



# City of Madison

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

## Meeting Minutes - Approved PLAN COMMISSION

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Monday, June 10, 2019

5:30 PM

210 Martin Luther King, Jr. Blvd.  
Room 201 (City-County Building)

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### CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:36 p.m.

**Present:** 11 - Lindsay Lemmer; Patrick W. Heck; Marsha A. Rummel; Ken Opin; Kathleen L. Spencer; Melissa M. Berger; James F. Oeth; Michael W. Rewey; Bradley A. Cantrell; James E. Polewski and Jason S. Hagenow  
**Excused:** 1 - Andrew J. Statz

Ken Opin was chair for the meeting. Hagenow arrived at 6:10. Polewski left at 7:45

Staff Present: Nan Fey, Secretary; Heather Stouder, Colin Punt, and Tim Parks, Planning Division; Matt Tucker, Zoning Administrator; Chris Peykowski, Engineering Division; Tom Lynch, Transportation Director; Brian Smith and Sean Malloy, Traffic Engineering Division.

Also Present: Ald. Zachary Henak, 10th District

### PUBLIC COMMENT

There were no registrants for public comment.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures, or recusals by members of the Plan Commission.

### MINUTES OF THE MAY 20, 2019 REGULAR MEETING

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

### SCHEDULE OF MEETINGS

Regular Meetings: June 24 and July 8, 29, 2019

### ROUTINE BUSINESS

1. [55924](#) Authorizing the City of Madison to grant a Private Sanitary Sewer Easement to Meriter Hospital, Inc. across a portion of property located at 7997 Raymond Road, commonly known as City Engineer Stormwater Utility 533. (7th A.D.)

**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. [55925](#) Authorizing the Mayor and City Clerk to execute a lease for farming purposes with Ronald J. Treinen for approximately 35 acres of land within the Northeast Open Space. (17th A.D.)

There were no registrants for the Routine Business Items.

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

## **SPECIAL ITEM OF BUSINESS**

Note: The version of the study in the Plan Commission materials is printed in grayscale for efficiency purposes. The version attached to the legislative file is in full color.

3. [55938](#) Accepting the 2019 Analysis of Impediments to Fair Housing Choice (AI) study

On a motion by Cantrell, seconded by Rewey, the Plan Commission accepted the 2019 Analysis of Impediments to Fair Housing Choice study. The motion to approve passed by voice vote/ other.

**A motion was made by Cantrell, seconded by Rewey, to Return to Lead with the Recommendation for Approval to the COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE. The motion passed by voice vote/other.**

## **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.

### **Neighborhood Plan**

4. [55528](#) Adopting the Triangle Monona Bay Neighborhood Plan as a Supplement to the City of Madison Comprehensive Plan and dissolving the Triangle and Monona Bay Ad-Hoc Neighborhood Plan Steering Committee.

On a motion by Cantrell, seconded by Berger, the Plan Commission referred the Public Hearing for the Triangle Monona Bay Neighborhood Plan to June 24, 2019, at the request of the Community Development Authority. The motion passed by voice vote/other.

**A motion was made by Cantrell, seconded by Berger, to Refer to the PLAN COMMISSION and should be returned by 6/24/2019. The motion passed by voice vote/other.**

**Zoning Text Amendments**

- 5.     [55737](#)           Amending Section 28.091(1) of the Madison General Ordinances to allow library/museum as a permitted use in the Parks and Recreation District.

On a motion by Cantrell, seconded by Berger, the Plan Commission recommended the council to adopt the zoning text amendment. The motion passed by voice vote/ other.

**A motion was made by Cantrell, seconded by Berger, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**
- 6.     [55783](#)           Amending Sections 28.901(1) and 28.151 of the Madison General Ordinances to allow Animal Day Care and Animal Grooming Facility in the Agricultural (A) District and amending the Supplemental Regulation for Animal Day Care.

On a motion by Cantrell, seconded by Berger, the Plan Commission recommended the council to adopt the zoning text amendment. The motion passed by voice vote/ other.

**A motion was made by Cantrell, seconded by Berger, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**
- 7.     [55801](#)           Amending Section 28.032(1), 28.151, and 28.211 of the Madison General Ordinances to add Office, Residential Services as a conditional use in the SR-V1 District, identify a supplemental regulation, and create a definition for Management Office.

