



City of Madison

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

Meeting Minutes - Approved PLAN COMMISSION

*Consider: Who benefits? Who is burdened?
Who does not have a voice at the table?
How can policymakers mitigate unintended consequences?*

This meeting may be viewed LIVE on Charter Spectrum Channel 994, AT&T U-Verse Channel 99 or at www.madisoncitychannel.tv.

Monday, October 19, 2020

5:30 PM

****Virtual Meeting****

Some or all of the members of the body, applicants, or members of the public, may participate in the meeting remotely by teleconference or videoconference.

The City of Madison is holding this Plan Commission meeting virtually to help protect our community from the Coronavirus (COVID-19) pandemic.

****Note** Quorum of the Common Council may be in attendance at this meeting.**

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; Nicole A. Solheim and Bradley A. Cantrell

Excused: 1 - Andrew J. Statz

Zellers was chair for the meeting.

Staff present: Heather Stouder, Tim Parks, Colin Punt, Planning Division; Chris Petykowski, City Engineering Division; Sean Malloy, Traffic Engineering Division

Alders present: Ald. Keith Furman, District 19

PUBLIC COMMENT

1. [60306](#) Plan Commission Public Comment Period

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Commissioner Solheim disclosed that she used to work for the applicant for item 11, but that it would not affect her decision.

Ald. Lemmer recused herself from Item 19 as she was related to the applicant.

MINUTES OF THE OCTOBER 5, 2020 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: November 9, 23 and December 14, 2020

Special Working Session: October 29, 2020, 5:00-8:00 p.m. (Virtual Meeting)

ROUTINE BUSINESS

2. [62352](#) Authorizing the execution of an Underground Fiber Optic Conduit and Cable Line Easement to Dane County across portions of City-owned land located at 7401 USH 12 & 18. (16th AD)

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

3. [62399](#) Authorizing the City to accept ownership from the Crawford Marlborough Nakoma Neighborhood Association of an outdoor informational message kiosk located in the 1600 block of Whenona Drive. (10th AD)

A motion was made by Cantrell, seconded by Solheim, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

4. [62412](#) Determining a Public Purpose and Necessity and adopting a Transportation Project Plat Numbers. 5992-11-30 - 4.04 thru 5992-11-30 - 4.05, University Avenue - Shorewood Blvd to University Bay Dr for the acquisitions per the Plat of Land Interests required. Located in part of the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 21, T7N, R9E, in the City of Madison. (5th AD)

A motion was made by Cantrell, seconded by Lemmer, 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 for the Routine Business items.

NEW BUSINESS

- 5. [62384](#) Authorizing the City to Enter into an Amendment to the Town of Blooming Grove and City of Madison Cooperative Plan.

A motion was made by Rummel, seconded by Cantrell, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

- 6. [62386](#) Authorizing the City to Enter into an Intermediate Attachment and Revenue Sharing Agreement with the Town of Blooming Grove.

A motion was made by Rummel, seconded by Cantrell, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

There were no registrants for items 5 and 6.

PUBLIC HEARING-5:45 p.m.

Zoning Map Amendments & Related Requests

Note: Items 7 and 8 are related and should be referred to November 9, 2020 at the request of the alder and staff.

- 7. [61589](#) Amending the City of Madison Official Map to establish mapped reservations for future Streets and Highways in the current and future City of Madison generally located north of Milwaukee Street between N Fair Oaks Avenue and West Corporate Drive consistent with recommendations in the adopted *Milwaukee Street Special Area Plan*.

On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission referred this matter to November 9, 2020 (November 17, 2020 Common Council) at the request of the alder and staff. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Lemmer, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by 11/9/2020. The motion passed by voice vote/other.

- 8. [62174](#) Creating Section 28.022 - 00461 of the Madison General Ordinances to rezone properties located at 3614-3700 Milwaukee Street and 102-122 West Corporate Drive, 15th Aldermanic District, from CN (Conservancy District), TR-C1 (Traditional Residential-Consistent 1 District) and IL (Industrial-Limited District) to TSS (Traditional Shopping Street) District,; creating Section 28.022 - 00462 to rezone portions of those properties from CN, TR-C1, and IL to TR-U1 (Traditional Residential-Urban 1) District.

