



City of Madison

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

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Monday, March 25, 2019

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 5:30 p.m.

Present: 7 - Ledell Zellers; Ken Opin; Kathleen L. Spencer; James F. Oeth; Bradley A. Cantrell; James E. Polewski and Jason S. Hagenow

Excused: 5 - Steve King; Sheri Carter; Melissa M. Berger; Michael W. Rewey and Andrew J. Statz

Opin was chair for this meeting.

Staff present: Heather Stouder and Tim Parks, Planning Division; Matt Tucker, Zoning Administrator; Chris Petykowski, City Engineering Division; Bill Putnam, Parking Division; and Eric Halvorson and Sean Malloy, Traffic Engineering Division.

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 MARCH 11, 2019 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: April 8, 22 and May 6, 20, 2019

Plan Commission/ Urban Design Commission Tour: Wednesday, June 5, 2019; time and route to be announced

ROUTINE BUSINESS

1. [54961](#) Convening a Staff Team that will address the issues of on-street parking in the City and policies that influence such parking.

A motion was made by Cantrell, seconded by Zellers, to Return to Lead with the Recommendation for Approval to the TRANSPORTATION POLICY AND PLANNING BOARD. The motion passed by voice vote/other.

- 2. [55071](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction of improvements for Dairy Drive between Femrite Drive and E. Broadway. Located in part of the SW ¼ of the SE ¼ of Section 22, T7N, R10E, in the City of Madison. (16th AD)

A motion was made by Cantrell, seconded by Zellers, 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 on Items 1 and 2.

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 Text Amendments

- 3. [54782](#) Amending Sections 28.211, 28.061, 28.072, 28.082 and 28.091 of the Madison General Ordinances to create a new use, Art Center.
On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and recommended approval of the zoning text amendment by voice vote/ other.

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

There were no registrants on Item 3.

- 4. [54783](#) Amending Section 28.173(6)(c) of the Madison General Ordinances to clarify the articulation requirements for Podium Buildings.
On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and recommended approval of the zoning text amendment by voice vote/ other.

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

Speaking in opposition to the proposed text amendment was Linda Lehnertz of S. Paterson Street.

- 5. [54784](#) Amending Section 28.211 of the Madison General Ordinances to create a definition of Bay Window.
On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and recommended approval of the zoning text amendment by voice vote/ other.

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

There were no registrants on Item 5.

Zoning Map Amendments & Related Requests

- 6. [54248](#) Creating Section 28.022 -- 00359 of the Madison General Ordinances to change the zoning of property located at 10024 Valley View Road, 9th Aldermanic District, from A (Agricultural), TR-P (Traditional Residential - Planned) and TR-C3 (Traditional Residential - Consistent 3) Districts to TR-P (Traditional Residential - Planned) District.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 54248) and preliminary plat (ID 54018) to the Common Council, and approved the demolition permit for 10024 Valley View Road (ID 54456), all subject to the comments and conditions in the Plan Commission materials, including the March 25, 2019 addendum. The motion to approve passed by voice vote/ other.

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

- 7. [54018](#) Approving the preliminary plat of *Western Addition to 1000 Oaks* on property generally addressed as 10024 Valley View Road; 9th Ald. Dist., including the replat of Lots 407-420 and 441-450 and Outlots 24, 25, 28 and 29 of *Southern Addition to Birchwood Point* and the future vacation/ discontinuance of Sweet Willow Pass and Old Timber Pass.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 54248) and preliminary plat (ID 54018) to the Common Council, and approved the demolition permit for 10024 Valley View Road (ID 54456), all subject to the comments and conditions in the Plan Commission materials, including the March 25, 2019 addendum. The motion to approve passed by voice vote/ other.

A motion was made by Cantrell, seconded by Hagenow, 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.

- 8. [54456](#) 10024 Valley View Road; 9th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence as part of the implementation of the *Western Addition to 1000 Oaks* subdivision.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 54248) and preliminary plat (ID 54018) to the Common Council, and approved the demolition permit for 10024 Valley View Road (ID 54456), all subject to the comments and conditions in the Plan Commission materials, including the March 25, 2019 addendum. The motion to approve passed by voice vote/ other.

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

The following were registered on Items 6 - 8, which were considered together:

Registered in support of the proposed development and available to answer questions were Brian Munson, Vandewalle & Associates, 120 E. Lakeside Street and Dan Day, D'Onofrio Kottke & Associates, 7530 Westward Way, both representing the applicant, Veridian Homes.

- 9. [54789](#) Creating Section 15.01(610) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Aldermanic Districts and Wards" attaching to the 17th Aldermanic District the Hooper Corporation Attachment and creating Section 15.02(145) to assign the attached property to Ward 145 attaching to the Hooper Corporation Attachment and creating

Section 28.022 - 00369 assigning a zoning classification of IL (Industrial - Limited) District.

On a motion by Cantrell, seconded by Polewski, the Plan Commission found the standards met and recommended approval of the attachment and zoning map amendment (ID 54789) and Certified Survey Map (ID 54671) to the Common Council subject to the comments and conditions in the Plan Commission materials, including the revised Traffic Engineering Division conditions dated March 25, 2019. The motion to recommend approval passed by voice vote/ other.

