



City of Madison

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

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Monday, December 9, 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: 9 - Lindsay Lemmer; Patrick W. Heck; Marsha A. Rummel; Ledell Zellers; Kathleen L. Spencer; Jason S. Hagenow; Eric W. Sundquist; Michael W. Rewey and Bradley A. Cantrell

Excused: 1 - Andrew J. Statz

Zellers was chair for the meeting.

Alders present: Ald. Paul Skidmore, Dist. 9; Ald. Zachary Henak, Dist. 10; and Ald. Tag Evers, Dist. 13.

Staff present: Heather Stouder and Tim Parks, Planning Division; John Strange, City Attorney's Office; and Matt Tucker, Zoning Administrator.

PUBLIC COMMENT

There were no registrations for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Regarding Item 2, Ald. Lemmer disclosed that she attended Edgewood High School and Edgewood College, but that would not impact her ability to consider the item in an impartial manner.

Regarding Item 2, Rewey disclosed that his partner resided in the Vilas neighborhood, but that would not impact his ability to consider the item in an impartial manner.

MINUTES OF THE NOVEMBER 25, 2019 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: January 13, 27 and February 10, 24, 2020

Special Plan Commission Work Session: Thursday, February 20, 2020; time and location to be announced

ROUTINE BUSINESS

- 1. [58497](#) Amending the 2020 Capital Budget of Engineering-Major Streets and Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction and maintenance of improvements for a public street. Being part of NE ¼ of the SE ¼ of Section 17, T 7 N, R 8 E, in the City of Madison. (9th AD)

A motion was made by Cantrell, seconded by Rewey, 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 the Routine Business 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 6:00 p.m. where there are no registrants wishing to speak in opposition regardless of its placement on the agenda.

Zoning Map Amendments

- 2. [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 by Cantrell, seconded by Sundquist, the Plan Commission recommended that the zoning map amendment to repeal the Edgewood Campus Master Plan be placed on file. The motion to recommend that the repeal be placed on file passed on the following vote: AYE: Cantrell, Hagenow, Rewey, Spencer, Sundquist; NAY: Ald. Heck, Ald. Lemmer, Ald. Rummel; NON-VOTING: Zellers; EXCUSED: Statz (non-voting MMSD member).

In recommending that the repeal be placed on file, members of the Plan Commission who voted in favor of the motion to place on file did not feel that the repeal met the standard for map amendments based on public health, safety, and welfare.

A motion was made by Cantrell, seconded by Sundquist, to RECOMMEND TO COUNCIL TO PLACE ON FILE - RECESSED PUBLIC HEARING. The motion passed by the following vote:

Ayes: 5 - Kathleen L. Spencer; Jason S. Hagenow; Eric W. Sundquist; Michael W. Rewey and Bradley A. Cantrell

Noes: 3 - Lindsay Lemmer; Patrick W. Heck and Marsha A. Rummel

Excused: 1 - Andrew J. Statz

Non Voting: 1 - Ledell Zellers

The public hearing for this matter was closed on August 26, 2019.

Registered in support of the repeal were Mike Elliott, 2615 Smoky Trail, Fitchburg, representing Edgewood High School; James Imhoff, 7621 Tiger Lily Court, Verona, and; 6743 Rolling Oaks Lane, Verona.

Registered in opposition of the repeal were: Marc Gartler, 820 Woodrow Street; Catherine Jagoe, 2318 West Lawn Avenue; Robert Meyer, 812 Woodrow Street; Yael Gen, 860 Woodrow Street; Gretchen Twietmeyer, 2260 West Lawn Avenue; Shawn Schey, 878 Woodrow Street; Diane Jenkins, 1802 Monroe Street; Pat Alea, 708 Leonard Street; Josh Gettle, 2356 West Lawn Avenue; Bradley Boyce, 938 Woodrow Street; Teresa Nyholt, 812 Woodrow Street; Lynn Bjorkman, 1910 West Lawn Avenue; Daryl Sherman and Kathryn Lederhause, 3106 Gregory Street; Jon & Nancy Standridge, 1011 Edgewood Avenue; Marie Trest, 2310 Monroe Street; Edwin Sibert, 2318 West Lawn Avenue, and; Patricia Friday, 1050 Woodrow Street.

- 3. [58012](#) Creating Section 28.022 - 00410 of the Madison General Ordinances to change the zoning of property located at 9620 Brader Way, 9th Aldermanic District, from PD (Planned Development) to PD and approving a General Development Plan, and creating Section 28.022 - 00411 to approve a Specific Implementation Plan; creating Section 28.022 - 00412 to change the zoning of property located at 9601, 9701, 9801 and 9802 Brader Way, 9th District, from PD (Planned Development) District to SE (Suburban Employment) District; creating Section 28.022 - 00413 of the Madison General Ordinances to change the zoning of property located at 9501 Brader Way, 9th District, from PD (Planned Development) District to NMX (Neighborhood Mixed Use) District; and creating Section 28.022-00414 of the Madison General Ordinances to change the zoning of property located at 128-180 Bear Claw Way, 177 Veritas Drive, and 9502-9514 Brader Way 9th District, from PD (Planned Development) District to TR-U1 (Traditional Residential - Urban 1) District.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and recommended approval of the zoning map amendments 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 Rewey, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

Registered in support of the request was Dan Seeley, 604 Willow Brook Trail, Sun Prairie

- 4. [58253](#) Creating Section 28.022-00412 of the Madison General Ordinances to change the zoning of property located at 1402 S. Park Street, 13th Aldermanic District, from CC-T (Commercial Corridor-Transitional) District to TSS (Traditional Shopping Street) District.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and recommended approval of the zoning map 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 request was Helen Kitchel, 225 Potter Street.