On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission referred this matter to November 9, 2020 (November 17, 2020 Common Council) at the request of the alder and staff. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Lemmer, to RECOMMEND TO

COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 11/9/2020. The motion passed by voice vote/other.

There were no registrants for items 7 and 8.

Note: Items 9 and 10 are related and should be considered together.

- 9. [60914](#) Creating Section 28.022 - 00454 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District, from Temp. A (Temporary Agricultural) District to SR-C2 (Suburban Residential-Consistent 2) District; and creating Section 28.002 - 00455 of the Madison General Ordinances to change the zoning of the property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District, from Temp. A (Temporary Agricultural) to TR-C3 (Traditional Residential-Consistent 3) District; and creating Section 28.022-456 of the Madison General Ordinances to change the zoning of the property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District from Temp. A (Temporary Agricultural) to TR-V2 (Traditional Residential-Varied 2) District; and creating Section 28.022 - 00457 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District from Temp. A (Temporary Agricultural) District to TR-U1 (Traditional Residential-Urban 1) District; and creating Section 28.022-458 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District from Temp. A (Temporary Agricultural) District to CC-T (Commercial Corridor-Transitional) District

On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission referred this matter to November 9, 2020 (November 17, 2020 Common Council) at the request of the applicant. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Lemmer, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by 11/09/2020. The motion passed by voice vote/other.

- 10. [60683](#) Approving the preliminary plat of *Raemisch Farm Development* on property addressed as 4000-4150 Packers Avenue and 4201 N Sherman Avenue; 12th Ald. Dist.

On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission referred this matter to November 9, 2020 (November 17, 2020 Common Council) at the request of the applicant. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Lemmer, to RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER to the PLAN COMMISSION. The motion passed by voice vote/other.

Items 9 and 10 were to be considered together.

Registered in support and not wishing to speak were Jim Schuessler, 2122 Sheridan Dr

Registered in opposition and wishing to speak were Alison Lindsay-Mares, 2122 Bashford Ave; Marsha Cannon, 5 Cherokee Cir; Paul Noeldner, 136 Kensington, Maple Bluff;

Registered in opposition and available to answer questions were Les Hoffman, 1510 Comanche Glen; Jennifer Quinn, 1418 Lake View Ave; Lauren Isely Ziegler, 1953 Pond St; Russel Schwalbe, 5322 Namekagon Ln;

Registered in opposition and not wishing to speak were Catherine Ryan, 3713 Eliot Lane; Cindy Carlson, 5605 Comanche Way; Diane Samdahl, 4409 Prairieview Dr; Sharla Miller, 1628 N Golf Glen; Jennifer Goodnough, 1538 Lake View Ave

Registered neither in support nor opposition and wishing to speak was Anita Weier, 20 Gog Parkway

Registered neither in support or opposition and not wishing to speak was Roger Simsiman, 2792 Gateway Rd, Carlsbad, CA; Joan Bell-Kaul, 4225 Esch Ln

11. [62136](#)

Creating Section 28.022 - 00466 of the Madison General Ordinances to amend a Planned Development District at properties located at 6145-6301 Mineral Point Road, 19th Aldermanic District, amending the General Development Plan, and creating Section 28.022 - 00467 to approve a Specific Implementation Plan.

A motion was made by Cantrell, seconded by Ald. Rummel, to place on file without prejudice, with the finding that the application did not meet Standard B in that the building form was inappropriate. The motion was withdrawn without objection.

On a motion by Sundquist, seconded by Cantrell, the Plan Commission recommended to Council to re-refer the Zoning Map Amendment (ID 62136) as a recessed public hearing to the Plan Commission for its November 9, 2020, meeting. The motion passed by voice vote/other.

A motion was made by Sundquist, seconded by Cantrell, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by 11/9/2020. The motion passed by voice vote/other.

