



City of Madison

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

Meeting Minutes - Approved PLAN COMMISSION

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

Monday, April 27, 2020

5:30 PM

****Via Virtual Meeting****

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

CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:30 p.m. via Zoom.

Present: 10 - Lindsay Lemmer; Patrick W. Heck; Marsha A. Rummel; Ledell Zellers; Kathleen L. Spencer; Jason S. Hagenow; Eric W. Sundquist; Michael W. Rewey; Bradley A. Cantrell and Keetra S. Burnette

Excused: 1 - Andrew J. Statz

Zellers was chair for the meeting.

Staff present: Matt Wachter, Secretary; Heather Stouder, Tim Parks, and Sydney Prusak, Planning Division; Matt Tucker, Zoning Administrator.

Ald. Keith Furman, District 19, was also present.

PUBLIC COMMENT

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

Chair Zellers stated that there was a public comment emailed to the Plan Commission and that Planning Director Stouder will respond to the inquiry.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Ald. Rummel disclosed that she knows both the applicants for Agenda Item #10, but that it will not affect her judgment or decision.

Commissioner Hagenow disclosed that Agenda Item #7 is within a half a mile of a property that the company he works for manages, but that it will not affect his decision.

Chair Zellers communicated that it is Commissioner Rewey's last Plan Commission meeting and thanked him for his service and noted his positive impact on the City. Regarding his departure, Rewey mentioned some City initiatives he would like to see the Plan Commission carry forward and thanked the Plan Commission and City Staff.

MINUTES OF THE APRIL 13, 2020 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: May 11, 18 2020, June 8, 18 2020

ROUTINE BUSINESS

2. [60209](#) Discontinuing and vacating a remaining portion of the public street right-of-way Garden Street, being located in the SE ¼ of the NW ¼, also part of Government Lot 3, of Section 26, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin. (13th AD)

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

3. [60227](#) Authorizing the Mayor and the City Clerk to execute a Release of Public Water Main Easements and accept the grant of new Public Water Main Easements from Madison Area Technical College across portions of the properties located at 1853, 1835, and 1849 Wright Street. (12th A.D.)

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

There were 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 Amendment & Related Request

Note: Items 4 and 5 are related and should be considered together

4. [60088](#) Creating Section 28.022 -- 00437 of the Madison General Ordinances to change the zoning of properties located at 7718 Mineral Point Road, 9th Aldermanic District, from Temp A (Temporary Agricultural) and CC (Commercial Center) Districts to CC-T (Commercial Corridor-Transitional) District.

On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 60088) to the Common Council and approved the demolition permit and conditional uses (ID 59703) subject to the comments and conditions in the Plan Commission materials and the following additional condition:

- That the applicant work with staff to eliminate the parking space located at the southeastern corner of the site adjacent to the proposed Mineral Point Road driveway to aid in the preservation of the large oak tree on that portion of the site.

The motion to approve the project with the additional condition passed by voice vote/ other.

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

5. [59703](#)

7718 Mineral Point Road, 9th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence; consideration of a conditional use in the [Proposed] Commercial Corridor-Transitional (CC-T) District for a vehicle access sales and service window; and consideration of a conditional use to reduce the number of off-street loading spaces required, as specified in Section 28.141(13)(b), all to allow construction of a two-story bank with detached vehicle access sales and service window.

On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 60088) to the Common Council and approved the demolition permit and conditional uses (ID 59703) subject to the comments and conditions in the Plan Commission materials and the following additional condition:

- That the applicant work with staff to eliminate the parking space located at the southeastern corner of the site adjacent to the proposed Mineral Point Road driveway to aid in the preservation of the large oak tree on that portion of the site.

The motion to approve the project with the additional condition 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 of the proposed development were Andrew Kerr, 756 N Milwaukee Street, Suite 250, Milwaukee, WI, and Ryan Birschbach an Kevin Byrne, 7711 N Port Washington Road, Milwaukee, WI, all representing the applicant.

Speaking in opposition of the proposed development was Jeffrey Eaton, 901 Deming Way, Suite 102, Madison, WI.

Registered in support and not wishing to speak were Bill White, 33 E Main Street, Suite 300, Madison, WI and Audry Grill, 756 N Milwaukee Street, Suite 250, Milwaukee, WI, both representing the applicant.

Conditional Use & Demolition Permits

6. [59187](#)

REVISED REQUEST - 5133-5237 University Avenue, 19th Ald. Dist.: Consideration of a demolition permit to demolish an office building and restaurant; consideration of a conditional use in the Suburban Employment (SE) zoning district for multi-family dwellings; consideration of a conditional use in the SE District for a dwelling units in a mixed-use building; consideration of conditional use in the SE District for live/work units; consideration of a conditional use in the SE District for accessory outdoor recreation; and consideration of a conditional use to reduce the number of off-street loading spaces required, as specified in Section 28.141(13)(b), all to construct a mixed-use development containing approximately 12,000 square feet of commercial space and 85 apartments in three buildings.

