joseph's Plat; 2810 Coho Street; 14th Ald. Dist.

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

There were no registrants on this item.

NEW BUSINESS

- 2. [50625](#) Authorizing the City of Madison Planning Division to prepare the Milwaukee Street Special Area Plan.

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

There were no registrants on this 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.

Zoning Text Amendments

- 3. [50348](#) Amending Sections 28.032(1) and 28.151 of the Madison General Ordinances to permit Health/Sports Club, Fitness Center or Studio as a conditional use in residential districts.

On a motion by Rewey, seconded by Berger, the Plan Commission found the standards met and recommended approval of the zoning text amendment by voice vote/ other.

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

- 4. [50349](#) Repealing and recreating Section 28.132(2)(f) of the Madison General Ordinances to prohibit egress wells from projecting into the sideyard setback area on any plat approved after October 1, 1994.

On a motion by Berger, seconded by Polewski, the Plan Commission found the standards met and recommended approval of the zoning text amendment by voice vote/ other.

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

There were no registrants on Items 3 and 4.

Zoning Map Amendments & Related Requests

- 5. [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 Rewey, seconded by Berger, the Plan Commission recommended re-referral of the planned development zoning (ID 50129) and referred the demolition permit (ID 49807) to the March 19, 2018 Plan Commission (April 10, 2018 Common Council) at the request of staff. The recommendation to refer 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 March 19, 2018. The motion passed by voice vote/other.

6. [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 Rewey, seconded by Berger, the Plan Commission recommended re-referral of the planned development zoning (ID 50129) and referred the demolition permit (ID 49807) to the March 19, 2018 Plan Commission (April 10, 2018 Common Council) at the request of staff. The recommendation to refer 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 March 19, 2018. The motion passed by voice vote/other.

There were no registrants on this Items 5 and 6.

7. [50130](#)

Creating Section 28.022 - 00321 of the Madison General Ordinances to change the zoning of property located at 4802 Sheboygan Avenue, 11th Aldermanic District from SE (Suburban Employment) District to PD(GDP) Planned Development (General Development Plan) District.

On a motion by Rewey, seconded by Berger, the Plan Commission recommended re-referral of the planned development zoning (ID 50130) and the preliminary plat (ID 49928) to a future meeting pending a recommendation on the planned development by the Urban Design Commission. The recommendation to refer 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. The motion passed by voice vote/other.

8. [49928](#)

Approving the preliminary plat of Madison Yards at Hill Farms on property generally addressed as 4802 Sheboygan Avenue; 11th Ald. Dist.

On a motion by Rewey, seconded by Berger, the Plan Commission recommended re-referral of the planned development zoning (ID 50130) and the preliminary plat (ID 49928) to a future meeting pending a recommendation on the planned development by the Urban Design Commission. The recommendation to refer passed by voice vote/ other.

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

There were no registrants on this Items 7 and 8.

- 9. [50364](#) Creating Section 28.022 -- 00322 of the Madison General Ordinances to change the zoning at property located at 2507 Winnebago Street, 6th Aldermanic District, from PD (GDP) Planned Development (General Development Plan) District to PD (SIP) Planned Development (Specific Implementation Plan) District.

On a motion by Berger, seconded by Rewey, the Plan Commission found the standards met and recommended approval of the specific implementation plan to the Common Council subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- That the connections to the Union Corners Path be more direct, and be widened to eight (8) feet.

The motion to recommend approval with conditions passed by voice vote/ other.

In recommending approval of the project, the Plan Commission clarified that it was not approving parking or other improvements in the Winnebago Street right of way. If parking is approved in the right of way, members of the Plan Commission recommended that the two stalls shown closest to the plaza be removed to improve safety at the pedestrian crossing.

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

Speaking in support of the proposed development were: Nicole Solheim and Ted Matkom, Gorman & Company of N. Main Street, Oregon, the applicants, and Mark Smith of Gregory Street on behalf of the applicants.

Registered in support and available to answer questions was Leah Grubin, Lutheran Social Services of Wisconsin and Upper Michigan of N. Richmond Street, Appleton.

Conditional Use & Demolition Permits

- 10. [49922](#) Consideration of a demolition permit and conditional use to demolish a commercial building and construct a four-story mixed-use building with 5,125 square feet of commercial space and 35 apartments, and a four-story, 77-unit apartment building at 208 Cottage Grove Road; 15th Ald. Dist.

On a motion by Berger, seconded by Polewski, the Plan Commission found the standards met and approved the demolition permit and conditional use subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- That the applicant work with staff to improve the pedestrian/bicycle connection between Busse Street and Cottage Grove Road.

The motion to approve with conditions passed by voice vote/other.