Speaking in support were Ted Matkom of 200 N. Main Street, Oregon; Ann Albert of 6209 Mineral Point Road, Madison; Kevin Yeska of 3131 View Road, Madison; and Mark Larson of 648 N. Plankinton Ave, Milwaukee

Registered in support were Barbara Gessner, 3405 Bluff St, Madison and Dana Warren, 6650 Offshore Dr, Madison

Registered in opposition were Hanque Macari 6225 Mineral Point Road, Madison and Hildegard Adler 6205 Mineral Point Road, Madison

Note: Items 12 and 13 are related and should be referred to November 9, 2020 pending a recommendation by the Urban Design Commission.

12. [62137](#)

Creating Sections 28.022 - 00468 of the Madison General Ordinances to change the zoning of properties located at 1-19 North Pinckney Street and 120 East Washington Avenue, 4th Aldermanic District, from DC (Downtown Core) District to PD(GDP) Planned Development (General Development Plan), and creating and 28.022 - 00469 of the Madison General Ordinances to change the zoning of same from PD(GDP) Planned Development (General Development Plan) District and PD(SIP) Planned Development (Specific Implementation Plan) District.

On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission referred this matter to November 9, 2020 (November 17, 2020 Common Council) pending a recommendation from the Urban Design Commission. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Lemmer, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 11/9/2020. The motion passed by voice vote/other.

- 13. [61820](#) 1-19 N Pinckney Street and 120 E Washington Avenue; 4th Ald. Dist.: Consideration of a demolition permit to demolish six commercial buildings as part of a planned redevelopment in Planned Development (PD) zoning.

On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission referred this matter to November 9, 2020 (November 17, 2020 Common Council) pending a recommendation from the Urban Design Commission. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Lemmer, to Refer to the PLAN COMMISSION and should be returned by 11/9/2020. The motion passed by voice vote/other.

There were no registrants for items 12 and 13.

Conditional Use Requests & Demolition Permits

- 14. [61672](#) 429 N Paterson Street; 2nd Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 4 (TR-C4) District for an accessory building exceeding 576 square feet and ten percent (10%) of lot area; and consideration of a conditional use in the TR-C4 District for an accessory dwelling unit, to allow construction of a 700 square-foot accessory dwelling unit with an accessory dwelling unit.

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

-that the accessory building be reduced in width by three feet (to 25 feet) to facilitate a reduction in the size of the proposed retaining wall and aid in terracing the rear yard for purposes of useable open space.

The motion passed by voice vote/other

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

Speaking in support was Curt Roeming, 429 North Paterson Street

Speaking in opposition were Ellen Murdoch, 433 N Paterson St; Nancy Rose Marshall, 425 N Paterson; Dennis Martin, 428 Castle Pl; Angela Vitcenda and Jerry Norenberg, 422 Castle Place; Patrick McDonnell, 441 N Paterson St; Dolores M. Emspak, 916 Castle Place

Registered in support and available to answer questions was Brenda Levin, 429 North Paterson Street

Registered in opposition were Sandra E Ward, 441 N Paterson St; Katherine A Arnesen, 920 Castle Place; Richard Sandrock, 918 Castle Place; Frank Emspak, 916 Castle Place; Julia Poje, 420 Castle Place; Dylan Whitaker, 420 Castle Place; Lynn Hellmuth, 914 Castle Place; Anne Arnesen, 920 Castle Place; Bradley Boyce, 938 Woodrow St; and Claire Ann Boyce, 938 Woodrow St

Note: Items 15 and 16 are related and should be considered together.

- 15. [62381](#) Amending the East Washington Avenue Capitol Gateway Corridor Plan to revise the land use recommendation for the block bounded by East Washington Avenue, South Breatly Street, East Main Street, and South Paterson Street from "Employment" to "Employment/Residential."

On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission recommended to Council to adopt the Plan amendment (ID 62381). The motion 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.

- 16. [62082](#) 920 E Main Street; Urban Design Dist. 8; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Employment (TE) District for dwelling units in a mixed-use building; consideration of a conditional use in the TE District for a building exceeding five stories and 68 feet in height; consideration of a conditional use for a parking reduction of more than 20 automobile spaces and 25 percent or more of the required parking, and; consideration of a major alteration to a conditional use-planned multi-use site containing a hotel, all to allow the construction of a ten-story mixed-use building containing 5,500 square feet of commercial space and 75 apartments in a planned multi-use site containing a hotel, two approved office buildings, and a shared parking structure.

