



City of Madison

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

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Monday, February 25, 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 5:43 p.m.

Due to a technical issue in Room 201, there is no audio recording of this meeting, and the meeting was either not televised, or televised without audio.

Present: 9 - Steve King; Ledell Zellers; Sheri Carter; Ken Opin; Melissa M. Berger; Michael W. Rewey; Bradley A. Cantrell; James E. Polewski and Jason S. Hagenow

Excused: 2 - James F. Oeth and Andrew J. Statz

Opin was chair for this meeting.

Staff present: Natalie Erdman, Secretary; Heather Stouder and Tim Parks, Planning Division, and; Chris Petykowski and Stacie Reece, City Engineering Division.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Cantrell disclosed that he served on the Capital Area Regional Planning Commission with Kris Hampton, Chair or the Town of Cottage Grove board, but that his relationship would not affect his consideration of Item 13, which Mr. Hampton was registered on.

MINUTES OF THE FEBRUARY 11, 2019 REGULAR MEETING

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

SCHEDULE OF MEETINGS

March 11, 25 and April 8, 22, 2019

ROUTINE BUSINESS

1. [54505](#) Discontinuing and vacating multiple public unimproved street right-of-ways within the plat of First Addition to 1000 Oaks to allow the replatting of a portion the development, being located in the Southwest ¼ and Southeast 1/4 of the Southwest 1/4 of Section 28, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin. (9th AD)

A motion was made by Cantrell, seconded by Berger, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

- 2. [54514](#) SUBSTITUTE - Authorizing the Issuance of a Request for Proposals to Seek a Developer to Complete the Private Portion of the Judge Doyle - Block 88 Project.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission recommended adoption of the substitute resolution to the Finance Committee with the language recommended by the Equal Opportunities Commission. The motion to recommend approval with the EOC recommendation passed by voice vote/other.

A motion was made by Cantrell, seconded by Zellers, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

- 3. [54549](#) Determining a Public Purpose and Necessity and adopting a Transportation Project Plat Numbers. 5992-10-30 - 4.01 thru 5992-10-30 - 4.03, S. Gammon Road - USH 12/14 to Mineral Point Road for the acquisitions per the Plat of Land Interests required. Located in part of the NE ¼ and NW ¼ of Section 25 and the NE ¼ of Section 26, T7N, R8E, in the City of Madison. (9th and 19th AD)

A motion was made by Cantrell, seconded by Berger, 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 on Items 1-3.

NEW BUSINESS

- 4. [54508](#) Accepting the 100% Renewable Madison Report and adopting the recommendation that the City follow Scenario 3 measures and timeline.

A motion was made by Cantrell, seconded by Rewey, to Return to Lead with the Recommendation for Approval to the TRANSPORTATION POLICY AND PLANNING BOARD. The motion passed by voice vote/other.

Speaking in support of the report was Josh Arnold, 317 N. Hillside Terrace, representing the Sustainable Madison Committee

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 Amendment & Related Request

- 5. [54510](#) Creating Section 28.022-00368 of the Madison General Ordinances to change the zoning of properties located at 3118 Harvey Street & 3009 University Avenue, 5th Aldermanic District, from CC-T (Commercial Corridor - Transitional) District to TR-U1 (Traditional Residential-Urban 1) District.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 54510) and Certified Survey Map (ID 52914) to the Common Council, and approved the conditional use requests for the subject sites (ID 54206), all subject to the comments and conditions in the Plan Commission materials. The motion to approve passed by voice vote/ other.

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

- 6. [54206](#) 3009 University Avenue and 3118 Harvey Street; 5th Ald. Dist.: Consideration of a conditional use for a mixed-use building with greater than 24 dwelling units in Commercial Corridor-Transitional (CC-T) District; consideration of a conditional use for a building exceeding five stories and 68 feet in height in the CC-T District; consideration of a conditional use for an accessory building exceeding 576 square feet in the Traditional Residential-Urban 1 (TR-U1) District; and consideration of a conditional use to allow a driveway serving a commercial use to cross a residentially zoned property; all to allow alteration and reconstruction of an existing parking lot serving an existing mixed-use building at 3009 University Avenue and construction of a fire lane to serve the mixed-use building across 3118 Harvey Street.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 54510) and Certified Survey Map (ID 52914) to the Common Council, and approved the conditional use requests for the subject sites (ID 54206), all subject to the comments and conditions in the Plan Commission materials. The motion to approve passed by voice vote/ other.

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

- 7. [52914](#) Approving a Certified Survey Map of property owned by Shorewood House LLP located at 3009 University Avenue and 3118 Harvey Street; 5th Ald. Dist.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 54510) and Certified Survey Map (ID 52914) to the Common Council, and approved the conditional use requests for the subject sites (ID 54206), all subject to the comments and conditions in the Plan Commission materials. The motion to approve passed by voice vote/ other.

