



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Approved PLAN COMMISSION

*Consider: Who benefits? Who is burdened?
Who does not have a voice at the table?
How can policymakers mitigate unintended consequences?*

This meeting may be viewed LIVE on Charter Spectrum Channel 994, AT&T U-Verse Channel 99 or at www.madisoncitychannel.tv.

Monday, August 10, 2020

5:30 PM

** Virtual Meeting**

Some or all of the members of the body, applicants, or members of the public, may participate in the meeting remotely by teleconference or videoconference.

CALL TO ORDER/ROLL CALL

Zellers was chair for the meeting.

Staff present: Kevin Firchow and Sydney Prusak, Planning Division; Daniel Rolfs, Office of Real Estate Services; Eric Halvorson, Traffic Engineering Division.

Alders Present: Ald. Tag Evers, District 13 and Ald. Zachary Henak, District 10.

Present: 7 - Patrick W. Heck; Marsha A. Rummel; Ledell Zellers; Kathleen L. Spencer; Eric W. Sundquist; Nicole A. Solheim and Bradley A. Cantrell

Excused: 3 - Lindsay Lemmer; Jason S. Hagenow and Andrew J. Statz

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Chair Zellers stated that the Plan Commission received an email communication with concerns regarding the Annex Group's affordable housing site at Wheeler Road and Packers Avenue. The communication is posted under Legislative File ID #61417.

MINUTES OF THE JULY 27, 2020 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: August 24 and September 14, 2020

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.

Tax Incremental Districts

2. [61552](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #39 (Stoughton Rd), City of Madison. (16th AD)

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

3. [61553](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #42 (Wingra), City of Madison. (13th AD & 14th AD)

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

Items 2 and 3 were considered together. Dan Rolfs of the City's Office of Real Estate Services gave an overview of the amendments and was available to answer questions. There were no other registrants for these items.

Conditional Use & Demolition Permits

4. [60000](#) 2649 East Springs Drive, 17th Ald. Dist.: Consideration of a demolition permit to allow a restaurant-tavern to be demolished; consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a vehicle access sales and service window for a proposed restaurant; consideration of a conditional use in CC-T for an outdoor eating area; and consideration of a conditional use to exceed the maximum number of automobile parking stalls to serve the proposed restaurant.

On a motion by Cantrell, seconded by Ald. Heck, the Plan Commission voted to refer this item to a future meeting at the request of the applicant.

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

5. [61061](#) 416 S Park Street; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District to convert an existing tavern into a nightclub, and consideration of a conditional use in the TSS District to establish an outdoor eating area.

On a motion by Solheim, seconded by Cantrell, the Plan Commission found the standards met and recommended approval of the conditional use requests, subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/other.

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

Registered in support and wishing to speak was Matthew Kleiser, 109 Rosemary Avenue, Madison, WI. Registered in opposition and wishing to speak was Moose J Werner, 1618 Middleton Street, Middleton, WI. Registered in neither support or opposition and wishing to speak was Ben Gottlieb, 402 S Park Street, Madison, WI.

- 6. [61062](#) 2020 Vilas Avenue; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 2 (TR-C2) District to allow construction of an accessory building exceeding 576 square feet.

On a motion by Cantrell, seconded by Ald. Heck, the Plan Commission found the standards met and approved the conditional use request, subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/other.

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

Registered in support and available to answer questions were Chad Genschaw, 3 Judy Circle, Madison, WI; Susanna D. Herro and Stuart C. Herro, 2020 Vilas Avenue, Madison, WI. Registered in support and not wishing to speak was Peter Daly, 1112 Lincoln Street, Madison, WI 53711.

Zoning Map Amendments & Related Requests

Note: Items 7 and 8 are related and should be considered together

- 7. [60907](#) Creating Section 28.022 -- 00442 of the Madison General Ordinances to change the zoning of property located at 133 East Lakeside Street, 13th Aldermanic District, from SE (Suburban Employment) District to TE (Traditional Employment) District.

A motion was made by Cantrell, seconded by Sundquist, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -PUBLIC HEARING. The motion passed by voice vote/other.

- 8. [60480](#) REVISED - 133 E Lakeside Street; 13th Ald. Dist.: Consideration of a demolition permit to demolish a fraternal lodge; consideration of a conditional use in the Suburban Employment (SE) zoning district for multi-family dwellings; and consideration of a conditional use in the SE District for dwelling units in a mixed-use building, all to construct a four-story mixed-use building with approximately 1,250 square feet of commercial space and 66 apartments.

On a motion by Cantrell, seconded by Sundquist, the Plan Commission found the standards met and approved the demolition and conditional use requests subject to the comments and conditions in the Plan Commission materials with the following modifications:

- That staff work with the applicant to reduce the size of the at-grade parking lot to approximately 12 vehicle spaces, giving staff some flexibility in determining the exact number to be provided.
- That Condition of Approval #26 be removed (A traffic study (TIA) has been requested, applicant shall have the study approved prior to sign-off) on the request of the Traffic Engineering Division.

The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Sundquist, to Approve with Amendment(s). The motion passed by voice vote/other.