On a motion by Cantrell, 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 passed by voice vote/other.

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

Items 15 and 16 were considered together.

Registered in support and available to answer questions were Doug Hursch, 749 University Row; John Thousand, 5100 Eastpark Blvd; Curt Brink, 701 E Washington Ave; Jeff Held, 2301 Keyes Ave; and Matt Brink, 1701 Tierney Dr, Waunakee

Registered in opposition was David Schmieding of 311 Russell St.

- 17. [62083](#) 722 E Main Street; Urban Design Dist. 8; Ald. Dist. 6: Consideration of a conditional use in the Traditional Employment (TE) District for an auto service station to allow construction of a vehicle charging facility at the southwesterly corner of E Washington Avenue and S Livingston Street.

On a motion by Cantrell, 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 passed by voice vote/other.

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

Registered in support and available to answer questions were Brian Reed, 749 University Row; Debbie Branson, 115 S. Blair St. and Dave Toso, 623 Railroad St.

Registered neither in support or opposition and available to answer questions was Matthew Spencer, 623 Railroad Street

- 18. [62084](#) 1937-1949 Winnebago Street and 316 Russell Street; 6th Ald. Dist.: Consideration of a demolition permit to demolish four commercial buildings and a single-family residence; and consideration of a conditional use in the Traditional Shopping Street (TSS) District for a building exceeding 25,000 square feet of floor area for a mixed-use or multi-tenant building to allow construction of a three-story mixed-use building with approximately 8,000 square feet of commercial space and 11 apartments

On a motion by Cantrell, seconded by Solheim, 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 passed by voice vote/other.

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

Speaking in support were Greg Held, 7601 University Ave, Middleton; Mark Jorgensen, 1947 Winnebago St; and Gregory J Paradise, 20 N Carroll St

Speaking in opposition were Jim Rogers, 321 Russell St and Fritz Hastreiter, 1933 Winnebago St

Registered in support and available to answer questions was Kevin Burow, 7601 University Ave, Middleton

Registered in support were Peter J Joyce, 170 Jackson St and Jake Swenson, 1924 Atwood Ave

Registered in opposition and available to answer questions was Lynn M Wimer, 1933 Winnebago Street

Registered in opposition was Ann Waidelich, 2150 Lakeland Ave

19. [62085](#)

5201 Old Middleton Road; 11th Ald. Dist.: Consideration of a demolition permit to demolish an office building; consideration of a conditional use in the Neighborhood Mixed-Use (NMX) District for a building containing two or more uses that exceeds 10,000 square feet of floor area; consideration of a conditional use in the NMX District for a mixed-use building containing eight (8) or more dwelling units; consideration of a conditional use in the NMX District for a building exceeding three stories and 40 feet in height; and consideration of a conditional use in the NMX District for a building with less than 75% non-residential ground floor area, all to allow construction of a four-story mixed-use building containing approximately 1,500 square feet of commercial space and 50 apartments.

On a motion by Cantrell, seconded by Sundquist, 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 passed by voice vote/other.

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

Speaking in support John Flad, 3330 University Ave; Duane Johnson and Donald Schroder, 7601 University Ave, Middleton

Speaking in opposition were Rebecca Abel, 301 Natchez Trace and Nathan Tredinnick, 426 Wynnwood Way

Registered in support and available to answer questions was Justin Zampardi, 999 Fourier Drive

20. [62086](#)

1355 Fish Hatchery Road; 13th Ald. Dist.: Consideration of a demolition permit and consideration of an alteration to an approved Planned Development District to allow demolition of a single-family residence to create open space for an adjacent office building

On a motion by Cantrell, seconded by Ald. Lemmer, 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 passed by voice vote/other.

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

Registered in support and available to answer questions was James Ternus, 910 W Wingra Dr

21. [62087](#)

1359 Fish Hatchery Road; 13th Ald. Dist.: Consideration of a demolition permit and consideration of an alteration to an approved Planned Development District to allow demolition of a single-family residence to create

open space for an adjacent office building

On a motion by Cantrell, seconded by Ald. Lemmer, 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 passed by voice vote/other.

