



City of Madison

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

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Monday, February 19, 2018

5:30 PM

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

****Note**** Quorum of the Common Council may be in attendance at this meeting.

CALL TO ORDER/ROLL CALL

Present: 8 - Steve King; Ledell Zellers; Melissa M. Berger; James F. Oeth; Michael W. Rewey; Bradley A. Cantrell; James E. Polewski and Jason S. Hagenow

Excused: 2 - Sheri Carter and Andrew J. Statz

Non Voting: 1 - Ken Opin

Ken Opin was the chair of the meeting.

Staff present: Heather Stouder, Kevin Firchow; and Chris Wells, Planning Division.

Also: Ald. Eskrich.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Ken Opin disclosed that he is friends with a principal for the company who is developing the project in Items 5 & 6 (ULI) but stated that it would not impact his ability to consider the item. He also stated that his family owns stock in the company associated with Item 12 (Exact Science) but that it would not impact his ability to consider the item.

Jim Oeth communicated that he would not be present at the March 5, 2018 Plan Commission meeting.

Jason Hagenow disclosed that he knows one of the parties associated with Item 10 but that it would not impact his ability to consider the item.

MINUTES OF THE FEBRUARY 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: March 5, 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.

ROUTINE BUSINESS

1. [50252](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction and maintenance of a new public storm sewer within a parcel located at 4009 Hammersley Ave. Located in part of the SW ¼ of the SW ¼ of Section 21, T7N, R9E. (11th 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.

2. [50369](#) Authorizing the City of Madison to execute an Underground Electric Easement to Wisconsin Power and Light Company, to occupy a portion of a City Engineering Stormwater Utility property located at 7997 Raymond Road in the City of Madison.

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 any of 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

3. [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 Cantrell, seconded by Berger, the Plan Commission recommended that the Common Council re-refer the zoning map amendment (ID 50130) to the Plan Commission and returned on March 5, 2018, pending a recommendation by the Urban Design Commission. The Plan Commission further recommended that the Common Council refer the related preliminary plat of Madison Yards at Hill Farms (ID 49928) to the same meeting. The motion to recommend referral passed by voice vote/other.

A motion was made by Cantrell, seconded by Berger, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 3/5/2018. The motion passed by voice vote/other.

There were no registrants on this item.

- 4. [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 Cantrell, seconded by Berger, the Plan Commission recommended that the Common Council re-refer the zoning map amendment (ID 50130) to the Plan Commission and returned on March 5, 2018, pending a recommendation by the Urban Design Commission. The Plan Commission further recommended that the Common Council refer the related preliminary plat of Madison Yards at Hill Farms (ID 49928) to the same meeting. The motion to recommend referral passed by voice vote/other.

A motion was made by Cantrell, seconded by Berger, to RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER to the PLAN COMMISSION and should be returned by 3/5/2018. The motion passed by voice vote/other.

There were no registrants on this item.

- 5. [49895](#) Creating Section 28.022 - 00315 and Section 28.022 - 00316 of the Madison General Ordinances to change the zoning of properties located at 1720 Monroe Street and 625 S. Spooner Street, 13th Aldermanic District, from TR-C2 (Traditional Residential - Consistent 2) District and PD (Planned Development) District to PD(GDP-SIP) (Planned Development (General Development Plan - Specific Implementation Plan) District.

Note: Reconsideration of Items 5 and 6 was approved by the Plan Commission at their February 5, 2018 meeting, and new public hearing notices were sent for this meeting (February 19, 2018).

On a motion by Cantrell, seconded by Polewski, the Plan Commission found that the approval standards for Zoning Map Amendments and Planned Developments were met and recommended to the Common Council that the Zoning Map Amendment (ID 49895) be approved. Additionally, the Plan Commission specified that this request met Planned Development objectives 28.098(1)(b) and 28.098(1)(f). As part of the same motion, the Plan Commission found that the Demolition Permit Standards were met and approved the demolition permit request (ID 49690). In stating their reasons for finding the Zoning Map Amendment, Planned Development, and Demolition standards met, members of the Plan Commission stated that the revised design of the building, with the reduced mass of the upper stories near the northeastern property line and the increased step backs of the much of the perimeter of the fifth story, was believed to be consistent with the intent of the [Monroe Street Commercial District Plan](#) and compatible with the character of the neighborhood and nearby residences to the north. These recommendations were subject to the comments and conditions contained in the Plan Commission materials and the following additional conditions:

- Applicant shall work with City Staff to locate a solid wood and metal fence along the easterly property line of the 625 S. Spooner Street parcel in order to adequately screen the proposed rear surface parking lot from the residence's rear yard.
- Applicant shall submit for review a Commercial Delivery Plan. This plan will include times, vehicle size, use of loading zones and all related turning movements.
- Development shall direct traffic exiting onto Stockton Ct to turn right, w/ a no left turn/right turn only sign.
- The Roof Plan shows that exhaust fans from the first floor commercial areas are vented to the roof with "final sizing to be coordinated." Venting of the first floor commercial spaces in locations must occur through the roof or otherwise away from adjacent single-family homes. Plans also do not include individual in-unit HVAC units (e.g. "wall packs"). The addition of such types of penetrations would also not be considered consistent with the submitted plan set. Modifications that include penetrations or venting on walls that abut single family residential areas would require approval of a minor or major alteration to this Planned Development.
- The Parking Level Plan shows the general location of the HVAC garage exhaust and intake fans, with further information to be included in mechanical plans that were not included in this land use application. Due to concerns on possible noise impacts on surrounding residential properties, the developer shall

provide additional information regarding the hours of operation where fans will be running. This information shall specify that the planned hours of operation for the fans should be established during daytime hours to minimize evening impacts on surrounding properties. This condition acknowledges that sensor systems may automatically activate fans at other times to provide required ventilation and this would not be considered inconsistent with this condition. This information, along with any other noise mitigating features, shall be provided prior to final plan sign-off and PD recording for approval by the Planning Division Director and the Director of Building Inspection.

- No part of the proposed building shall be less than six feet from the rear or side property lines (i.e. the residentially-zoned parcels to the north).

- The applicant shall not remove the two feet of height from the ground floor façade as proposed in the revised plans which were submitted to the Planning Division on February 7, 2018.

The motion passed by voice vote / other.

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

The public hearings for Items 5 & 6 were considered together. The registrants are listed under Item 6.

6. [49690](#)

Consideration of a demolition permit to demolish a bank located at 1720 Monroe Street, 13th Ald. Dist. as part of Planned Development to construct a five-story mixed-use building on the property.

Note: Reconsideration of Items 5 and 6 was approved by the Plan Commission at their February 5, 2018 meeting, and new public hearing notices were sent for this meeting (February 19, 2018).

On a motion by Cantrell, seconded by Polewski, the Plan Commission found that the approval standards for Zoning Map Amendments and Planned Developments were met and recommended to the Common Council that the Zoning Map Amendment (ID 49895) be approved. Additionally, the Plan Commission specified that this request met Planned Development objectives 28.098(1)(b) and 28.098(1)(f). As part of the same motion, the Plan Commission found that the Demolition Permit Standards were met and approved the demolition permit request (ID 49690). In stating their reasons for finding the Zoning Map Amendment, Planned Development, and Demolition standards met, members of the Plan Commission stated that the revised design of the building, with the reduced mass of the upper stories near the northeastern property line and the increased step backs of the much of the perimeter of the fifth story, was believed to be consistent with the intent of the [Monroe Street Commercial District Plan](#) and compatible with the character of the neighborhood and nearby residences to the north. These recommendations were subject to the comments and conditions contained in the Plan Commission materials and the following additional conditions:

- Applicant shall work with City Staff to locate a solid wood and metal fence along the easterly property line of the 625 S. Spooner Street parcel in order to adequately screen the proposed rear surface parking lot from the residence's rear yard.

- Applicant shall submit for review a Commercial Delivery Plan. This plan will include times, vehicle size, use of loading zones and all related turning movements.

- Development shall direct traffic exiting onto Stockton Ct to turn right, w/ a no left turn/right turn only sign.

- The Roof Plan shows that exhaust fans from the first floor commercial areas are vented to the roof with "final sizing to be coordinated." Venting of the first floor commercial spaces in locations must occur through the roof or otherwise away from adjacent single-family homes. Plans also do not include individual in-unit HVAC units (e.g. "wall packs"). The addition of such types of penetrations would also not be considered consistent with the submitted plan set. Modifications that include penetrations or venting on walls that abut single family residential areas would require approval of a minor or major alteration to this Planned Development.

