



City of Madison

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

Meeting Minutes - Approved PLAN COMMISSION

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Monday, October 28, 2019

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

The meeting was called to order at 5:30 p.m.

Present: 7 - Lindsay Lemmer; Patrick W. Heck; Marsha A. Rummel; Kathleen L. Spencer; Jason S. Hagenow; Eric W. Sundquist and Michael W. Rewey

Excused: 3 - Ledell Zellers; Bradley A. Cantrell and Andrew J. Statz

Michael Rewey was chair for the meeting.

Staff Present: Nan Fey, Interim Secretary; Heather Stouder, Colin Punt, Planning Division

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Hagenow stated that his employer manages a building near 4602 Cottage Grove Road (Item 7), but it would not affect his ability to consider the proposal.

MINUTES OF THE OCTOBER 14, 2019 REGULAR MEETING

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

Sundquist noted an error in the failed amended motion for item #13 in which the votes for "aye" and "nay" had been reversed.

SCHEDULE OF MEETINGS

November 11, 25 and December 9, 2019

ROUTINE BUSINESS

1. [57717](#) Authorizing the execution of a Partial Release of Building Setback document for Lot 2 and Outlot 1 of the Plat of Twin Oaks. (16th AD)

A motion was made by Rummel, seconded by Lemmer, 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 this item.

2. [57726](#) Accepting a Permanent Limited Easement for Public Sidewalk Purposes and authorizing the Mayor and the City Clerk to execute a Consent to Occupy Easements for the benefit of Huston & Tritt Madison, LLC and First Business Bank to permit certain private improvements within existing easements granted to the public for the following purposes: sanitary sewer, storm sewer, storm water, water main, storm water drainage, and public utilities on the property located at 6622 Watts Road. (19th AD)

A motion was made by Rummel, seconded by Lemmer, 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 this item.

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

Note: Item 3 should be referred to November 11, 2019 at the request of the applicant.

3. [56839](#) Repealing Section 28.022 - 00117 of the Madison General Ordinances adopting the Campus Master Plan for Edgewood College, Edgewood High School and Edgewood Campus School.

On a motion from Hagenow, seconded by Ald. Rummel, the Plan Commission voted to refer this item to the November 11, 2019 Plan Commission meeting (November 19, 2019 Common Council) at the request of the applicant. The motion passed by voice vote/ other.

A motion was made by Hagenow, seconded by Rummel, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by 11/11/2019. The motion passed by voice vote/other.

There were no registrants for this item.

Note: Items 4-6 are related and should be considered together as one public hearing

4. [56461](#)

Creating Section 28.022 - 00393 of the Madison General Ordinances to amend a Planned Development District at property located at 6810-6834 Milwaukee Street, 3rd Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00394 to amend a Planned Development District to approve a Specific Implementation Plan.

On a motion from Ald. Rummel seconded by Hagenow, the Plan Commission found the standards met and recommended to Council to adopt this item subject to comments and conditions contained in the Plan Commission materials and the following conditions:

- That the applicant submit a management and security plan, with details to be approved by staff, to be recorded as an addendum to the zoning text.

- That the applicant commit to providing amenities for resident children, including a playground and an indoor game room.

Prior to the motion passing, Sundquist proposed an amended motion, seconded by Heck, which would have required only one parking stall, whether surface or structure, be included in the rent of each multifamily dwelling unit, and all other stalls be rented via separate agreement. Rowhouse attached garages were excluded from this restriction. The amendment failed on the following 3-4 vote: AYE: Sundquist, Ald. Heck, Spencer; NAY: Ald. Rummel, Ald. Lemmer, Hagenow, Rewey; Excused: Zellers, Cantrell, Statz

The main motion to approve the requests, with the above conditions, passed by the following 4-2 vote: AYE: Heck, Rummel, Spencer, Hagenow; NAY: Lemmer, Sundquist; Non-Voting: Rewey; Excused: Zellers, Cantrell, Statz

A motion was made by Rummel, seconded by Hagenow, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - RECESSED PUBLIC HEARING. The motion passed by the following vote:

Ayes: 4 - Patrick W. Heck; Marsha A. Rummel; Kathleen L. Spencer and Jason S. Hagenow

Noes: 2 - Lindsay Lemmer and Eric W. Sundquist

Excused: 3 - Ledell Zellers; Bradley A. Cantrell and Andrew J. Statz

Non Voting: 1 - Michael W. Rewey

Items 4-6 were considered together. Registrants are listed under item 6.

5. [56462](#)

Creating Section 28.022 - 00395 of the Madison General Ordinances to amend a Planned Development District at property located at 1 Wind Stone Drive, 3rd Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00396 to amend a Planned Development District to approve a Specific Implementation Plan.

On a motion from Ald. Rummel seconded by Hagenow, the Plan Commission found the standards met and recommended to Council to adopt this item subject to comments and conditions contained in the Plan Commission materials and the following conditions:

- That the applicant submit a management and security plan, with details to be approved by staff, to be recorded as an addendum to the zoning text.

