



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://www.cityofmadison.com)

## Meeting Minutes - Approved PLAN COMMISSION

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Monday, April 8, 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 5:30 p.m.

- Present:** 10 - Steve King; Ledell Zellers; Sheri Carter; Ken Opin; Kathleen L. Spencer; Melissa M. Berger; Michael W. Rewey; Bradley A. Cantrell; James E. Polewski and Jason S. Hagenow
- Excused:** 2 - James F. Oeth and Andrew J. Statz

Ken Opin was chair for the meeting. Ald. Carter arrived prior to the vote on the Consent Agenda.

Staff Present: Heather Stouder, Sydney Prusak, and Chris Wells, Planning Division; Matt Tucker, Zoning; Greg Fries, City Engineering.

Also Present: Ald. Skidmore.

### 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 25, 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: April 22 and May 6, 20, 2019

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

## 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.

### Conditional Use & Demolition Permits

1. [54840](#) 210 S. Westfield Road; 9th Ald. Dist.: Consideration of an alteration to an approved conditional use in the Commercial Center (CC) District to allow expansion of a cemetery.  

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

Speaking in support and available to answer questions was Joe Shumow of Lathrop Street, representing the JBAM Group. Speaking in support were James Stein of Brule Circle and Brian Beaulieu of Water Street, Prairie Du Sac, both representing the JBAM Group; Jeanne Bruitle, Deforest; and Jean MacCubbin of Pin Oak Trail, representing the Tamarack Trails Community Services Association. Registered in support were Eve Siegel of Millstone Road; Judith Blank of County Road H, New Glarus; and Janet Hirsch of Cedar Creek Trail.

Speaking in opposition and available to answer questions was Jude Morse of Tree Lane. Speaking in opposition was Laura McFarlane of Tree Lane. Registered in opposition and available to answer questions was Georgia Taylor of Tree Lane.
2. [54016](#) REVISED - 1630 Adams Street; 13th Ald. Dist.: Consideration of a demolition permit to approve the demolition of a single-family residence and approve plans for a new single-family residence; and conditional use to construct a detached garage exceeding ten percent of lot area.  

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

Speaking in support and available to answer questions was Judy Zimmer of Arboredge Way, Fitchburg. Speaking in support was Melissa Destree of W. Washington Avenue, representing the applicant.

Speaking in opposition were Stephen Piotrowski of Adams Street; and Tom Zinner of Adams Street. Registered in opposition and available to answer questions was Lynne Piotrowski of Adams Street.

Speaking neither in support nor opposition was Rosalind Woodward of Mound Street.

Note: Item 3 should be referred to a future meeting (no date specified) at the request of the applicant.
3. [54396](#) 5454 Lake Mendota Drive; 19th Ald. Dist.: Consideration of a demolition permit to allow a single-family residence to be demolished; consideration of a conditional use for a new single-family residence to be constructed on a

lakefront property; and consideration of a conditional use to allow construction of a building with floor area exceeding 10,000 square feet in a residential zoning district.

On a motion by Cantrell, seconded by Rewey, the Plan Commission re-referred the demolition permit and conditional uses to a future meeting (no date specified) at the request of the applicant. The motion to re-refer to the Plan Commission passed by voice vote/ other.

**A motion was made by Cantrell, seconded by Rewey, to Re-refer to the PLAN COMMISSION. The motion passed by voice vote/other.**

There were no registrants on this item.

Note: Item 4 should be referred to April 22, 2019 pending a recommendation by the Urban Design Commission.

- 4. [54406](#) 4706 E. Washington Avenue; Urban Design Dist. 5; 17th Ald. Dist.: Consideration of a conditional to allow construction of a new commercial building in 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.

On a motion by Cantrell, seconded by Rewey, the Plan Commission re-referred the conditional use to April 22, 2019 pending a recommendation by the Urban Design Commission in accordance with . The motion to re-refer to the Plan Commission passed by voice vote/ other.