On a motion by Cantrell, seconded by Berger, the Plan Commission recommended the council to adopt the zoning text amendment. The motion passed by voice vote/ other.

**A motion was made by Cantrell, seconded by Berger, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**
- 8.     [55878](#)           Creating Section 28.130 and Section 28.151 and amending Sections 28.151, 28.061, 28.072 and 28.082 of the Madison General Ordinances and to amend the definition of “Use, Accessory” create a new use category, “Use, Incidental” and create a new use “Incidental Alcohol Sales.”

On a motion by Cantrell, seconded by Berger, the Plan Commission recommended the council to adopt the zoning text amendment. The motion passed by voice vote/ other.

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

**Conditional Use & Demolition Permits**

- 9.     [55462](#)           2301 East Springs Drive; 17th Ald. Dist.: Consideration of a demolition permit to demolish a commercial building; consideration of a conditional use for a planned multi-use site with 40,000 square feet or more of floor area of which 25,000 square feet or more is designed as retail, a hotel or motel; consideration of a conditional use for a reduction as allowed by MGO Section 28.141(13), which requires a lodging development with between 50,001 and 200,000 square feet of floor area to have two (2) loading spaces of at least 10-foot by 50-foot located outside of aisle and maneuvering space, all to allow

construction of a five-story, 220-room hotel.

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 Dan O'Callaghan of West Washington Avenue and Nick Bower of Fourier Drive.

10. [55595](#)

6717 Odana Road; 19th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for an animal boarding facility.

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 was Maria Spinozzi of Hoven Court.

11. [55593](#)

301 E. Dean Avenue; 15th Ald. Dist.: Consideration of a demolition permit to demolish an existing single-family residence and construct a new single-family residence.

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 neither in support or opposition and available to answer questions was Greg Percy of East Dean Avenue.

12. [55594](#)

4501 Vernon Boulevard; 11th Ald. Dist.: Consideration of a demolition permit to demolish an existing bank and construct a new bank with vehicle access sales and service window.

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 Alexandra Paterson of Baylston Street, Chestnut Hill, Massachusetts, and Brian Munson of East Lakeside Street. Registered in support and not wishing to speak was Julia Hix of North Midvale Boulevard.

Item 13 should be placed on file without prejudice; the applicant has withdrawn the application.

13. [52912](#)

1202 S. Park Street; 13th Ald. Dist.: Consideration of a conditional use to construct a mixed-use building with 1,200 square feet of commercial space and 58 apartments in Design Dist. 7.

On a motion by Cantrell, seconded by Berger, the Plan Commission placed this item on file without prejudice at the request of the applicant, who has withdrawn the application. This motion passed by voice vote/other.

**A motion was made by Cantrell, seconded by Berger, to Place On File Without**

**Prejudice. The motion passed by voice vote/other.**

**Zoning Map Amendments & Related Requests**

Note: Items 14 and 15 are related and should be considered together

- 14. [55831](#) Creating Section 28.022-00386 of the Madison General Ordinances to change the zoning of property located at 9910 Peach Leaf Lane, 9th Aldermanic District, from TR-C3 (Traditional Residential - Consistent 3) District to TR-V2 (Traditional Residential-Varied 2) District to construct residential building complex with 15 single-family residences.

On a motion by Cantrell, seconded by Berger, the Plan Commission found the standards met and recommended approval of the zoning map amendment to the Common Council 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 Berger, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**

- 15. [55463](#) 9910 Peach Leaf Lane; 9th Ald. Dist.: Consideration of a conditional use in the [proposed] Traditional Residential-Varied 2 (TR-V2) District for a residential building complex with 15 single-family detached dwellings.

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.**

The following are registrants for items 14 and 15, which were considered together.

Registered in support and available to answer questions was Chad Wuebben of Schneider Road, Middleton. Registered in support and not wishing to speak was Cari Fuss of St. Annes Drive, Middleton.

Note: Items 16 and 17 are related and should be considered together

- 16. [55833](#) Creating Section 28.022-00387 of the Madison General Ordinances to change the zoning of property located at 624 Burnt Sienna Drive, 9th Aldermanic District, from TR-C3 (Traditional Residential - Consistent 3) District to TR-V2 (Traditional Residential-Varied 2) District to construct residential building complex with 13 single-family residences.