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

Registered in support and available to answer questions was James Ternus, 910 W Wingra Dr

22. [62088](#)

522 S Gammon Road (53 West Towne Mall); 9th Ald. Dist.: Consideration of a demolition permit to demolish a commercial building with no proposed use.

On a motion by Cantrell, seconded by Ald. Lemmer, 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 passed by voice vote/other.

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

Registered in support and available to answer questions was Todd Mosher, 1245 E Diehl Rd, Naperville, IL

23. [62089](#)

1425 Gilson Street; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Employment (TE) District for an auto repair station (auto detailing) in an existing building

On a motion by Cantrell, 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 passed by voice vote/other.

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

Registered in support and available to answer questions was Alexander Teuschler, 902 Bentley Green, Verona, WI

Registered in opposition and wishing to speak was Jared Dubey, 504 Pine St

Registered in opposition and not wishing to speak were Laura Zirngible, 512 Pine St; Robert Summerbell, 506 Pine St; Roan Kaufman, 515 Cedar St

24. [62090](#)

1882 E Main Street; Urban Design Dist. 8; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Employment (TE) District for a service business in an existing building

On a motion by Cantrell, 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 passed by voice vote/other.

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

Register in support and available to answer questions were Justice Roe, 414 Pawling St; Catherine A Goss, 414 Pawling St; Adam Chern, 4217 School Rd

Note: Items 25 should be referred to November 9, 2020 to allow the application to be re-noticed with the correct address.

25. [62091](#)

REVISED - 2418 Allied Drive; 10th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Varied 1 (SR-V1) District for a residential services office

On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission referred this matter to November 9, 2020 to permit re-noticing with the proper address. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Lemmer, to Refer to the PLAN COMMISSION and should be returned by 11/9/2020. The motion passed by voice vote/other.

There were no registrants for this item.

Note: Item 26 was withdrawn by the applicant and should be placed on file without prejudice.

- 26. [62092](#) 5010 Milwaukee Street; 3rd Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence and construct a new single-family residence

On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission placed the item on file without prejudice. The motion passed by voice vote/other.

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

There were no registrants for this item.

- 27. [62093](#) 2701 Packers Avenue; 12th Ald. Dist.: Consideration of a conditional use in the Industrial-Limited (IL) District to allow the retail sale of propane at a personal indoor storage and truck rental facility

On a motion by Cantrell, 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 passed by voice vote/other.

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

Registered in support and available to answer questions was Mark Rukamp, 1050 Broadway St, Wrightstown, WI

- 28. [62094](#) 5098 Voges Road; 16th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence and construct a contractors shop.

On a motion by Cantrell, seconded by Ald. Lemmer, 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 passed by voice vote/other.

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

Registered in support and available to answer questions were Roger Endres, 1010 E Main St, Waunakee; and Marvin Martinez, 4256 Cleveland Rd, Cross Plains

- 29. [62095](#) 202-212 S Baldwin Street; 6th Ald. Dist.: Consideration of a demolition permit to demolish three commercial buildings to expand McPike Park.

On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission found the standards met and approved the demolition permits subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.

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

Registered in support and available to answer questions was Mike Sturm, 22 S Marquette St

BUSINESS BY MEMBERS

Commissioner Cantrell discussed the reconsideration of the proposal at 209 Cottage Grove Road at Common Council.

SECRETARY'S REPORT

Heather Stouder provided the Plan Commission with a summary recent Common Council actions and upcoming matters.