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

10. [54671](#)

Approving a Certified Survey Map of property owned by 2020 Madison, LLC generally addressed as 4202-4210 Hoepker Road; 17th Ald. Dist.

On a motion by Cantrell, seconded by Polewski, the Plan Commission found the standards met and recommended approval of the attachment and zoning map amendment (ID 54789) and Certified Survey Map (ID 54671) to the Common Council subject to the comments and conditions in the Plan Commission materials, including the revised Traffic Engineering Division conditions dated March 25, 2019. The motion to recommend approval passed by voice vote/ other.

A motion was made by Cantrell, seconded by Polewski, 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.

The following were registered on Items 9 and 10, which were considered together:

Registered in support of the attachment and proposed development were Dave Nelsen and Carl Ruedebusch, Ruedebusch Development/ 2020 Madison, LLC, 4605 Dovetail Drive, the applicants, and Bill Kutsunis, 1209 Redan Drive, representing the applicants.

Conditional Use & Demolition Permits

11. [54672](#)

2946 Stevens Street; 5th Ald. Dist.: Consideration of a conditional use to construct an accessory dwelling unit in the Traditional Residential-Consistent 2 (TR-C2) District.

On a motion by Cantrell, seconded by Hagenow, 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 Cantrell, seconded by Hagenow, to Approve. The motion passed by voice vote/other.

Registered in support of the request and available to answer questions was the applicant, Gunnar Anderson, 2942 Stevens Street

12. [54673](#)

525 Wingra Street; 13th Ald. Dist.: Consideration of a demolition permit to demolish an existing two-family residence and construct a single-family residence.

On a motion by Cantrell, seconded by Oeth, the Plan Commission found the standards met and approved the demolition permit subject to the comments and conditions in the Plan Commission materials. The motion to approve passed on the following 5-1 vote: AYE: Ald. Zellers, Cantrell, Hagenow, Oeth, Spencer; NO: Polewski; NON-VOTING: Opin; EXCUSED: Ald. Carter, Ald. King, Berger, Rewey, Statz.

A motion was made by Cantrell, seconded by Oeth, to Approve. The motion passed by the following vote:

Ayes: 5 - Ledell Zellers; Kathleen L. Spencer; James F. Oeth; Bradley A. Cantrell and Jason S. Hagenow

Noes: 1 - James E. Polewski

Excused: 5 - Steve King; Sheri Carter; Melissa M. Berger; Michael W. Rewey and Andrew J. Statz

Non Voting: 1 - Ken Opin

Registered in support of the request and available to answer questions were Fan Jiang, 2129 Stevens Street, the applicant, and Jenny Acker, Acker Builders, Inc., 331 E. Main Street, Waunakee, representing the applicant.

13. [54482](#)

901-929 E. Washington Avenue; Urban Design Dist. 8; 6th Ald. Dist.: Consideration of a demolition permit to demolish commercial buildings at 945 E. Washington Avenue and 924 E. Main Street; consideration of a conditional use in the Traditional Employment (TE) District to allow construction of a building exceeding five stories and 68 feet in height, both to allow construction of an eleven-story, 257,200 square-foot office building and 693-stall parking garage along E. Washington Avenue; and consideration of an alteration to an approved conditional use for the approved hotel at 901 E. Washington Avenue to provide an amended parking plan.

On a motion by Hagenow, seconded by Cantrell, the Plan Commission found the standards met and **approved** the alteration to the approved conditional use for the hotel and restaurant-tavern at 901 E. Washington Avenue to include 75 on-site valet stalls instead of the previously approved 138 on-site conventional surface parking stalls subject to the applicable comments and conditions in the Plan Commission materials. The motion to approve the parking alteration passed by voice vote/ other.

On a motion by Polewski, seconded by Cantrell, the Plan Commission **referred** the demolition permit for 945 E. Washington Avenue and 924 E. Main Street and the conditional use for the eleven-story building at 929 E. Washington Avenue to a future meeting following a recommendation by the Urban Design Commission on a study of the impacts from glare created by the exterior of the proposed building on surrounding properties and the design of the project with preservation/ retention of 924 E. Main Street. The preservation/retention of 924 was previously recommended to be reviewed by the City's preservation planner prior to the Urban Design Commission review. The motion to refer the demolition permit and conditional use related to the 929 E. Washington Avenue project passed by voice vote/ other.

An earlier motion by Cantrell, seconded by Oeth, to find the standards met and approve the demolition permit for 945 E. Washington Avenue and 924 E. Main Street, the conditional use for the eleven-story building at 929 E. Washington Avenue, and the conditional use alteration for 901 E. Washington Avenue subject to preservation/ retention the facade of 924 E. Main with the details to be approved by the Urban Design Commission following review by the preservation planner and UDC approval of a glare study **failed** on the following 2-4 vote: AYE: Cantrell, Oeth; NAY: Ald. Zellers, Hagenow, Polewski, Spencer; NON-VOTING: Opin.