- That the applicant commit to providing amenities for resident children, including a playground and an indoor game room.

Prior to the motion passing, Sundquist proposed an amended motion, seconded by Heck, which would have required only one parking stall, whether surface or structure, be included in the rent of each multifamily dwelling unit, and all other stalls be rented via separate agreement. Rowhouse attached garages were excluded from this restriction. The amendment failed on the following 3-4 vote: AYE: Sundquist, Ald. Heck, Spencer; NAY: Ald. Rummel, Ald. Lemmer, Hagenow, Rewey; Excused: Zellers, Cantrell, Statz

The main motion to approve the requests, with the above conditions, passed by the following 4-2 vote: AYE: Heck, Rummel, Spencer, Hagenow; NAY: Lemmer, Sundquist; Non-Voting: Rewey; Excused: Zellers, Cantrell, Statz

A motion was made by Rummel, seconded by Hagenow, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - RECESSED PUBLIC HEARING. The motion passed by the following vote:

Ayes: 4 - Patrick W. Heck; Marsha A. Rummel; Kathleen L. Spencer and Jason S. Hagenow

Noes: 2 - Eric W. Sundquist and Lindsay Lemmer

Excused: 3 - Ledell Zellers; Bradley A. Cantrell and Andrew J. Statz

Non Voting: 1 - Michael W. Rewey

Items 4-6 were considered together. Registrants are listed under item 6.

6. [56463](#)

Creating Section 28.022 - 00397 of the Madison General Ordinances to amend a Planned Development District at property located at 45 Wind Stone Drive, 3rd Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00398 to amend a Planned Development District to approve a Specific Implementation Plan.

On a motion from Ald. Rummel seconded by Hagenow, the Plan Commission found the standards met and recommended to Council to adopt this item subject to comments and conditions contained in the Plan Commission materials and the following conditions:

- That the applicant submit a management and security plan, with details to be approved by staff, to be recorded as an addendum to the zoning text.

- That the applicant commit to providing amenities for resident children, including a playground and an indoor game room.

Prior to the motion passing, Sundquist proposed an amended motion, seconded by Heck, which would have required only one parking stall, whether surface or structure, be included in the rent of each multifamily dwelling unit, and all other stalls be rented via separate agreement. Rowhouse attached garages were excluded from this restriction. The amendment failed on the following 3-4 vote: AYE: Sundquist, Ald. Heck, Spencer; NAY: Ald. Rummel, Ald. Lemmer, Hagenow, Rewey; Excused: Zellers, Cantrell, Statz

The main motion to approve the requests, with the above conditions, passed by the following 4-2 vote: AYE: Heck, Rummel, Spencer, Hagenow; NAY: Lemmer, Sundquist; Non-Voting: Rewey; Excused: Zellers, Cantrell, Statz

A motion was made by Rummel, seconded by Hagenow, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - RECESSED PUBLIC HEARING. The motion passed by the following vote:

Ayes: 4 - Marsha A. Rummel; Kathleen L. Spencer; Jason S. Hagenow and Patrick W. Heck

Noes: 2 - Eric W. Sundquist and Lindsay Lemmer

Excused: 3 - Ledell Zellers; Bradley A. Cantrell and Andrew J. Statz

Non Voting: 1 - Michael W. Rewey

Speaking in support were Brian Munson of East Lakeside Street; Matt Gilhooly of North Meridian Street, Indianapolis; and Ron Trahtenberg of Parmenter Street, Middleton.

Registered in support and not wishing to speak was Jim Hovde of Manassas Trail.

Registered in support and available to answer questions Eric Maring of Morris Avenue, Muskegon, Michigan.

Speaking in opposition were Cheryl Solaris of Shady Leaf Road and Paul Anderson of Reston Heights Drive.

Registered in opposition and not wishing to speak was Laura Pitt of Reston Heights Drive.

Registered in opposition and available to answer questions were Chuka and Sarah Okonkwo of Reston Heights Drive.

Conditional Use & Demolition Permits

- 7. [53612](#) 4602 Cottage Grove Road; 3rd Ald. Dist.: Consideration of a demolition permit to demolish a grocery store; consideration of a conditional use to construct a mixed-use building with greater than 24 dwelling units in the Commercial Corridor-Transitional (CC-T) District; consideration of a conditional use for a multi-tenant building in the CC-T District exceeding 40,000 square feet floor area; consideration of a conditional use for a single-family attached dwelling in the CC-T District; consideration of a conditional use in the CC-T District for a mixed-use building with less than 75% non-residential ground floor area; consideration in the CC-T District of a building with a street-facing width greater than 40 feet, that at least 75% of the ground-floor frontage facing the primary street, including all frontage at a street corner, shall be non-residential unless approved as conditional use; consideration of a conditional use in the CC-T district to approve a maximum front yard setback up to 100 feet; consideration of a planned multi-use site containing more than 40,000 square feet of floor area and where 25,000 square feet of floor area is designed or intended for retail use, all to construct a four-story mixed-use building with 10,000 square feet of commercial space and 65 apartments and a detached five-unit townhouse building.

