



City of Madison

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

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Monday, January 28, 2019

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; Melissa M. Berger; James F. Oeth; Michael W. Rewey;
Bradley A. Cantrell; James E. Polewski and Jason S. Hagenow

Excused: 3 - Steve King; Sheri Carter and Andrew J. Statz

Non Voting: 1 - Ken Opin

Ken Opin was chair for the meeting.

Staff Present: Heather Stouder and Chris Wells, Planning Division.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Cantrell communicated that he will be absent from both the February 11, 2019 & March 11, 2019 Plan Commission Meetings.

Rewey communicated that he will be absent from the March 11, 2019 Plan Commission Meeting.

Hagenow communicated that he may be absent from the February 11, 2019 Plan Commission meeting.

MINUTES OF THE JANUARY 14, 2019 MEETING

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

SCHEDULE OF MEETINGS

February 11, 25 and March 11, 25, 2019

The agenda continues on the next page >>

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.

Conditional Use & Demolition Permits

- 1. [54130](#) 2501 S. Stoughton Road; 16th Ald. Dist.: Consideration of a demolition permit to demolish a commercial building with no proposed use.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials. This item passed by voice/vote/other.

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

Registered in support and available to answer questions was the applicant, Jeff Pauly of Nappe Drive, Middleton.

- 2. [54131](#)

On a motion by Cantrell, seconded by Berger, the Plan Commission found that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials. This item 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 were Jerome and Bonnie Thiel of Blue Heron Way, Oregon; David Baum of E. Chicago Street, Milwaukee, representing the developer, Catholic Charities; and Jackson Fonder of Middleton Street, Middleton, representing the developer, Catholic Charities.

Speaking neither in support nor opposition was Frank Hospod of W. Olin Avenue. Registered neither in support nor opposition and available to answer questions was William Hospod of W. Olin Avenue.

Zoning Map Amendments & Related Requests

Note: Items 3 and 4 are related and should be considered together

- 3. [54249](#) Creating Section 28.022 -- 00358 of the Madison General Ordinances to change the zoning of properties located at 1936 and 1938 Atwood Avenue, 6th Aldermanic District, from PD (Planned Development) District to TSS (Traditional Shopping Street) District.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and recommended approval of the zoning map amendment (ID 54249) and approved the demolition permit and conditional uses (ID 54038) subject to the comments and conditions contained in the Plan Commission materials and the following additional condition:

- That the bicycle parking stalls currently shown in the street terrace be relocated to the alcoves along Atwood Avenue.

The motion passed by voice vote / other.

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

The public hearings for Items 3 and 4 were considered together.

Speaking in support was Kevin Burow of University Avenue, Middleton, representing the developer, Prime Urban Properties. Registered in support and available to answer questions was Randy Bruce of University Avenue, Middleton, representing the developer, Prime Urban Properties.

- 4. [54038](#) 1936-1938 Atwood Avenue; 6th Ald. Dist.: Consideration of a demolition permit to demolish a five-unit multi-family dwelling at 1936 Atwood Avenue; consideration of a conditional use to construct a building with over 24 dwelling units in the TSS (Traditional Shopping Street) District; consideration of a conditional use for a building in the exceeding 25,000 square feet of floor area for a mixed-use or multi-tenant building in the TSS District; consideration of a conditional use for a building in the TSS District exceeding three stories and 40 feet in height; consideration of a conditional use for a building in the TSS District with non-residential uses occupying less than 75-percent of the ground-floor frontage facing the primary street, including frontage at a street corner; consideration of a conditional use for a private parking facility in the TSS District; and consideration of a conditional use for a building in the TSS District with non-residential uses constituting less than 75-percent of the building's ground-floor area, all to allow construction of a mixed-use building with 4,000 square feet of commercial space and 79 apartments.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and recommended approval of the zoning map amendment (ID 54249) and approved the demolition permit and conditional uses (ID 54038) subject to the comments and conditions contained in the Plan Commission materials and the following additional condition:

- That the bicycle parking stalls currently shown in the street terrace be relocated to the alcoves along Atwood Avenue.

The motion passed by voice vote / other.

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

The public hearings for Items 3 and 4 were considered together. Registrants are listed under Item 3.