Items 7 and 8 were considered together as one public hearing. Registered in support and wishing to speak was Kevin Burow, 7601 University Avenue, Middleton, WI. Registered in support and available to answer questions were Justin Zampardi, 999 Fourier Drive Madison, WI; Chris Armstrong, 5803 Auburn Drive Fitchburg, WI; and Scott Kelly, 120 E Lakeside Street Madison, WI. Registered in support and not wishing to speak was Karyl Lynn Bruckner, 120 E Lakeside Street Madison, WI.

Note: Items 9 and 10 should be referred to September 14, 2020 at the request of the applicant and district alder

- 9. [60914](#) Creating Section 28.022 - 00454 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District, from Temp. A (Temporary Agricultural) District to SR-C2 (Suburban Residential-Consistent 2) District; and creating Section 28.002 - 00455 of the Madison General Ordinances to change the zoning of the property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District, from Temp. A (Temporary Agricultural) to TR-C3 (Traditional Residential-Consistent 3) District; and creating Section 28.022-456 of the Madison General Ordinances to change the zoning of the property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District from Temp. A (Temporary Agricultural) to TR-V2 (Traditional Residential-Varied 2) District; and creating Section 28.022 - 00457 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District from Temp. A (Temporary Agricultural) District to TR-U1 (Traditional Residential-Urban 1) District; and creating Section 28.022-458 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District from Temp. A (Temporary Agricultural) District to CC-T (Commercial Corridor-Transitional) District

On a motion by Cantrell, seconded by Heck, the Plan Commission voted to refer this item to the September 14 Plan Commission meeting at the request of the applicant and District Alder. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Heck, to Refer to the PLAN COMMISSION and should be returned by 9/14/2020. The motion passed by voice vote/other.

- 10. [60683](#) Approving the preliminary plat of *Raemisch Farm Development* on property addressed as 4000-4150 Packers Avenue and 4201 N Sherman Avenue; 12th Ald. Dist.

On a motion by Cantrell, seconded by Heck, the Plan Commission voted to refer this item to the September 14 Plan Commission meeting at the request of the applicant and District Alder. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Heck, to Refer to the PLAN COMMISSION and should be returned by 9/14/2020. The motion passed by voice vote/other.

Items 9 and 10 were considered together. Registered in opposition and not wishing to speak were Kay Hagerty, 1402 Wyldeewood Drive, Madison, WI; Jessica Henderson, 1206 Winn Trail, Madison, WI; and Darla Niemuth, 1909 Pond Street, Madison, WI.

Note: Items 11 - 13 are related and should be considered together

- 11. [60916](#) Creating Sections 28.022 - 00450 of the Madison General Ordinances to change the zoning of properties located at 617 S. Whitney Way and 160 Westgate Mall, 10th Aldermanic District, from CC (Commercial Center) District to PD(GDP) Planned Development (General Development Plan), and

creating and 28.022 - 00451 of the Madison General Ordinances to change the zoning of same from PD(GDP) Planned Development (General Development Plan) District and PD(SIP) Planned Development (Specific Implementation Plan) District.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 60916) and preliminary plat (ID 60678) to the Common Council, and approved the demolition and conditional use requests (ID 60671), subject to the comments and conditions in the Plan Commission materials, with the following modifications:

- The development team has indicated that the project will be designed to meet the updated stormwater ordinance. Recognizing this commitment, the Plan Commission encourages that these standards be met, with the final details to be approved by the City Engineer and/or their designee.

- Correct the word pond to pool per the recommended UDC conditions.

- Revise condition #2 to read as follows: "The Zoning Text shall be revised and submitted for final approval by the Zoning Administrator (or Designee) and Planning Division Director (or Designee) to include information regarding project phasing and to clarify that the heights shall be as on approved plans."

The motion passed by voice vote/other.

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

12. [60671](#)

160 Westgate Mall/ 617 S Whitney Way; 10th Ald. Dist.: Consideration of a demolition permit to demolish Westgate Mall, and consideration of a conditional use for development adjacent to a public park pursuant to Section 28.139 of the Zoning Code, as part of a planned redevelopment in Planned Development (PD) District zoning.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 60916) and preliminary plat (ID 60678) to the Common Council, and approved the demolition and conditional use requests (ID 60671), subject to the comments and conditions in the Plan Commission materials, with the following modifications:

- The development team has indicated that the project will be designed to meet the updated stormwater ordinance. Recognizing this commitment, the Plan Commission encourages that these standards be met, with the final details to be approved by the City Engineer and/or their designee.

- Correct the word pond to pool per the recommended UDC conditions.

- Revise condition #2 to read as follows: "The Zoning Text shall be revised and submitted for final approval by the Zoning Administrator (or Designee) and Planning Division Director (or Designee) to include information regarding project phasing and to clarify that the heights shall be as on approved plans."

The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Solheim, to Approve with Amendment(s). The motion passed by voice vote/other.

13. [60678](#)

Approving the preliminary plat and final plat of *Westgate Redevelopment Plat* on property generally addressed as 617 S Whitney Way and 160 Westgate Mall; 10th Ald. Dist.