**A motion was made by Cantrell, seconded by Rewey, to Re-refer to the PLAN COMMISSION and should be returned by 4/22/2019. The motion passed by voice vote/other.**

There were no registrants on this item.

- 5. [54407](#) 10202 Old Sauk Road; 9th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District to allow construction of an elementary school; consideration of a conditional use to provide parking in excess of the maximum number of parking spaces by Table 28I-3 of the Zoning Code, Off-Street Parking Requirements for a School, Public and Private; and consideration of a conditional use to allow construction of a building with floor area exceeding 10,000 square feet in a residential zoning district.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials, and the following conditions:

- Planning Staff shall investigate the shielding of the light fixtures to prevent light spillover.
- Planning Staff shall research the Declaration of Restrictions and Covenants and other documents submitted during the Public Hearing portion of the meeting to determine the City's obligation in the matters of restricting tree as well as light fixture heights and light spillover.
- Consider species other than Red Oak for the parking lot
- Look at making the walkway double in size for the incorporation of more trees; and
- Look at alternatives for the light poles lining the long driveway.

The motion to approve with the above conditions passed by voice/vote/other.

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

Speaking in opposition were Barbara Esser of Sandhill Road, Middleton; and Vernon Leibbrandt of Blue Aster Trail, Middleton. Registered in opposition was Jeanne Shearer of Blue Aster Trail, Middleton. Registered in opposition and available to answer questions was Michael Shearer of Blue Aster Trail, Middleton.

Registered neither in support nor opposition and available to answer questions were Robin Savola of Chicago Street, Milwaukee, and Sarah Church of Fourier Drive, both representing the Middleton-Cross Plains School District.

6. [54837](#) 1101 Douglas Trail; 16th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District to construct an accessory building exceeding 800 square feet.

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

Registered in support and available to answer questions was the applicant, Michael Jelinek of Douglas Trail.

7. [54838](#) 303 Potter Street; 13th 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 Rewey, 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 Rewey, to Approve. The motion passed by voice vote/other.**

Registered in support and available to answer questions were the applicant, Sara Eskrich of Edgewood Avenue; and Jacob Morrison of W. Lakeside Street, representing the project's architectural firm, MoTis Architecture.

8. [54839](#) 2801 Atwood Avenue; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District to allow free-standing vending in the parking lot of an auto service station.

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

Registered in support and available to answer questions was the applicant, Melisa Corona-Forte of Atwood Avenue.

### Zoning Text Amendment

9. [54886](#) Amending Section 28.071(2)(a) of the Madison General Ordinances to update the Downtown Height Map.

On a motion by Cantrell, seconded by Rewey, 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 Rewey, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**

There were no registrants on this item.

**Zoning Map Amendment & Related Request**

Note: Items 10-12 are related and should be considered together

- 10. [55029](#)            Creating Section 28.022 -- 00370 of the Madison General Ordinances to change the zoning of property located at 330 S. Whitney Way and 5402 Mineral Point Road, 11th Aldermanic District, from SE (Suburban Employment) District to CC-T (Commercial Corridor - Transitional) District.  
  
On a motion by Cantrell, seconded by Ald. Carter, the Plan Commission recommended referral of the Zoning Map Amendment (ID 55029) to a future Plan Commission meeting, and referred the demolition and conditional use requests (ID 54674) to a future Plan Commission meeting, both pending a review and recommendation by the Urban Design Commission in accordance with MGO 28.183(6)(a)9. The motion passed by voice vote / other.  
  
**A motion was made by Cantrell, seconded by Carter, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION. The motion passed by voice vote/other.**  
  
Speaking in support were Vern Jesse of Enchanted Valley Road, Middleton, representing the property owner, Whitney Point Properties, LLC; and Jerry Bourquin of Grand Teton Plaza, project's architectural firm, Dimension IV Madison. Registered in support and available to answer questions were Chad Corliss of Berkley Circle, Verona, and Andrew Kessenich of Center Road, Oregon, both representing the property owner, Whitney Point Properties, LLC; and Ben Tourdot of Tribeca Drive, Middleton, representing BMOC Inc. of E. Gorhan Street.