Note: Items 5-7 are related and should be considered together

- 5. [54248](#) Creating Section 28.022 -- 00359 of the Madison General Ordinances to change the zoning of property located at 10024 Valley View Road, 9th Aldermanic District, from A (Agricultural), TR-P (Traditional Residential - Planned) and TR-C3 (Traditional Residential - Consistent 3) Districts to TR-P (Traditional Residential - Planned) District.

On a motion by Cantrell, seconded by Rewey, the Plan Commission voted to recommend this item be referred to a future Plan Commission meeting, at the request of the applicant. That motion passed by voice vote / other.

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

The public hearings for Items 5, 6, and 7 were considered together. There were no registrants for these items.

- 6. [54018](#) Approving the preliminary plat of *Western Addition to 1000 Oaks* on property generally addressed as 10024 Valley View Road; 9th Ald. Dist., including the replat of Lots 407-420 and 441-450 and Outlots 24, 25, 28 and 29 of *Southern Addition to Birchwood Point* and the future vacation/ discontinuance of Sweet Willow Pass and Old Timber Pass.

On a motion by Cantrell, seconded by Rewey, the Plan Commission voted to recommend this item be referred to a future Plan Commission meeting, at the request of the applicant. That motion passed by voice vote / other.

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

The public hearings for Items 5, 6, and 7 were considered together. There were no registrants for these items.

- 7. [54456](#) 10024 Valley View Road; 9th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence as part of the implementation of the *Western Addition to 1000 Oaks* subdivision.

On a motion by Cantrell, seconded by Rewey, the Plan Commission referred this item to a future Plan Commission meeting, at the request of the applicant. That motion passed by voice vote / other.

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

The public hearings for Items 5, 6, and 7 were considered together. There were no registrants for these items.

- 8. [54250](#) Creating Section 28.022 - 00356 and Section 28.022 - 00357 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan and Specific Implementation Plan at property located at 1848 Waldorf Boulevard, 1st Aldermanic District.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and recommended approval of the planned development to the Common Council subject to comments and conditions contained in the Plan Commission materials.

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

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

Registered in support and available to answer questions was Kirk Biodrowski of Elmwood Avenue, Middleton, representing the developer.

- 9. [54255](#) Creating Sections 28.022 - 00360 and 28.022 - 00361 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan and Specific Implementation Plan, at 6502 Milwaukee Street and 6501 Town Center Drive, 3rd Aldermanic District

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and recommended approval of the planned development to the Common Council subject to the following:

- The applicant work with Planning Staff to reduce the number of surface parking stalls on site; and
- The applicant work with Planning Staff to examine the quality of the usable open space proposed on site to verify that is reasonable and actually usable.

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

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

Speaking in support was Brian Stoddard of University Avenue, Middleton, representing the developer. In support, not wishing to speak, but available to answer questions was the developer, Stefan Varo, of S. Moraity Road, Broadhead.

Speaking in opposition was Donna Buchert of Milwaukee 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 - February 11, 2019

- 10202 Old Sauk Road - Preliminary Plat and Final Plat of Pope Farms Estates, creating 16 single-family lots, one lot for future schools, one lot for open space, two outlots for stormwater management, and one outlot for parkland

- Upcoming Matters - February 25, 2019

- 3009 University Avenue and 3118 Harvey Street - CC-T to TR-U1, Conditional Use and Certified Survey Map Referral - Approve revised parking and fire lane and create one lot for existing 56-unit apartment building at 3009 University Avenue, and create one lot for existing five-unit apartment building at 3118 Harvey Street
- 754-904 Felland Road - Final Plat of Jannah Village, creating 49 single-family lots, four lots for two-family twin homes, four lots for four-unit townhouses, two multi-family lots, one outlot for a public park, and two outlots to be dedicated to the public for stormwater management
- 5454 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel
- 701-703 Rethke Avenue - Demolition Permit - Demolish shop to construct a health/ personal fitness club
- 4702 East Towne Blvd. - Demolition Permit and Conditional Use - Demolish bank to construct multi-tenant commercial building with vehicle access sales and service window
- Adjacent to 3385 North Star Rd. - Extraterritorial Certified Survey Maps - Create two commercial/industrial lots in the Town of Cottage Grove

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

**A motion was made by Rewey, seconded by Berger, to Adjourn at 7:32 p.m..
The motion passed by voice vote/other.**