Speaking neither in support nor opposition to the request was Jesse Laz-Hirsch, 538 Spruce Street.

Registered in opposition but not wishing to speak was Matt Lohmann, 255 Potter Street.

Conditional Use & Demolition Permits

- 5. [57810](#) 636 W Washington Avenue; 4th Ald. Dist.: Consideration of a demolition permit to demolish an auto service station and mixed-use building; and consideration of a conditional use for a new building in the Urban Mixed-Use (UMX) District greater than 20,000 square feet and more than four (4) stories in height; to construct a new six-story mixed-use building with 7,500 square feet of commercial space and 51 apartments.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and approved the demolition permit and 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 Rewey, to Approve. The motion passed by voice vote/other.

Registered in support of the project and available to answer questions were Jeff Lee, 57 Fuller Drive, representing Greenway Real Estate, LLC, and Kirk Keller, 1717 Camelot Drive, representing 636 West Washington Place.

Registered to speak in support of the project but not present when the item was called was Ald. Mike Verveer, 614 W Doty Street, representing the 4th District.

6. [57982](#)

4918 Lake Mendota Drive; 19th Ald. Dist.: Consideration of a demolition permit to allow a single-family residence to be demolished; and consideration of a conditional use for a new single-family residence to be constructed on a lakefront property.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and approved the demolition permit and 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.

Speaking in support of the project was Mark Wohlferd, Design Shelters, LLC, 3207 Glacier Ridge Road, Middleton.

Speaking neither in support nor opposition to the project was Jeff Koziol, 4922 Lake Mendota Drive.

7. [57983](#)

1133 Williamson Street; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for an outdoor eating area for a restaurant-tavern.

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

Registered in support of the request and available to answer questions was Wenxin Chen, 515 S Brooks Street.

8. [57984](#)

3201 Latham Drive; 14th Ald. Dist.: Consideration of a conditional use in the Industrial-General (IG) District for a daycare center.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions in the Plan Commission materials and the following condition:

- That sidewalk connections be provided to both building entrances from the proposed Latham Drive sidewalk.

The motion to approve with the added condition 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 of the request was Todd Jindra, 4909 Monona Drive, representing Reach Dane.

Registered in support and available to answer questions was the applicant, Jen Bailey, Reach Dane, 2096 Red Arrow Trail.

Land Division

- 9. [57818](#) Approving a Certified Survey Map of property owned by 910 Mayer, LLC located at 910 Oscar Avenue; 12th Ald. Dist.
 On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and approved the proposed land division 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 Rewey, 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.
 Speaking neither in support nor opposition to the proposed land division was Beth Shuys, 514 Nova Way, representing the Northside Planning Council.
 Registered in support but not wishing to speak was Nathan Wautier, Reinhart Boerner Van Deuren, 22 E Mifflin Street, representing the owner, 910 Mayer, LLC.

Zoning Text Amendment

- 10. [58225](#) Amending Sections 28.127(1)(a) and (2), repealing Sections 28.127(3) and (4) of the Madison General Ordinances to expand the Alcohol Overlay District, remove the requirement that there be an annual review, and remove the previous sunset provision.
 On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and recommended approval of the zoning text amendment to the Alcohol License Review Committee and Common Council. The motion to recommend approval 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 ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other.
 Registered in support of the text amendment and available to answer questions was Ald. Mike Verveer, 614 W Doty Street, representing the 4th District.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Heather Stouder summarized upcoming matters for the Commission.

- Upcoming Matters - January 13, 2020

- 6225 University Avenue - NMX to TR-U2, Demolition Permit and Conditional Use - Demolish two-story office building to construct four-story, 53-unit apartment building in Urban Design Dist. 6
- 1835 Wright Street - IL to CI and Conditional Use - Convert truck rental facility into daycare center and parking for Madison College
- 5810 Mineral Point Road - Demolition Permit and Conditional Use - Demolish office building to construct new building on office campus
- 5802 Raymond Road - Conditional Use - Construct three-story mixed-use building with 2,400 sq. ft. of commercial space and 11 apartments
- 714 Clark Court - Demolition Permit - Demolish single-family residence to construct new single-family residence
- 5048 Thorson Road - Extraterritorial Certified Survey Map - Create two residential lots in the Town of Sun Prairie

- Upcoming Matters - January 27, 2020

- 1212 Huxley Street - Demolition Permit and Conditional Use - Demolish credit union to construct four-story mixed-use bldg. with 2,000 sq. ft. of commercial space and 50 apartments and four-story, 62-unit apartment building
- 4510 Regent Street and 4513 Vernon Boulevard - SE to TR-U2, Demolition Permit and Conditional Use - Demolish two office buildings to construct four-story, 59-unit apartment building
- 209-261 Junction Road - PD to Amended PD(GDP-SIP) - Construct 8,000 sq. ft. multi-tenant commercial building with vehicle access sales and service window

ANNOUNCEMENTS

Cantrell and Rewey indicated that they would not be present for the February 11, 2020 regular meetings.

Ald. Heck indicated that he would not be present for the February 20, 2020 special meeting.

ADJOURNMENT

A motion was made by Hagenow, seconded by Cantrell, to Adjourn at 8:40 p.m. The motion passed by voice vote/other.