On a motion by Cantrell, seconded by Berger, the Plan Commission found the standards met and recommended approval of the zoning map amendment to the Common Council 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 Berger, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**

- 17. [55464](#) 624 Burnt Sienna Drive; 9th Ald. Dist.: Consideration of a conditional use in the [proposed] Traditional Residential-Varied 2 (TR-V2) District for a residential building complex with 13 single-family detached dwellings.

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.**

The following are registrants for items 16 and 17, which were considered together.

Registered in support and available to answer questions was Chad Wuebben of Schneider Road, Middleton. Registered in support and not wishing to speak was Cari Fuss of St. Annes Drive, Middleton.

Note: Items 18 and 19 are related and should be considered together

- 18. [55829](#) SUBSTITUTE Creating Section 28.022 -- 00385 of the Madison General Ordinances to change the zoning of property located at 5006 Hammersley Road, 10th Aldermanic District, from SR-C1 (Suburban Residential-Consistent 1) District to SR-V1 (Suburban Residential-Varied 1) District and creating Section 28.022 - 00388 to change the zoning of property located at 5006 Hammersley Road, 10th Aldermanic District from SR-V2 (Suburban Residential-Varied 2) to SRV-1 (Suburban Residential-Varied 1) District to construct a four-unit apartment building.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards were not met due to the scale and proportion of the proposed building and recommended the zoning map amendment be placed on file without prejudice. This motion passed by voice vote/other.

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

- 19. [55460](#) 5006 Hammersley Road; 10th Ald. Dist.; Consideration of a conditional use in the [proposed] Suburban Residential-Varied 1 (SR-V1) District to allow construction of a four-unit multi-family dwelling within 300 feet of any other two-family twin dwelling, three-unit dwelling, multi-family dwelling(s), or single-family attached dwelling

On a motion by Cantrell, seconded by Rewey, the Plan Commission placed this item on file without prejudice because the Plan Commission could not find approval standard 9 to be met due to the scale and placement of the proposed building within the established building pattern of the neighborhood. The motion passed by voice vote/other.

**A motion was made by Cantrell, seconded by Rewey, to Place On File Without Prejudice. The motion passed by voice vote/other.**

The following are registrants for items 18 and 19, which were considered together.

Speaking in support were Edward Linville of East Wilson Street, David Keller of Winston Drive, David Blaska of Loruth Terrace; and Linda Donoghue, Frank Power, David Stadelmayer, and John Baker, all of Whitcomb Drive.

Speaking in opposition were Chuck Steinhauer of Cambridge Road, Mike Thomsen of Raymond Road, Theresa Drinka of Gilbert Road, Colin Conn of Flad Avenue; and Mary Schauf, Margery Bradley, Josph Koykhar, Chris Ogden, Bruce Benefield, and Chris Biang, all of Hammersley Road.

Registered in opposition and available to answer questions were Susi Petta and Per Breuer Beckman, both of Loruth Terrace; and Mary Pfister and Ann Turner, both of Hammersley Road.

Registered in opposition and not wishing to speak were Bob Wombacher of Tolman Terrace; Tom McKenna of Whitcomb Drive; Margaret Roarck, James Brown, Leah Supensky, Barbara Koykhar, and Keil Regehr, all of Hammersley Road; and Bob Gosselin, Ella Beckman, Eric Beckman, Mike Petta, Cynthia Rudie, and Margaret Gosselin, all of Loruth Terrace.

20. [55573](#) SUBSTITUTE Creating Section 28.022 - 00375 of the Madison General Ordinances to change the zoning of property generally located at 3802-4002 Evan Acres Road, 3801, 3902 & 4001 Savannah Road, and 6303 Millpond Road, 16th Aldermanic District, from CC (Commercial Center) District to PD(GDP) (Planned Development (General Development Plan)) District.

On a motion by Cantrell, seconded by Lemmer, the Plan Commission found the standards met and recommended approval of the zoning map amendment to the Common Council 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 Lemmer, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**

Speaking in support were Daniel Brown of Evans Acres Road and Peter Tan of Woodrow Street.