**\*\*Note: The description for Item 11 is changed on the amended agenda to add a conditional use for development adjacent to a public park.\*\***

- 11. [54674](#)            5402 Mineral Point Road; 11th Ald. Dist.: Consideration of a demolition permit to demolish office buildings addressed as 330 S. Whitney Way and 5402 Mineral Point Road; consideration of a conditional use in the [proposed] Commercial Corridor-Transitional (CC-T) District for a multi-family dwelling with eight (8) or more units; consideration of a conditional use for non-residential development immediately adjacent to the boundary of a City-owned public park (Garner Park); and consideration of a conditional use in the CC-T District for a multi-tenant building exceeding 40,000 square feet of floor area, all to allow construction of a 48-unit apartment building.  
  
On a motion by Cantrell, seconded by Ald. Carter, the Plan Commission recommended referral of the Zoning Map Amendment (ID 55029) to a future Plan Commission meeting, and referred the demolition and conditional use requests (ID 54674) to a future Plan Commission meeting, both pending a review and recommendation by the Urban Design Commission in accordance with MGO 28.183(6)(a)9. The Plan Commission also recommended the associated Certified Survey Map (ID 54676) be Placed on File Without Prejudice. The motion passed by voice vote / other.  
  
**A motion was made by Cantrell, seconded by Carter, to Refer to the URBAN DESIGN COMMISSION. The motion passed by voice vote/other.**  
  
The public hearings for Items 10, 11 & 12 were considered together. The registrants are listed under Item 10.

- 12. [54676](#)            Approving a Certified Survey Map of property owned by Whitney Point Properties, LLC located at 5402 Mineral Point Road; 11th Ald. Dist.  
  
On a motion by Cantrell, seconded by Ald. Carter, the Plan Commission recommended referral of the Zoning Map Amendment (ID 55029) to a future Plan Commission meeting, and referred the demolition and

conditional use requests (ID 54674) to a future Plan Commission meeting, both pending a review and recommendation by the Urban Design Commission in accordance with MGO 28.183(6)(a)9. The Plan Commission also recommended the associated Certified Survey Map (ID 54676) be Placed on File Without Prejudice. The motion passed by voice vote / other.

**A motion was made by Cantrell, seconded by Carter, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -REPORT OF OFFICER. The motion passed by voice vote/other.**

The public hearings for Items 10, 11 & 12 were considered together. The registrants are listed under Item 10.

## **BUSINESS BY MEMBERS**

There was no business by members.

## **SECRETARY'S REPORT**

Heather Stouder summarized the upcoming matters for the Plan Commission.

### **- Planning Division Annual Report**

### **- Upcoming Matters - April 22, 2019**

- 929 E. Washington Avenue - Demolition Permit and Conditional Use - Demolish commercial buildings at 945 E. Washington Ave. and 924 E. Main St. to construct 11-story, 257,200 sq. ft. office bldg. and parking
- 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
- 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
- 4214 Doncaster Drive - Demolition Permit - Construct new single-family residence to replace demolished residence

### **- Upcoming Matters - May 6, 2019**

- 760-780 Regent Street - PD(SIP) to Amended PD(GDP-SIP) - Construct 176-room hotel with 239-stall parking garage
- 2005 N. Sherman Avenue - TR-C4 to NMX and Conditional Use - Approve mixed-use building and construct outdoor-eating area for restaurant-tavern

## **ANNOUNCEMENTS**

There were no announcements.

## **ADJOURNMENT**

**A motion was made by King, seconded by Zellers, to Adjourn at 8:21 p.m.. The motion passed by voice vote/other.**