- Recent Common Council Actions

- 209 Cottage Grove Road - Rezoning from CC-T to NMX for mixed-use development of 109-209 Cottage Grove and 3900 Monona Drive - Denied by the Common Council on October 6, 2020
- 5801 Cottage Grove Road - A to SR-C1 to rezone existing single-family residence and construct an accessory building exceeding 800 sq. ft. of area - Approved by the Common Council on October 6, 2020 subject to Plan Commission recommendation
- Neighborhood Development Plan and Official Map Amendments to amend Marsh Road NDP and Official Map to change planned local streets and release reservations north of Voges Road - Approved by the Common Council on October 6, 2020 subject to Plan Commission recommendation

- Upcoming Matters - November 9, 2020

- Zoning Text Amendment - Amending portions of Section 28.061 to allow Mission House as a Permitted/ Conditional Use in the CC and CC-T Districts and amending Section 28.151 to require that mission houses operating as permitted use must receive funding from and enter into a service delivery contract with the City of Madison
- Zoning Text Amendment - Amend Secs. 28.211, 28.061, 28.072, 28.082 and 28.091 and create Sec. 28.141 (8)(e) to create a new use, Electric Vehicle Charging Facility, and to require that certain future parking facilities are constructed to include a specified amount of Electric Vehicle Capable and Electric Vehicle Ready spaces
- 402-414 E Washington Ave 8-12 N Franklin Street, and 9 N Hancock Street - Demolition Permit and Conditional Use - Demolish seven residential buildings and a commercial building to construct a nine-story mixed-use building with 1,200 square feet of commercial space and 148 apartments in Urban Design Dist. 4
- 540-550 Redan Drive, 804-836 Seven Winds Trail, et al - TR-C3 to TR-P, TR-P Amendment, Preliminary Plat, and Final Plat of "Acacia Ridge Replat No. 1," replatting 39 single-family lots into 53 single-family lots and creating one outlot for a public alley
- 2004-2116 and 2103-2315 Autumn Lake Parkway, et al - TR-P Amendment, Preliminary Plat, and Final Plat of "Village at Autumn Lake Replat No. 5," creating 86 single-family lots, 48 lots for 24 two-family dwellings, 3 outlots for public alleys, and 1 outlot for private parkland
- Zoning Map Amendment to assign City zoning to parcels in the Blooming Grove South Phased Attachment
- 4502 Milwaukee Street - SR-V2 to CC-T - Rezone nursing home for future neighborhood mixed-use development
- 5707 Mineral Point Road - Demolition Permit - Demolish single-family residence to create open space for adjacent educational facility
- 1701 McKenna Boulevard - Conditional Use - Construct 11,600 sq. ft. addition to a place of worship and school
- 2012 Waunona Way - Demolition Permit and Conditional Use - Demolish single-family residence to construct new residence with detached accessory building and accessory dwelling unit on lakefront parcel
- 2001 Atwood Avenue - Conditional Use - Convert brewpub into a taproom
- 2501 S Stoughton Road - Demolition Permit-Final Plan Approval and Conditional Use - Construct restaurant with vehicle access sales and service window

- Upcoming Matters - November 23, 2020

- 6101 Mineral Point Road - MXC to SE, Demolition Permit and Conditional Use - Demolish educational facility to construct private parking facility
- 7601 Mineral Point Road - Amended PD(GDP-SIP) and Demolition Permit - Construct four-story, 61-unit

apartment building

- 1224 S Park Street - Demolition Permit, Conditional Use, and Certified Survey Map Referral - Demolish commercial building to construct five-story mixed-use building with 4,000 sq. ft. of commercial space and 62 apartments, with one-lot CSM

- 9703 Paragon Street - Conditional Use - Construct residential building complex with 71 apartments in two buildings and pool on future Lot 7 of approved Paragon Place Addition No. 1 plat, and 12 apartments in three buildings on future Lot 8 of Paragon Place Addition No. 1

- 502 Leonard Street - Demolition Permit - Demolish single-family residence to construct new single-family residence

- 619-621 N Lake Street - Demolition Permit and Conditional Use - Demolish two fraternity houses to construct eight-story residential building to contain a fraternity and 20 apartments

- 803 South Shore Drive - Demolition Permit - Demolish single-family residence to construct new single-family residence

- 4606 Hammersley Road - Demolition Permit and Conditional Use - Demolish warehouse to construct three-story mixed-use building with 1,750 sq. ft. of commercial space and 53 apartments

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Cantrell, seconded by Sundquist, to Adjourn at 9:31 p.m. The motion passed by voice vote/other.