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

Speaking in support of the proposed development were: Mark Hammond, MSP Real Estate, Inc. of W. 74th Street, Wauwatosa, the applicant.

Speaking in opposition to the proposed development was Paul Harris of Dennett Drive.

Registered in support and available to answer questions was Jerry Bourquin, Dimension IV Architects of Grand Teton Plaza, representing the applicant.

11. [49924](#) Consideration of a demolition permit and conditional use to demolish four commercial buildings and construct a 143-room hotel at 2147-2201 Rimrock Road; 14th Ald. Dist.
- On a motion by Berger, seconded by Ald. Carter, the Plan Commission found the standards met and approved the demolition permit and conditional use subject to the comments and conditions contained in the Plan Commission materials and the following condition:
- That the applicant provide an internal sidewalk connection(s) to the Rimrock Road sidewalk.
- The motion to approve passed by voice vote/other.
- A motion was made by Berger, seconded by Carter, to Approve. The motion passed by voice vote/other.**
12. [50223](#) Approving a Certified Survey Map of property owned by Madison Rimrock Lodging Investors I, LLC located at 2147-2201 Rimrock Road; 14th Ald. Dist.
- On a motion by Berger, seconded by Ald. Carter, the Plan Commission found the standards met and approved the land division subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed by voice vote/other.
- A motion was made by Berger, seconded by Carter, 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.**
- Items 11 and 12 are related and were considered together.
- Speaking in support of the proposed development and land division were Andy Inman , North Central Group of Aspen Commons, Middleton, the applicant, and Josh Wilcox, GBA Architecture and Design of Elmwood Avenue, Middleton, representing the applicant.
- Registered in support and available to answer questions was Erik Sande, North Central Group of Aspen Commons, Middleton.
13. [50225](#) Consideration of a demolition permit and conditional use to construct an addition to a single-family residence in excess of 500 square feet on a lakefront property at 2702 Waunona Way; 14th Ald. Dist.
- On a motion by Berger, seconded by Rewey, the Plan Commission found the standards met and approved the demolition permit and conditional use subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed by voice vote/other.
- 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 Jose Abreu , Bouril Design Studio of Odana Road.
14. [50226](#) Consideration of a conditional use to construct an accessory building exceeding 576 square feet and ten (10) percent of lot area in the TR-V1 (Traditional Residential-Varied 1 District) with an accessory dwelling unit at 26 N. Baldwin Street; 2nd Ald. Dist.
- On a motion by Berger, seconded by Rewey, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed by voice vote/other.
- 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 were Richard and Bethany Radloff of Division Street, the applicants.

15. [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 Rewey, seconded by Berger, the Plan Commission referred this matter to March 19, 2018 to allow corrected public hearing notices to be provided by voice vote/ other.

A motion was made by Rewey, seconded by Berger, to Refer to the PLAN COMMISSION and should be returned by March 19, 2018. The motion passed by voice vote/other.

There were no registrants on this item.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Heather Stouder summarized upcoming matters for the Plan Commission.

- Upcoming Matters - March 19, 2018

- 10202-10304 Valley View Road - SR-C1 and PR to TR-P, Demolition Permit, and Preliminary and Final Plat - Demolish single-family residence, and approve the South Addition to Birchwood Point subdivision, creating 130 single-family lots, 45 lots for two-family twin homes, and two outlots for public parkland, and two outlots for stormwater mgmt.
- 7102 US Highways 12 & 18 - PD Alteration - Construct biogas treatment and pumping facility at Rodefeld Landfill
- 1322 Chandler Street - Demolition Permit and Conditional Use - Demolish existing single-family residence and construct new residence, and construct detached accessory building exceeding 576 square feet
- 1719 Boyd Avenue - Demolition Permit - Demolish single-family residence and construct new residence
- 308 S. Paterson Street and 852 Williamson Street - Conditional Use - Convert building at 308 S. Paterson into tavern with outdoor eating area on zoning lot with adjacent restaurant-tavern with outdoor recreation at 852 Williamson
- 437 S. Junction Road - Conditional Use - Convert building into veterinary clinic, animal daycare and animal boarding facility

- 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 sq. ft. of commercial and 54 apartments, and approve planned multi-use site with seven buildings, including five residences with 13 total 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 outlot for a public park, one outlot for future development, and four outlots 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 sq.ft. 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
- 2998 Gaston Road - Extraterritorial Certified Survey Map - Create two lots in the Town of Cottage Grove

ANNOUNCEMENTS

Opin announced that he would not be present for the March 12, 2018 special meeting.

ADJOURNMENT

**A motion was made by Rewey, seconded by Hagenow, to Adjourn at 8:15 p.m.
The motion passed by voice vote/other.**