



City of Madison

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

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Monday, February 10, 2020

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 5:31 p.m.

Present: 8 - Lindsay Lemmer; Patrick W. Heck; Marsha A. Rummel; Ledell Zellers; Kathleen L. Spencer; Jason S. Hagenow; Eric W. Sundquist and Keetra S. Burnette

Excused: 3 - Michael W. Rewey; Bradley A. Cantrell and Andrew J. Statz

Zellers was chair for the meeting.

Alders present: Ald. Arvina Martin, Dist. 11, Ald. Syed Abbas, Dist. 12; Ald. Tag Evers, Dist. 13

Staff Present: Christie Baumel, Deputy Mayor; Heather Stouder, Colin Punt, Bill Fruhling, and Dan McAuliffe Planning Division; John Strange, City Attorney's Office; Matt Tucker and Donna Magdalena, Zoning Office of the Building Inspection Division; Brian Smith and Sean Malloy, Traffic Engineering Division; Stacie Reece, Engineering Division; Doug Vogeli, Madison-Dane County Public Health; Tom Otto, Economic Development Division

PUBLIC COMMENT

Peter Taglia of West Brittingham Place spoke regarding the process regarding Item 12 (ID 58895 - Tourist Rooming House ordinance)

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Chair Zellers introduced new Commissioner Keetra Burnette.

Commissioner Hagenow recused himself from Item 12.

MINUTES OF THE JANUARY 27, 2020 REGULAR MEETING

Ald. Lemmer included a correction that she made an announcement regarding Item 9, but did not recuse herself.

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

SCHEDULE OF MEETINGS

Special Plan Commission Work Session: Thursday, February 20, 2020; 5:00-8:00 p.m., Room 153, Madison Municipal Building

Regular Meetings: February 24 and March 9, 23, 2020

SPECIAL ITEMS OF BUSINESS

1. [59432](#) Staff Introduction to a potential Electric-Vehicle Charging Ordinance

Ald. Syed Abbas, Stacie Reece, and Matt Tucker discussed a potential Electric-Vehicle Charging Ordinance. No action was taken by the Plan Commission on this item.

2. [58107](#) Oscar Mayer Special Area Plan Update

Consultants Rob Gottschalk and Lupita Alvarez (Vandewalle & Associates) provided an overview of Plan progress. Staff answered Commission questions. The Plan Commission provided comments and guidance to Planning staff. The Plan Commission took no action on this item.

Speaking in support were Mary Johnston of Fremont Avenue and Paul Noeldner of Kensington Drive, Maple Bluff.

Speaking in opposition were Erich Eifher of Dahle Street, David Bierman and Beth Sluys, both of Nova Way.

Speaking neither in support nor opposition were Maggie Freespirit and David Diamondstone, both of Coolidge Street, Bernice Armould of North Street, Leslieh Luttrell of Kropf Avenue, and Anita Weier of Golf Parkway.

Registered in opposition and not wishing to speak were Sara Gill of Coolidge Street and Don Lindsay of Northfield Place.

Registered neither in support nor opposition and not wishing to speak were Jenifer Rodriguez of Coolidge Street, Jeff Steele of McCormick Avenue, Jennifer Argelander of Erie Court, and Lauren Holman of Dahle Street.

Registered neither in support nor opposition and available to answer questions was John Johnson of McCormick Avenue.

ROUTINE BUSINESS

3. [59267](#) Accepting a Permanent Limited Easement for Public Sanitary Sewer Purposes from Mustafa K. Baskaya and Pelin Cengiz across the property located at 4918 Lake Mendota Drive. (19th AD)

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

4. [59330](#) Authorizing the Mayor and the City Clerk to execute a Release of Public Water Main Easement and accept the grant of a new Public Water Main Easement across a portion of the property located at 5402 Mineral Point Road. (11th AD)

A motion was made by Lemmer, seconded by Spencer, to Return to Lead with the Recommendation for Approval to the WATER UTILITY BOARD. The motion passed by voice vote/other.

There wer no registrants for the Routine Business items.

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 & Related Requests

- 5. [59131](#) Creating Section 28.022 - 00418 of the Madison General Ordinances to amend a Planned Development District at property located at 7050 Watts Road, 1st Aldermanic District, to approve an Amended General Development Plan.

On a motion by Ald. Heck, seconded by Ald. Lemmer, the Plan Commission recommended to Council to referred this matter to a future meeting pending a recommendation by the Urban Design Commission. The motion to refer passed by voice vote/ other.

A motion was made by Heck, seconded by Lemmer, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION. The motion passed by voice vote/other.

- 6. [57809](#) Approving a Certified Survey Map of property owned by 7050 Watts Road, LLC located at 7050 Watts Road; 1st Ald. Dist.