On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 60916) and preliminary plat (ID 60678) to the

Common Council, and approved the demolition and conditional use requests (ID 60671), subject to the comments and conditions in the Plan Commission materials, with the following modifications:

- The development team has indicated that the project will be designed to meet the updated stormwater ordinance. Recognizing this commitment, the Plan Commission encourages that these standards be met, with the final details to be approved by the City Engineer and/or their designee.

- Correct the word pond to pool per the recommended UDC conditions.

- Revise condition #2 to read as follows: "The Zoning Text shall be revised and submitted for final approval by the Zoning Administrator (or Designee) and Planning Division Director (or Designee) to include information regarding project phasing and to clarify that the heights shall be as on approved plans."

The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Solheim, 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 11-13 were considered as one public hearing. Registered in support and wishing to speak were Melissa Huggins, 807 E Johnson Street Madison, WI; Kevin Burow, 7601 University Avenue, Middleton, WI; and Jacob T. Klein, 818 S Park Street, Madison, WI. Registered in support and available to answer questions were Danny Afable, 818 S Park Street, Madison, WI; and Bruce Hollar, 7530 Westward Way, Madison, WI. Registered in support and not wishing to speak were Andrew Hanson, 4422 Yuma Drive, Madison, WI; and Julia Depalma, 7701 Radcliffe Drive, Madison, WI. Registered in opposition and not wishing to speak were John Olson, 540 Cady Place, Madison, WI; and Gail Schaefer 551 Candy Place, Madison, WI. Registered in neither support or opposition and not wishing to speak was Harold Sabot, 9 Nokomis Court, Madison, WI.

Note: Item 14 should be referred to August 24, 2020 at the request of the applicant and district alder.

14. [61389](#)

Creating Section 28.022 - 00459 of the Madison General Ordinances to amend a Planned Development District at properties located at 6003-6067 Gemini Drive, 3rd Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00460 to amend a Planned Development District to approve a Specific Implementation Plan.

On a motion by Cantrell, seconded by Ald. Heck, the Plan Commission voted to refer this item to the August 24 meeting at the request of the applicant and District Alder.

A motion was made by Cantrell, seconded by Heck, to Refer to the PLAN COMMISSION and should be returned by 8/24/2020. The motion passed by voice vote/other.

There were no registrants on this item.

BUSINESS BY MEMBERS

SECRETARY'S REPORT

Kevin Firchow summarized the recent Common Council actions and upcoming matters. He also communicated that an appeal was filed regarding the Plan Commission's actions on the demolition and conditional use requests at 126 Langdon Street.

- Recent Common Council Actions

- 502-516 W Washington Avenue and 8-14 N Bassett Street - DR-2 to PD(GDP-SIP) to construct six-story mixed-use building with approximately 1,500 sq. ft. of commercial space and 103 apartments - Approved on August 4, 2020 subject to Plan Commission recommendations
- 1802-1818 Packers Avenue - TR-C4 to NMX to construct four-story mixed-use building with 1,100 sq. ft. of commercial space and 80 apartments - Approved on August 4, 2020 subject to Plan Commission recommendations
- 8355 Mansion Hill Avenue - Temp. A to TR-U2, Preliminary Plat, Certified Survey Map, and Final Plat of Springs at Pleasant View subdivision - Approved on August 4, 2020 subject to Plan Commission recommendations
- Zoning Text Amendment to create Section 28.129, requiring bird-safe vision glass treatment on specified buildings and structures - Third Substitute adopted on August 4, 2020

- Upcoming Matters - August 24, 2020

- 5622 Eastpark Boulevard - CC to CC-T and Conditional Use - Construct mixed-use development containing 4,300 sq. ft. of commercial space and 306 apartments in five buildings with accessory pool and clubhouse
- Neighborhood Development Plan and Official Map Amendments - Amend Marsh Road NDP and Official Map to change planned local streets and release reservations north of Voges Road
- Zoning Text Amendment - Amend the dimensional requirements of permitted and conditional uses and adding 'Farmers' Market' as a permitted use in the SEC zoning district
- 817 Williamson Street - Demolition Permit and Conditional Use - Demolish one-story commercial building to construct a three-story mixed-use building with approximately 800 square feet of commercial space and 24 apartments
- 1851 Monroe Street - Conditional Use for walk-up service window for restaurant/bakery
- 6119 Odana Road - Conditional Use for a restaurant-nightclub
- 414 Grand Canyon Drive - Conditional Use to construct a car wash
- 849 E. Washington Avenue - Conditional Use to construct outdoor eating area for nightclub

- Upcoming Matters - September 14, 2020

- 109-209 Cottage Grove Road - CC-T to NMX, Demolition Permit, and Conditional Use - Rezone 209 Cottage Grove, demolish three commercial buildings, and construct a four-story mixed-use building with 2,500 sq. ft. of commercial space and 78 apartments and a four-story apartment building with 110 units
- 5801 Cottage Grove Road - A to SR-C1 and Conditional Use - Rezone existing single-family residence and construct an accessory building exceeding 800 sq. ft. of area

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Cantrell, seconded by Heck, to Adjourn at 8:11 p.m. The

motion passed by voice vote/other.