On a motion by Cantrell, seconded by Rewey, 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 and the following additional condition:

- That the request for a reduction to the number of off-street loading spaces required to serve the project (to zero (0)) is approved subject to approval of a commercial delivery plan and residential move-in/move-out plan by the City Traffic Engineer prior to final approval of the project and issuance of building permits for the project.

The motion to approve the project with the additional 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 proposed development were Justin Frahm, 7402 Stone Ridge Drive, Weston, WI, representing JSD Professional Services; Dale Streitenberger, 14375 Wisconsin Avenue, Elm Grove, WI, representing JLA Architects; and Tom Degen, Madison, WI, representing Degen & Associates.

Speaking in neither support nor opposition was William Whisenant, 5205 University Avenue, Madison, WI.

Registered in support but not wishing to speak were Jenifer Camp, 3001 Midnight Sun Drive, Sun Prairie, WI, representing JLA Architects, and Eugene Krakow, 31 Criaig Avenue, Madison, WI.

7. [59685](#)

2122 Luann Lane, 14th. Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for a multi-family dwelling with greater than eight (8) units; and consideration of a conditional use in the CC District for accessory buildings exceeding 800 square feet of area and ten percent (10%) of lot area, to allow an office building to be converted into a 17-unit apartment building and to construct detached garages.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and approved the conditions use subject to the comments and conditions in the Plan Commission materials. The motion to approved 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 Todd Nelson of 710 Clyde Street, Stoughton, WI in support and available to answer questions.

8. [59927](#)

1020 Sherman Avenue; 2nd Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 2 (TR-C2) District to construct accessory building exceeding 576 square feet of area; consideration of a conditional use for lakefront development, and; consideration of a conditional use in the TR-C2 District for an accessory dwelling unit, all to allow construction of an accessory building containing a one-stall garage, an accessory dwelling unit, and a usable rooftop.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the conditional use standards could not be met, specifically citing standards #3 and #9, and voted to place this item on file without prejudice. In regards to standard #3, Cantrell cited the shape and 58 foot length of the proposed accessory building and that the proposed accessory building is out of character with other surrounding lakefront accessory buildings. Further, he stated that there are other alternatives that are available to the property owner that would not substantially impair the uses, values, and enjoyment of other properties in addition to their own. In regards to standard #9, Rewey stated that architecturally, the accessory building does not seem compatible with the historic nature of the neighborhood and that there was an option that would have architecturally looked better and not impacted view. The motion passed by voice vote/other.

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

Speaking in support of the development were Michael Crooks, 1020 Sherman Avenue, Madison, WI; and Ryan Shultz, 316 W Washington Avenue, Madison, WI, representing Michael and Maura Crooks.

Speaking in opposition of the development were Thomas Repts, 1010 Sherman Avenue, Madison, WI; Peter Melone, 1022 Sherman Avenue, Madison, WI; Janice Schur, 1016 Sherman Avenue, Madison, WI; and Fran Wong, 1010 Sherman Avenue, Madison, WI.

Registered in opposition and available to answer questions were Caroline Alexander, 1154 Sherman Avenue, Madison, WI; and Christopher Cassara, 1026 Sherman Avenue, Madison, WI.

Registered in opposition but not wishing to speak were Bill Whitford, 1047 Sherman Avenue, Madison, WI; Max Duckworth, 1004 Sherman Avenue, Madison, WI; Thomas Green, 1144 Sherman Avenue, Madison, WI; Erin Mackesey 11444 Sherman Avenue, Madison, WI; Jean Cudnohfsky, 1023 Sherman Avenue, Madison, WI; Cheryl Parzych, 1102 Sherman Avenue, Madison, WI; and Roderick Matthews, 1106 Sherman Avenue, Madison WI.

- 9. [59928](#) 2911 N Sherman Avenue, 12th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District to convert a restaurant-tavern into a restaurant-nightclub.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and approved the conditions use subject to the comments and conditions in the Plan Commission materials. The motion to approved 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 Amanda and Brian Carriveau, 2442 Superior Street, Madison, WI.,

- 10. [59930](#) 5101 Lake Mendota Drive; 19th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District to construct accessory building exceeding 800 square feet of area.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and approved the conditions use subject to the comments and conditions in the Plan Commission materials. The motion to approved 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 proposal was Erik Infield, 5101 Lake Mendota Drive, Madison, WI.