A motion was made by Cantrell, seconded by Hagenow, 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 5-7 were considered together as one public hearing. Registered in support of the requests and available to answer questions were: Duke Dykstra, 3009 University Avenue, the applicant, and Peter Fortlage, 722 North Star Drive.

Conditional Use & Demolition Permits & Related Requests

- 8. [54396](#) 5454 Lake Mendota Drive; 19th Ald. Dist.: Consideration of a demolition permit to allow a single-family residence to be demolished; consideration of a conditional use for a new single-family residence to be constructed on a lakefront property; and consideration of a conditional use to allow construction of a building with floor area exceeding 10,000 square feet in a residential zoning district.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission referred the demolition permit and conditional use to April 8, 2019 at the request of the applicant and pending the outcome of a variance request at the Zoning Board of Appeals. The motion to refer passed by voice vote/ other.

A motion was made by Cantrell, seconded by Hagenow, to Refer to the PLAN COMMISSION and should be returned by April 8, 2019. The motion passed by voice vote/other.

There were no registrants on this matter.

- 9. [54397](#) 701-703 Rethke Avenue; 15th Ald. Dist.: Consideration of a demolition permit to demolish a shop and construct a health studio/ fitness club.

On a motion by Cantrell, seconded by Ald. Carter, the Plan Commission found the standards met and approved the demolition permit subject to the comments and conditions in the Plan Commission materials and the following condition:

- That the applicant/ proponent work with City staff to make the approach to Burke Avenue at the eastern edge of the site more friendly for pedestrians and bicyclists, with an effective width of the path to be ten (10) feet with no interference from car doors.

The motion to approve the request with the additional condition passed by voice vote/ other.

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

- 10. [54543](#) Amending the official map of the City of Madison to remove an Official Map Reservation located on the property addressed as 701-703 Rethke Avenue; 15th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended approval of the Official Map amendment on the following 5-3 vote: AYE: Ald. Carter, Ald. King, Cantrell, Polewski, Rewey; NAY: Ald. Zellers, Berger, Hagenow; NON-VOTING: Opin; EXCUSED: Oeth, Statz.

In recommending approval of the amendment and related demolition permit (ID 54397), the Plan Commission requested that the applicant/ proponent work with City staff to make the approach to Burke Avenue at the eastern edge of the site more friendly for pedestrians and bicyclists, with an effective width of the path to be ten (10) feet with no interference from car doors.

A motion was made by Cantrell, seconded by Rewey, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by the following vote:

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

Noes: 3 - Ledell Zellers; Melissa M. Berger and Jason S. Hagenow

Excused: 2 - James F. Oeth and Andrew J. Statz

Non Voting: 1 - Ken Opin

Registered in support of the project and available to answer question was Chad Hoff, PO Box 138, Mount Horeb, representing the applicants, Mark and Sonya Plavcon.

- 11. [54398](#) 4702 East Towne Boulevard; 17th Ald. Dist.: Consideration of a demolition permit to demolish a bank; consideration of a conditional use in the Commercial Corridor-Transitional District (CC-T) for a vehicle access sales and service window for a bank tenant in a new multi-tenant commercial building; and consideration of a conditional use in the CC-T District for an outdoor eating area for a food and beverage use.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission referred the demolition permit and conditional use to a future meeting (no date specified) at the request of the applicant. The motion to refer passed by voice vote/ other.

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

There were no registrants on this matter.

Subdivision

- 12. [54395](#) Approving the final plat of *Jannah Village* on land generally addressed as 754-904 Felland Road; 3rd Ald. Dist.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and recommended approval of the final plat subject to the comments and conditions in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

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

There were no registrants on this matter.

Land Division

- 13. [54400](#) Adjacent to 3385 North Star Road, Town of Cottage Grove: Consideration of two Certified Survey Maps within the City's Extraterritorial Jurisdiction to create two commercial/ industrial lots from one parcel.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission found the extraterritorial approval standards met and approved the two-Certified Survey Map (CSM) land division subject to the comments and conditions in the Plan Commission materials, with the following modification:

- That condition #1 requiring one two-lot CSM instead of the two individual one-lot CSMs be removed.

In finding the standards met, members of the Plan Commission cited that the proposed lots are acceptable, as the lands are at the easternmost edge of the City's extraterritorial jurisdiction; the lots will not affect the ability to the City's ability to complete future annexations or utility extensions, and; the proposed lots are located near other parcels of a similar nature beyond North Star Road.

