

PLAN COMMISSION
City of Middleton
Tuesday, April 11, 2023

MEETING MINUTES

Meeting materials available at: <https://www.cityofmiddleton.us/112/Agendas-Minutes>

Video recording available at: <https://www.youtube.com/watch?v=YnmA45hVY8s>

CALL TO ORDER & ROLL CALL

Mayor Brar called the meeting to order at 7:00 p.m. in the Middleton City Hall Council Chambers.

Members Present: Gurdip Brar, Randy Bruce, Gretchen Erdmann-Hermans, Chris Harp, Dan Ramsey, John Schaffer, Mike Slavish

Members Online:

Members Absent:

Staff Present: Abby Attoun, Daphne Xu

MINUTES OF MARCH 28, 2023

Moved by Brar, seconded by Schaffer, to approve the draft minutes as prepared. **Motion passed** 7-0.

AGENDA ITEMS

Item #1: Concept Review – Good Neighbor Garden, 6706 Century Ave. (PC-2651)

Xu reviewed the staff report, including the request for feedback for this concept. This project will require a rezoning and a future land use (FLU) map modification. Four individuals have provided input prior to the meeting, which were distributed to Plan Commissioners.

Sven Krause, applicant presented the concept:

- Concept is for a community garden / beer garden.
- The location is walkable to multi-family housing and older neighborhoods in Middleton.
- The concept is intended to be family-oriented and will include a playground as well as games for adults.

Brar appreciates that the applicant has already met with the VFW, which is next door to this property. He would like to understand more about where parking and access will take place, and requested information about the business plan.

Schaffer stated that he recently visited Austin, TX, and there are many small sites like this that have food trucks. This is a similar concept but there is only one small food stand in the concept. He wonders how the business can be supported with only one food stand. Krause stated that the plan is for a phased approach. They are working with local breweries, one of which would be selected to operate the space. Schaffer agrees with Mayor Brar that parking will be an issue.

Bruce said that this concept would be an addition to the community. He is concerned about the location on Century Avenue, and recommended fencing. Bruce also noted the concern about parking, which is limited in this area.

Slavish agreed with comments from the others, and said this could be a great family space and accommodate people of all ages. He noted a challenge with food service. Will all of the food items be brought into the site just for the limited hours? Krause said that the food items would be secondary to the beer garden use and would include pre-packaged or minimally-prepared on site. Schaffer said that food trucks could play a more prominent role in the design.

Erdmann-Hermans stated that all new uses require some level of parking. Service vehicles and delivery vehicles and staff members will all require parking. The lavatories would require a 10' setback and a truck would need to be able to access them for maintenance. Emergency service vehicles will need access to the site. This location will be a challenge for parking and access.

Ramsey shares similar concerns with Erdmann-Hermans. He is concerned about regulatory aspects of the project. Will there be a locked gate or would people be able to access the site at all times? Will there be entertainment at the site? When you are holding neighborhood meetings, will you be able to explain future phases of the project to the neighbors so that they understand the eventual plan for the site?

Harp inquired about lavatories, and where the concept is modeled after. He suggested that people may like to gather here for other reasons (coffee, etc.) and asked if any other locations have been considered. Krause said that it's rare to find a smaller site like this in Middleton that is available and that if the site were larger it would likely be developed for multi-family housing. Harp is concerned about traffic on Old Creek Road. Attoun said that the traffic impact analysis is underway for the Redtail Ridge project and that study includes Old Creek Road.

Krause asked about whether there are other zoning classifications that could accommodate this project, and Xu noted that B-2 is the best classification which includes 'drinking places.' Harp noted that the zoning will also need to consider future uses on the site. Krause asked about the need for an easement for the North Mendota Trail that will be required, and said he thinks it will serve as an amenity to the project.

Attoun noted that the North Mendota Trail and the Madison Metro Redesign (effective June 2023) will provide alternative modes of transportation to the site.

No action was taken.

Item #2: Sign Design Review for WayForward, 3502 Parmenter St (PC-2321)

Xu stated that the sign design is better aligned with the Sign Ordinance, and she recommends approval. Erica Hendricks, Finance and Operations Director at M.O.M. said they will reveal the new name on May 15. The next step is for them to notify their large stakeholders. Schaffer commented that there is a lot of white on the sign, which makes it difficult for the 'W' logo to stand out. The sign will not be lit.

Moved by Bruce, seconded by Slavish, to approve the sign design as submitted. **Motion passed** 7-0.

Item #3: Specific Implementation Plan (SIP) Modification for Sign Design Review – Cariad, 6230 University Ave (PC-2612)

Xu presented the request for a non-illuminated wall sign. Commission members complimented the understated design. Attoun inquired about the signage for the commercial tenant on the corner space, and Luke Severson, Sign Art Studio, said there likely will be commercial signage on the brown band on the first floor.

Moved by Ramsey, seconded by Schaffer, to approve the sign as a minor SIP modification. **Motion passed** 7-0.

Item #4: Specific Implementation Plan (SIP) Revisions – Madison Development Corporation Apartments (The Mill Apartments), 6908 Century Ave. (PC-2626)

Attoun provided an update that this is a request for an SIP modification to modify the unit count from 50 units to 52 units by reducing the planned setback on the top floor of the building. The building footprint has not changed, there is a minor reduction to parking to allow for better circulation in the parking lot. The applicant has satisfied some of the previous contingencies.

Slavish noted that there is a tight right turn coming out of the parking ramp, and he asked that the applicant look at softening that curb.

Moved by Brar, seconded by Harp, to determine that the Specific Implementation Plan is reasonably consistent with the GIP and recommend Common Council approval with the following contingencies of approval:

- Resolution of engineering staff recommendations as indicated on the plan set.
- Final staff approval of the outdoor lighting plan.
- City engineering staff must approve the site's stormwater management plan, along with a long-term maintenance plan, before a full building permit can be issued.

Motion passed 6-0-1, with Bruce abstaining.

ADJOURNMENT

Mayor Brar thanked Commissioners and staff for their collaborative work over the last 6 years that he has served as Mayor. Commissioners thanked Mayor Brar for his guidance and service over the last 6 years.

Moved by Schaffer, seconded by Bruce, to adjourn. **Motion passed**, and the meeting adjourned at 8:06 p.m.

Note: These minutes were prepared by Abby Attoun and are not final until they are formally approved at a subsequent meeting.