- The Parking Level Plan shows the general location of the HVAC garage exhaust and intake fans, with further information to be included in mechanical plans that were not included in this land use application.

Due to concerns on possible noise impacts on surrounding residential properties, the developer shall provide additional information regarding the hours of operation where fans will be running. This information shall specify that the planned hours of operation for the fans should be established during daytime hours to minimize evening impacts on surrounding properties. This condition acknowledges that sensor systems may automatically activate fans at other times to provide required ventilation and this would not be considered inconsistent with this condition. This information, along with any other noise mitigating features, shall be provided prior to final plan sign-off and PD recording for approval by the Planning Division Director and the Director of Building Inspection.

- No part of the proposed building shall be less than six feet from the rear or side property lines (i.e. the residentially-zoned parcels to the north).

- The applicant shall not remove the two feet of height from the ground floor façade as proposed in the revised plans which were submitted to the Planning Division on February 7, 2018.

The motion passed by voice vote / other.

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

The public hearings for Items 5 & 6 were considered together.

Speaking in support were the applicant, Anne Morrison of Keyes Avenue, representing Urban Land Interests (the developer); Brian Reed and Doug Hursh of the architectural firm Potter Lawson (University Row) representing Urban Land Interests; Chuck Erickson of S. Brittingham Place; Toby Campbell of W. Lawn Avenue; Andrew Fisher of Adams Street; Pajarita Charles of Keyes Avenue; Tyler Leeper of W. Shore Drive; Richelle Andrae of Monroe Street; Karen Haygood of Edgewood Avenue; Georgia Rucker of Fox Avenue; Lisa Baker of Keyes Avenue; Daniel Goldman and Shira Goldman of Keyes Avenue; Doug Poland of Adams Street; Julia Kerr of Madison Street; Jeremy Wallace of Keyes Avenue; Carol Schroeder of W. Lawn Avenue; Paul Meunch of Pickford Street; and Amanda Veith of Hollister Avenue. Speaking in support and available to answer questions were J. Humphries of W. Main Street; Amy Grundwald Mattison and Elliott Mattison of Keyes Avenue; and Peter Daly of Lincoln Street. Registered in support, not wishing to speak, and available to answer questions was James Haygood of Edgewood Avenue. Registered in support and available to answer questions was Tom Neujahr of Lincoln Street. Registered in support and not wishing to speak were Kol Goldman of Keyes Avenue; Rachel Fields of Crandall Street; Josh Napravnik of Crandall Street; Melissa Tanner Wallace of Keyes Avenue; Robert Keller of W. Washington Avenue; and Dean Schroeder of W. Lawn Avenue.

Speaking in opposition and available to answer questions was Wendy Fearnside of Van Buren Street. Speaking in opposition were Dan Scanlon of S. Spooner Street; Muriel Krone of S. Spooner Street; Tim Thompson of Stockton Court; Susan Hanley of Keyes Avenue; Loren Ziglin of Conservancy Lane, Middleton; and Richard Scott of Oakland Avenue. Registered in opposition, not wishing to speak, and available to answer questions was Marnie Harrison of S. Spooner Street. Registered in opposition and not wishing to speak were Gera Bodley of Grant Street; L. Endnes of Monroe Street; Jordan Corning of Roberts Court; Eileen H. Thompson of Campbell Street; and Barb Sanford of Garfield Street.

Speaking neither in support not opposition was Daniel Nicolalole of W. Lawn Avenue. Registered neither in support not opposition and available to answer questions was David Hoffert of Monroe Street, representing the Dungeon Monroe Neighborhood Association. Registered neither in support not opposition was Mark Smith of Monroe Street.

Conditional Use & Demolition Permits

- 7. [49916](#) Consideration of a conditional use to construct a second accessory building (workshop) that will exceed ten (10) percent of the lot area at 2802 Willard Avenue; 6th Ald. Dist.

On a motion by Cantrell, 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. The motion to approve 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 available to answer questions was the applicant, David Fowler of Willard Avenue.
- 8. [49921](#) 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 4146 Veith Avenue; 18th Ald. Dist.