Speaking in opposition of the proposal was Linda Nelson, 5100 Lake Mendota Drive, Madison, WI.

Speaking in neither support or opposition was Susan Slattery, 5109 Lake Mendota Drive, Madison, WI.

Registered in support and available to answer questions was Marie Infield, 5101 Lake Mendota Drive, Madison, WI

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Planning Director Stouder thanked Commissioner Rewey for his service on the Plan Commission.

- Recent Common Council Actions

- 7050 Watts Road - Amended PD(GDP) and Certified Survey Map to amend General Development Plan and create lot for a future 10,000 sq. ft. commercial building - Approved at April 21, 2020 Common Council meeting subject to the recommendations of the Plan Commission
- 6302, 6402-6418 Driscoll Drive - Approve PD(GDP-SIP) to construct a four-unit dwelling on each lot - Approved at April 21, 2020 Common Council meeting subject to the recommendation of the Plan Commission
- 4709-4851 Eastpark Blvd. - Preliminary Plat and Final Plat of American Center Eastpark Third Addition - Approved at April 21, 2020 Common Council meeting subject to the recommendation of the Plan Commission

- Upcoming Matters - May 11, 2020

- 935 W Johnson Street - TR-U2 to CI, Campus Master Plan Amendment and Demolition Permit - Amend UW-Madison master plan to include parcel with single-family residence to be razed for a future academic building
- 2524 Winnebago Street - PD to PD(SIP) - Approve Specific Implementation Plan to construct five-story mixed-use building with 13,676 sq. ft. of commercial space and 105 apartments at Union Corners
- 3817 Milwaukee Street - Demolition Permit and Conditional Use - Demolish restaurant, auto service station/convenience store, and car wash to construct new auto service station/convenience store and car wash
- 1109-1123 S Park Street - Demolition Permit and Conditional Use - Demolish four commercial buildings to construct three-story mixed-use building with 2,600 sq. ft. of commercial space and 44 apartments in Urban Design Dist. 7
- 4000 and 4088 Felland Road - PD to Amended PD(GDP) and PD(SIP) - Amend General Development Plan to allow construction of 17-unit and 33-unit apartment bldgs. and approve Specific Implementation Plan for 17-unit building
- 3040-3046 Commercial Avenue & 701 McCormick Avenue - SR-V1 to SR-V2, Demolition Permit and Conditional Use - Demolish single-family residence in residential building complex to construct an additional four-unit apartment building and three eight-unit apartment buildings
- 702 Gardener Road - PD(GDP) to PD(SIP) - Approve specific implementation plan for Block 3 of Madison Yards at Hill Farms to construct six-story mixed-use building with 10,000 sq. ft. of commercial space and 189 apartments
- 4728 Sheboygan Avenue - PD(GDP) to PD(SIP) - Approve specific implementation plan for Block 6 of Madison Yards at Hill Farms to construct 5,000 sq. ft. commercial building and central green open space
- 5567 Odana Road - Demolition Permit and Conditional Use - Demolish bank to construct five-story mixed-use building with 3,500 sq. ft. of commercial space and 79 apartments in Urban Design Dist. 2
- 6114-6204 Driscoll Drive - Conditional Use - Construct residential building complex with 12 two-family twin homes (24 units)
- 601 Bay View - Demolition Permit and Conditional Use - Demolish various residential buildings to construct residential building complex with 57 townhouse units in eight buildings, two apartment buildings with 73 total units, and community center
- 2219 Monroe Street - Conditional Use - Install lighting for Edgewood High School stadium
- 1934 West Lawn Avenue - Conditional Use - Construct accessory building exceeding 10% of lot area with accessory dwelling unit

- Upcoming Matters - May 18, 2020

- 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 three multi-family bldgs. with up to 280 units
- 4015-4057 Kipp Street, et al - Certified Survey Map to create two outlots for future development following Ballast Drive vacation
- 126 Langdon Street - Conditional Use - Construct seven-story, 107-unit apartment building (Revised request)
- 4417 Hillcrest Drive - Demolition Permit - Demolish single-family residence to construct a new single-family residence
- 219 Cottage Grove Road - Conditional Use - Construct outdoor eating area for tavern
- 4200 Buckeye Road - Conditional Use for private school in building with existing church and daycare center
- 5381 Maly Road - Extraterritorial Certified Survey Map - Create two commercial lots in Town of Burke
- Adjacent to 3101 US Hwy 12&18 - Extraterritorial Certified Survey Map - Create one commercial lot in Town of Cottage Grove to effect lot line adjustment

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Rewey, seconded by Hagenow, to Adjourn at 8:47 p.m.
The motion passed by voice vote/other.