On a motion from Ald. Lemmer, seconded by Sundquist, the Plan Commission found the standards met and approved this item subject to comments and conditions contained in the Plan Commission materials. The motion passed by voice vote.

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

Speaking in support was Ray White of Grand Teton Plaza.

Registered in support and available to answer questions were Megan Schuetz of Royster Oaks, Melissa Huggins of East Johnson Street, and Kevin McDowell of University Avenue, Middleton.

- 8. [56547](#) 931 E Main Street; 6th Ald. Dist. Consideration of a conditional use in the Traditional Employment (TE) District for an expanded tasting room for a distillery; consideration of a conditional use in the TE District for a reception hall; consideration of a conditional use in the TE District for a nightclub to allow beer sales at a distillery with an entertainment license; and approval of

an alteration to an existing conditional use to alter the hours of operation and capacity of the distillery.

On a motion from Hagenow, seconded by Ald. Rummel, the Plan Commission found the standards met and approved this item subject to comments and conditions contained in the Plan Commission materials. The motion passed by voice vote.

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

Registered in support and available to answer questions was Nathan Greenawalt of East Main Street.

Note: Item 9 should be referred to November 11, 2019 at the request of the applicant.

9. [57108](#)

630-648 E Washington Avenue and 12 N Blount Street; 2nd Ald. Dist.: Consideration of a demolition permit to demolish an existing mission house building and auto sales facility; consideration of a conditional use in the Traditional Employment (TE) District for a mission house; consideration of a conditional use in the TE District for community/counseling services; consideration of a parking reduction; and consideration of a conditional use in the TE district for multi-family dwellings, all to allow construction of a five-story building with a mission house, counseling services, health services and a place of worship along E Washington Avenue, and a separate three-story, 44-unit apartment building along E Mifflin Street.

On a motion from Hagenow, seconded by Ald. Rummel, the Plan Commission voted to refer this item to the November 11, 2019 Plan Commission meeting at the request of the applicant. The motion passed by voice vote.

A motion was made by Hagenow, seconded by Rummel, to Refer to the PLAN COMMISSION and should be returned by 11/11/2019. The motion passed by voice vote/other.

Registered in support and not wishing to speak were Meghan Pierce of North Lincoln Ridge Drive and Al Schultz of North Paterson Street.

Registered in opposition and not wishing to speak was Douglas Peterson of East Johnson Street.

Registered in opposition and available to answer questions Richard Baranzky of East Mifflin Street.

10. [57319](#)

5130 High Crossing Boulevard; 17th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for a building exceeding 25,000 square feet floor area for an individual establishment; and consideration of a conditional use for a planned multi-use site containing more than 40,000 square feet of floor area and where 25,000 square feet of floor area is designed or intended for retail use or for hotel or motel use, to allow construction of a four-story, 95-room hotel.

On a motion from Hagenow, seconded by Ald. Rummel, the Plan Commission found the standards met and approved this item subject to comments and conditions contained in the Plan Commission materials. The motion passed by voice vote.

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

Registered in support and available to answer questions was Greg Held of University Avenue.

11. [57487](#)

5646 Lake Mendota Drive; 19th Ald. Dist.: Consideration of a conditional use for lakefront development to allow construction of an accessory building for a single-family residence

On a motion from Hagenow, seconded by Ald. Rummel, the Plan Commission found the standards met and approved this item subject to comments and conditions contained in the Plan Commission materials. The motion passed by voice vote.

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

Registered in support and available to answer questions was Tanya Cunningham of Lake Mendota Drive.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Heather Stouder summarized upcoming matters.

November 11, 2019

- Accepting the white paper titled "Equitable Development in Madison: An assessment of factors contributing to displacement and gentrification"
- 30 Nob Hill Road - Attach property from Town of Madison and assign permanent SE zoning
- 2425 S Stoughton Road - Conditional Use for indoor recreation tenant (indoor golf) in multi-tenant commercial building with incidental alcohol sales
- 4706 E Washington Avenue - Conditional Use for auto repair facility (battery installation) in multi-tenant commercial building

November 25, 2019

- Presentation by Madison Metropolitan School Dist. staff on projects related to a potential 2020 capital referendum
- 1212 Huxley Street - Demolition Permit and Conditional Use to demolish credit union to construct four-story mixed-use building with 2,000 sq. ft. of commercial space and 50 apartments and four-story, 62-unit apartment building
- 4278 Vilas Hope Road - Extraterritorial Certified Survey Map to create one residential lot and one agricultural lot in Town of Cottage Grove

ANNOUNCEMENTS

Spencer announced she will be absent from the November 11 meeting.

ADJOURNMENT

A motion was made by Sundquist, seconded by Hagenow, to Adjourn at 7:44 p.m. The motion passed by voice vote/other.