Registered in support and available to answer questions were John Warner and Jaunita Missy Tracy, both of Evan Acres Road; Bill Dunlop of Horizon Drive, Verona; Kyla Beard of Division Street; Sammie Chambers of North Pecky Road, Blue Mounds; and Mike Scarmon of Garfield Avenue, Evansville.

Registered in support and not wishing to speak were Virgil Schulenburg and Crystal Mundt, both of Millpond Road.

21. [55385](#) Creating Section 28.022 - 00372 and Section 28.022 - 00373 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 760-780 Regent Street, 8th Aldermanic District.

On a motion by Cantrell, seconded by Rummel, the Plan Commission recommended referral of the zoning map amendment back to the Plan Commission on June 24, 2019 to provide the applicant with time to work with staff to address recommended conditions of approval. The motion to recommend referral passed by voice vote/other.

**A motion was made by Cantrell, seconded by Rummel, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by 6/24/2019. The motion passed by voice vote/other.**

Speaking in support were Chad Bloedel of East Wisconsin Avenue, Milwaukee; Nate Gundrum of Meadow Lane North, Minneapolis, Minnesota; Dave Merrick of Middlefield Road, Pewaukee; and Matt Schriener of Greenhaven Circle.

Registered in support and available to answer questions were Greg Kempen of Olympia Lane and Adam Winkler of Penny Lane.

**BUSINESS BY MEMBERS**

There was no business by members.

**SECRETARY'S REPORT**

Heather Stouder summarized the upcoming matters for the Commission.

**- Upcoming Matters - June 24, 2019**

- Adopting the Amended Rattman Neighborhood Development Plan
- 2161 Rimrock Road - Conditional Use Alteration - Construct two multi-tenant commercial buildings for food and beverage and retail tenants, with vehicle access sales and service window and outdoor eating areas
- 10024 Valley View Road - Final Plat of Western Addition to 1000 Oaks, creating 84 single-family lots, eight lots for four two-family two-unit buildings, one lot for future multi-family housing, one outlot for

- park, three outlots for stormwater management, and one outlot for a public alley
- Zoning Text Amendment - Amend Section 28.127(4) to extend effective period of the Alcohol Overlay District
- 5402 Buttonwood Drive/ 1 Buttonwood Court - Conditional Use - Construct mixed-use building with 270 multi-family units and 2,462 square feet of commercial space
- 2609 E. Washington Avenue - Conditional Use - Allow freestanding vending (food carts) in tavern parking lot in Urban Design Dist. 5
- 2741 University Avenue - Conditional Use Alteration - Expand capacity of outdoor eating area for restaurant in Urban Design Dist. 6
- 2922 Arbor Drive - Conditional Use - Construct detached garage exceeding 576 square feet in TR-V1 zoning district
- 4102 Lien Road - Conditional Use - Allow auto repair (car detailing) tenant in existing multi-tenant commercial building
- 4110 Veith Avenue - Conditional Use - Construct addition to single-family residence exceeding 500 sq. ft. on lakefront parcel

#### **- Upcoming Matters - July 8, 2019**

- 7043 Tree Lane - SE to CC-T and Conditional Use - Construct multi-family building with community living arrangement containing 143 independent living apartments and 32 memory care or assisted living units
- 223 S. Pinckney Street - Amended PD(SIP), Demolition Permit and Conditional Use - Approve revised plans for 253-room hotel; approve projection into Capitol View Preservation Limit for hotel and demolish Government East parking garage
- 6932 Manufacturers Drive - Demolition Permit - Demolish single-family residence to allow expansion of distribution facility campus
- 1208 Chandler Street - Conditional Use - Construct detached garage with accessory dwelling unit
- 2262 Winnebago Street - Conditional Use - Expand capacity for existing nightclub and construct outdoor eating area
- 2 N. Eau Claire Avenue - Conditional Use - Allow freestanding vending (food carts) in swimming club parking lot
- 462-466 N. Baldwin Street - Conditional Use - Construct shared detached garage with one side exceeding 10% of lot area
- 7066 Sligo Drive - Conditional Use - Construct outdoor eating area and vehicle access sales and service window for restaurant-tavern tenant in existing multi-tenant commercial building

## **ANNOUNCEMENTS**

There were no announcements.

## **ADJOURNMENT**

**A motion was made by Cantrell, seconded by Rewey, to Adjourn at 9:21 p.m..  
The motion passed by voice vote/other.**