On a motion by Ald. Heck, seconded by Ald. Lemmer, the Plan Commission referred this matter to a future meeting pending a recommendation by the Urban Design Commission. The motion to refer passed by voice vote/ other.

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

There were no registrants for Items 5 and 6.

- 7. [59133](#) Creating Section 28.022 -- 00419 of the Madison General Ordinances to change the zoning of property located at 935 West Johnson Street, 8th Aldermanic District, from TR-U2 Traditional Residential - Urban District 2) District to CI (Campus Institutional) District.

On a motion by Ald. Heck, seconded by Ald. Lemmer, the Plan Commission recommended to Council to referred this matter to March 9, 2020 at the request of the applicant. The motion to refer passed by voice vote/ other.

A motion was made by Heck, seconded by Lemmer, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 3/9/2020. The motion passed by voice vote/other.

There were no registrants for this item.

Conditional Use & Demolition Permits

- 8. [57807](#) REVISED 1212 Huxley Street; 12th Ald. Dist.: Consideration of a demolition permit to demolish a financial institution; 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 to allow multi-tenant buildings in the CC-T District exceeding 40,000 square feet floor area; consideration of a conditional use for a multi-family dwelling with greater than eight (8) units 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 be non-residential unless approved as conditional use; all to construct a four-story mixed-use building with 2,000 square feet of commercial space and 55 apartments and a separate four-story, 55-unit apartment building.

On a motion by Hagenow, seconded by Ald. Lemmer, the Plan Commission found the standards met and approved the demolition permit and conditional uses 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 Hagenow, seconded by Lemmer, to Approve. The motion passed by voice vote/other.

Speaking in support were Mark Hammond of North 74th Street, Wauwatosa, and Ray White of Grand Teton Plaza.

- 9. [58779](#) 3205 Latham Drive; 14th Ald. Dist.: Consideration of a conditional use in the Industrial-General (IG) District for an animal shelter.

On a motion by Ald. Heck, seconded by Ald. Lemmer, the Plan Commission found the standards met and approved the conditional use 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 Heck, seconded by Lemmer, to Approve. The motion passed by voice vote/other.

There were no registrants for this item.

- 10. [58780](#) 944 Williamson Street, 6th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for an accessory vehicle access sales and service window for a financial institution to allow an existing multi-tenant commercial building to be converted into a credit union with a vehicle access sales and service window.

On a motion by Ald. Heck, seconded by Ald. Lemmer, the Plan Commission referred this matter to February 24, 2020 at the request of the applicant. The motion to refer passed by voice vote/ other.

A motion was made by Heck, seconded by Lemmer, to Refer to the PLAN COMMISSION and should be returned by 2/24/2020. The motion passed by voice vote/other.

There were no registrants for this item.

- 11. [58781](#) 6114-6204 Driscoll Drive; 3rd Ald. Dist.: Approval of an alteration to an approved Traditional Residential-Planned (TR-P) District master plan to allow construction of 12 two-family dwelling-twin homes.

On a motion by Ald. Heck, seconded by Ald. Lemmer, the Plan Commission found the standards met and approved the amendmend TR-P master plan 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 Heck, seconded by Lemmer, to Approve. The motion passed by voice vote/other.

There were no registrants for this item.

Zoning Text Amendment

- 12. [58895](#) SUBSTITUTE Creating Section 9.29, amending Section 28.151, amending and creating portions of Section 28.211 of the Madison General Ordinances to create an annual permit for tourist rooming houses, to amend the supplemental zoning regulations applicable to tourist rooming houses, amend the definition of Tourist Rooming House and Bedroom, and create a definition for Primary Residence.

The Plan Commission open the public hearing and received public testimony before recessing the public hearing.

On a motion by Ald. Lemmer, seconded by Ald. Rummel, the Plan Commission recommended referral of the ordinance to March 9, 2020. The motion to recommend referral passed by voice vote/ other, with Hagenow recused.

A motion was made by Lemmer, seconded by Rummel, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by 3/9/2020. The motion passed by voice vote/other.

Speaking in support were Marla Maeder of La Crosse Lane and Daniel Golden, Rebecca Carlson, and Jay Ford, all of Marathon Drive.

Speaking in opposition were Shirlly Drouin of Wintergreen Drive and Jackie Scott of Mendota Avenue, Middleton.

Registered in support and available to answer questions were Sarah van Riet and Amy Ford, both of Marathon Drive.

Registered in opposition and not wishing to speak were Peter Daly of Lincoln Street, Maureen Engelberger of Diamond Drive, Amy Froelich of Glen Drive, Rudy Mode of Orton Court, Ben Brubaker of Eugenia Avenue, Samantha Crownover of Kendall Avenue, and Donna and Norm Bucholtz, both of Quincy Avenue.