Following the above failed first motion, the Plan Commission voted by unanimous consent to separate the parking alteration for the 901 hotel from the 929 project.

A motion was made by Hagenow, seconded by Cantrell, to Approve the conditional use alteration for 901 E. Washington Avenue. The motion passed by voice vote/other.

A motion was made by Polewski, seconded by Cantrell, to Refer the demolition permit and conditional use requests related to 929 E. Washington Avenue. The motion passed by voice vote/other.

14. [55078](#)

Authorizing the Mayor and City Clerk to execute a parking lease agreement with Archipelago Village, LLC, for 50 parking stalls at the South Livingston Street parking garage.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission recommended that the Transportation Commission recommend that the resolution be placed on file without prejudice. The motion to recommend against the parking lease passed by voice vote/ other.

Related to its recommendation to not approve the resolution, the Plan Commission approved a revised parking plan for the hotel and restaurant-tavern at 901 E. Washington Avenue (conditional use file ID 54482) to include 75 on-site valet stalls instead of the previously approved 138 on-site conventional surface parking stalls.

A motion was made by Cantrell, seconded by Hagenow, to Return to Lead with the Recommendation to Place on File without Prejudice to the TRANSPORTATION COMMISSION. The motion passed by voice vote/other.

The following were registered on Items 13 and 14, which were considered together:

Speaking in support of the proposed development and alteration were: Curtis Brink, Archipelago Village, LLC, 701 E. Washington Avenue, the applicant, and Andrew Laufenberg, Potter Lawson, Inc., 749 University Row, Suite 300, representing the applicant.

Speaking in opposition to the proposed development were: Fred Svenson, 3706 Dawes Street; Linda Lehnertz of S. Paterson Street; Henry Doane, 946 Spaight Street

Speaking neither in support nor opposition to the proposed development was Peter Cannon, 420 Sidney Street.

Also addressing the Commission about the project was Ald. Marsha Rummel, District 6.

Registered in support and available to answer questions were Matt Brink, 1701 Tierney Drive, Waunakee, and Jeff Held, Strand Associates, Inc., 910 W. Wingra Drive, both representing the applicant.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

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

- Recent Common Council Actions

- 1954 E. Washington Avenue - Rezoning for new 44-unit apartment building - Approved at the March 19, 2019 meeting with Plan Commission recommendation
- 5785 Cottage Grove Road - Rezoning existing single-family residence to SR-C1 - Approved at the March 19, 2019 meeting with Plan Commission recommendation
- 4725 Marsh Road - Rezoning to construct two-family twin home - Approved at the March 19, 2019 meeting with Plan Commission recommendation
- 3840 Maple Grove Drive - Rezoning and Preliminary Plat of "FRED-Maple Grove Drive" subdivision - Referred to April 16, 2019 Council meeting at the request of the applicant

- Upcoming Matters - April 8, 2019

- 5454 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel
- 10202 Old Sauk Road - Conditional Use - Construct elementary school
- 5402 Mineral Point Road - SE to CC-T, Demolition Permit and Conditional Use - Demolish office buildings at 330 S. Whitney Way and 5402 Mineral Point Road to construct 48-unit apartment building
- 4706 E. Washington Avenue - Conditional Use - Construct multi-tenant commercial building in planned multi-use site in Urban Design Dist. 5
- 1630 Adams Street - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence, and construct detached garage exceeding ten percent of lot area
- Zoning Text Amendment - Amend Section 28.071(2)(a) to update the Downtown Height Map

- 1101 Douglas Trail - Conditional Use - Construct accessory building exceeding 800 square feet in SR-C1 zoning
- 303 Potter Street - Demolition Permit - Demolish single-family residence to construct new single-family residence
- 2801 Atwood Avenue - Conditional Use - Allow free-standing vending (food truck/cart) in auto service station parking lot
- 210 S. Westfield Road - Conditional Use Alteration - Construct expansion of cemetery

- Upcoming Matters - April 22, 2019

- 5409 Femrite Drive - Demolition Permit - Demolish single-family residence to construct industrial building in Urban Design Dist. 1
- 4702 East Towne Blvd. - Demolition Permit and Conditional Use - Demolish bank to construct multi-tenant commercial building with vehicle access sales and service window and outdoor eating area (Revised request)
- 301 North Street - Conditional Use Alteration - Construct addition and expand outdoor recreation and outdoor eating area for existing restaurant-tavern
- 616-632 W. Wilson Street - Demolition Permit and Conditional Use - Demolish five residences to construct five-story, 58-unit apartment building
- 642 Struck Street - Conditional Use - Construct 8,264 square-foot commercial building with outdoor display area

ANNOUNCEMENTS

Oeth announced that he would not be present for the April 8, 2019 meeting.

Cantrell announced that he would not be present for the May 20, 2019 meeting.

ADJOURNMENT

**A motion was made by Hagenow, seconded by Cantrell, to Adjourn at 8:45 p.m.
The motion passed by voice vote/other.**