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

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

Speaking in support of the proposed land division were: Steve Banovetz, 714 Weald Bridge Road, Cottage Grove, an applicant; Kris Hampton, 3310 CTH N, Cottage Grove, representing the Town of Cottage Grove, and; Brett Conwell, 3370 Woodstone Drive, representing Capitol Underground, Inc.

Registered in support and available to answer questions was Larry Skaar, 4376 Secretariat Lane, Cottage Grove, another applicant.

BUSINESS BY MEMBERS

Ald. Zellers requested an update on the status of Edgewood High School's request to amend the Edgewood Campus master plan. Heather Stouder provided a verbal report.

SECRETARY'S REPORT

Heather Stouder summarized recent Common Council actions and upcoming Plan Commission matters.

- Recent Common Council Actions

The following items were approved by the Common Council at its February 5, 2019 meeting, subject to the recommendations of the Plan Commission:

- 1004-1032 S. Park Street - PD(SIP) to Amended PD(GDP-SIP) - Amend plans for approved mixed-use building to increase dwelling units from 157 to 173
- 702-734 Crimson Leaf Lane - Preliminary Plat and Final Plat of 1000 Oaks Replat No. 1, replatting nine lots to accommodate a new public street
- 801-939 Sugar Maple Lane, generally - Preliminary Plat and Final Plat of 1000 Oaks Replat No. 2, replatting 39 residential lots and one public outlot into 37 lots, two outlots for public stormwater management, and four private outlots for future development to accommodate widening of Sugar Maple Lane
- 6502 Milwaukee Street and 6501 Town Center Drive - PD(GDP) and PD(SIP) to Amended PD (GDP-SIP) - Construct two five-story mixed-use buildings containing a total of 28,000 sq. ft. of commercial space and 200 apartments
- 1848 Waldorf Boulevard - PD(SIP) to Amended PD(GDP-SIP) - Construct 34-unit apartment
- 1936-1938 Atwood Avenue - PD to TSS, Demolition Permit and Conditional Use - Demolish five-unit apartment building to construct four-story mixed-use building with 4,000 sq. ft. of commercial space and 79 apartments

- Upcoming Matters - March 11, 2019

- Staff update on the amendment to the Rattman Neighborhood Development Plan
- Staff update on the "Mifflandia" Neighborhood Plan
- 1954 E. Washington Avenue - TR-V2 to TR-U1, Demolition Permit and Conditional Use - Demolish eight-unit townhouse to construct a four-story, 44-unit apartment bldg. in an existing residential building complex
- 5785 Cottage Grove Road - A to SR-C1 - Rezone existing single-family residence
- 4725 Marsh Road - SR-C2 to SR-C3 and Conditional Use - Construct two-family twin home
- 3840 Maple Grove Drive - A to TR-C3, TR-U1, CN, and PR, and Preliminary Plat of "FRED-Maple Grove Drive", creating three lots for future multi-family development, three outlots for future development, one outlot for public parkland, and two outlots to be dedicated to the public for stormwater management and greenway
- 4706 E. Washington Avenue - Conditional Use - Construct multi-tenant commercial building in planned multi-use site in Urban Design Dist. 5
- 1630 Adams Street - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence, and construct detached garage exceeding ten percent of lot area
- 815 Oakland Avenue - Conditional Use - Allow accessory building exceeding 576 square feet and ten percent of lot area with accessory dwelling unit

- Upcoming Matters - March 25, 2019

- 10024 Valley View Road - A, TR-P and TR-C3 to TR-P and Preliminary Plat of "Western Addition to 1000 Oaks," creating 86 single-family lots, four lots for two-family two-unit buildings, one lot for future multi-family housing, enlarging Birchwood Point Park, and dedicating three new or enlarged outlots for stormwater management
- 929 E. Washington Avenue - Demolition Permit and Conditional Use - Demolish commercial buildings at 945 E. Washington Ave. and 924 E. Main St. to construct 11-story, 257,200 sq. ft. office building and parking in Urban Design Dist. 8

- 4202-4210 Hoepker Road - Attachment from Town of Burke with IL zoning, and Certified Survey Map Referral - Attach 53 acres from Burke to be zoned IL, create two industrial lots and dedicate extension of Manufacturers Drive
- 2946 Stevens Street - Conditional Use - Construct accessory dwelling unit
- 525 Wingra Street - Demolition Permit - Demolish two-family residence and construct single-family residence

ANNOUNCEMENTS

Cantrell and Rewey announced that they would not be present for the March 11, 2019 meeting.

Ald. King announced that he would not be present for the March 25, 2019 meeting.

The Commission acknowledged the upcoming retirement of Natalie Erdman as Director of the Department of Planning and Community and Economic Development.

ADJOURNMENT

**A motion was made by King, seconded by Hagenow, to Adjourn at 7:35 p.m.
The motion passed by voice vote/other.**