Registered in opposition and available to answer questions was Johnathan Lynch of Carpenter Street.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

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

- Recent Common Council Actions - January 21, 2020

- 6225 University Avenue - Rezoning from NMX to TR-U2 for future 53-unit apartment building, approved by the Common Council subject to Plan Commission recommendations- 1835 Wright Street
- Rezoning from IL to CI for daycare center and parking for Madison College, approved by the Common Council subject to Plan Commission recommendations

- Recent Common Council Actions - February 4, 2020

- 4510 Regent Street and 4513 Vernon Boulevard - SE to TR-U2 to construct four-story, 59-unit apartment building, approved by the Common Council subject to Plan Commission recommendations
- 209-261 Junction Road - PD to Amended PD(GDP-SIP) to construct 8,000 sq. ft. multi-tenant commercial building with vehicle access sales and service window, approved by the Common Council subject to Plan Commission recommendations
- Preliminary Plat and Final Plat of Village at Autumn Lake Replat No. 4, replatting 6 single-family lots and 2 lots to be developed with a two-family twin home into 10 single-family lots, approved by the Common Council subject to Plan Commission recommendations
- Preliminary Plat and Final Plat of 1000 Oaks, Replat No. 3, replatting 43 single-family lots into 49 single-family lots, approved by the Common Council subject to Plan Commission recommendations
- Zoning Text Amendment - to add "tasting room" as a conditional use under the use group "Food and Beverages" in DC (Downtown Core) and UMX (Urban Mixed Use) dists., and as a prohibited use in the Alcohol Overlay District, approved by the Common Council subject to Plan Commission recommendations
- Zoning Text Amendment - to exempt principal buildings from the Front Yard Setback requirement in CC-T zoning as long as other buildings occupy 30% of more of each street frontage on the lot, approved by the Common Council subject to Plan Commission recommendations
- Zoning Text Amendment to allow Clinic-Health and Physical, occupational or massage therapy as permitted uses in Industrial Limited (IL), approved by the Common Council subject to Plan Commission recommendations

- Upcoming Matters - February 24, 2020

- Presentation by Anna Andrzejewski, Chair of the Landmarks Commission regarding demolition reports
- 5006 Hammersley Road - SR-C1 and SR-V2 to SR-C1 and SR-C3 and Certified Survey Map Referral - Rezone to accommodate future lot for two-family dwelling development
- 1209-1313 Fish Hatchery Rd., 901-917 Midland Street, et al - TR-C2 to CC-T, Demolition Permit and Conditional Use - Demolish 11 single-family residences to construct five-story, 180,000 square-foot medical clinic
- 1213-1313 South Street - TR-C2 to CC-T, Demolition Permit and Conditional Use - Demolish four single-family residences and a two-family two-unit residence to construct private parking facility
- 849 E Washington Avenue - Conditional Use to convert office space in multi-tenant building into a restaurant-tavern with outdoor eating area in Urban Design Dist. 8
- 126 Langdon Street - Conditional Use to construct seven-story, 88-unit apartment building
- 216 S Pinckney Street - Amended PD (GDP-SIP) and Conditional Use Alteration to amend Block 88 Planned Development to construct nine stories above the podium to contain 162 residential units and a request for a conditional use alteration for projections into the Capitol View Preservation limit
- 202 N First Street - TE to PD(GDP-SIP) - General Development Plan-Specific Implementation Plan (GDP-SIP) to convert the City's 43,500 sq. ft. Fleet Services Building into the Madison Public Market

- Upcoming Matters - March 9, 2020

- 9317 Mineral Point Road & 9450 Silicon Prairie Pkwy - A to CC-T, Demolition Permit, Conditional Use and Certified Survey Map - Demolish single-family residence and agricultural bldg.; create four lots; and construct mixed-use bldg. with 13,000 sq. ft. of comm. space and 62 apartments and residential bldg. complex with 265 units in six bldgs. with pool and clubhouse
- 8110-8134 Mid Town Road & 1833-1859 Waldorf Blvd. - PD to Amended PD(GDP-SIP) - Amend Midtown Center General Development Plan and approve Specific Implementation Plan to construct a mixed-use development containing 4,000 sq. ft. of commercial space and 271 apartments in three buildings
- 3840 Maple Grove Drive - Conditional Use - Residential Building Complex to construct 8 townhouse buildings on a lot with 50 total units, an apartment block with 208 total units in 4 buildings, 3 small apartment buildings on a lot with 24 total units, and pool and clubhouse following recording of FRED Maple Grove plat
- 36 West Towne Mall - Demolition Permit and Conditional Use to demolish two-story retail building to construct one-story 83,000 sq. ft. retail building at West Towne Mall
- 6302, 6402-6418 Driscoll Drive - PD to PD(GDP-SIP) to construct a four-unit dwelling on each lot

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Lemmer, seconded by Rummel, to Adjourn at 9:00 p.m.
The motion passed by voice vote/other.