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

Registered in support was the applicant, Stephanie Mader, of Veith Avenue. Registered in support and available to answer questions was the architect, Steve Shulfer, of Elmwood Avenue, Middleton.
- 9. [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 Cantrell, seconded by Rewey, the Plan Commission referred the demolition permit and conditional use requests to the March 5, 2018 Plan Commission meeting to allow corrected public hearing notices to be provided. The motion to approve passed by voice vote/other.

A motion was made by Cantrell, seconded by Berger, to Refer to the PLAN COMMISSION and should be returned by 3/5/2018. The motion passed by voice vote/other.

There were no registrants on this item.
- 10. [50104](#) Consideration of a demolition permit to demolish a single-family residence with no proposed use at 929 Williamson Street; Third Lake Ridge Historic Dist.; 6th 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. The motion to approve passed by voice vote/other.

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

Speaking in support and available to answer questions was the applicant, Caden Howell, of Jenifer Street. Registered in support and available to answer questions was Jon Harrington or Jenifer Street.

11. [50105](#) Consideration of a conditional use for a home occupation at 6406 Westin Drive; 7th Ald. Dist.
- On a motion by Cantrell, 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. The motion to approve 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 available to answer questions was the applicant, Susanne Overkamp or Westin Drive.

Land Divisions

12. [49688](#) Approving a Certified Survey Map of property owned by the University Research Park, Inc. located at 501 Charmany Drive; 19th Ald. Dist.
- On a motion by Cantrell, seconded by Berger, the Plan Commission found the standards met and recommended approval of the certified survey map 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 Cantrell, seconded by Berger, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.**
- Registered in support and available to answer questions were Aaron Oliver representing University Research Park; Ron Klaas of Westward Way representing University Research Park; and Paul Meunch of Pickford Street representing University Research Park.
- Registered neither in support nor opposition and available to answer questions was Quin Punkey representing University Research Park.

13. [50106](#) Approving a Certified Survey Map of property owned by Cherokee Park, Inc. located at 1904 Wheeler Road; 18th Ald. Dist.
- On a motion by Cantrell, seconded by Berger, the Plan Commission found the standards met and recommended approval of the certified survey map 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 Cantrell, 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.

BUSINESS BY MEMBERS

There was no Business By Members.

SECRETARY'S REPORT

Heather Stouder summarized the upcoming matters.

- Upcoming Matters - March 5, 2018

- 222 N. Charter Street - Demolition Permit and TR-U2 to PD(GDP-SIP) - Demolish single-family residence and construct 12-story, 43-unit apartment building
- 2147-2201 Rimrock Road - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish four commercial buildings to construct four-story, 144-room hotel, and CSM to create two commercial lots and one outlot
- 2507 Winnebago Street - PD(GDP) to PD(SIP) - Construct two apartment buildings containing 60 total dwelling units
- Zoning Text Amendment - Amend Sections 28.032(1) and 28.151 of the Zoning Code to permit Health/Sports Club, Fitness Center or Studio as a conditional use in residential districts
- Zoning Text Amendment - Repeal and recreate Section 28.132(2)(f) to prohibit egress wells from projecting into the side yard setback area on any plat approved after October 1, 1994
- 2702 Waunona Way - Demolition Permit and Conditional Use - Demolish portion of existing single-family residence to construct addition to residence exceeding 500 square feet on lakefront parcel
- 26 N. Baldwin Street - Conditional Use - Construct accessory building exceeding 576 sq. ft. in TR-V1 zoning with accessory dwelling unit
- 6405 Mineral Point Road - Conditional Use - Construct outdoor eating area for restaurant-tavern

- Upcoming Matters - March 19, 2018

- 7102 US Highways 12 & 18 - PD Alteration - Construct biogas treatment and pumping facility at Rodefild Landfill
- 10202-10304 Valley View Road - SR-C1 and PR to TR-P 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 management
- 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 - Conditional Use - Convert building into tavern with outdoor eating area
- 437 S. Junction Road - Conditional Use - Convert building into veterinary clinic, animal daycare and animal boarding facility

ANNOUNCEMENTS

There were no Announcements.

ADJOURNMENT

A motion was made by Rewey, seconded by King, to Adjourn at 8:13 p.m. The motion passed by voice vote/other.