



# 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](http://www.madisoncitychannel.tv).*

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Monday, May 18, 2020

5:30 PM

**\*\*Virtual Meeting\*\***

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**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.**

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

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

### 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:** 2 - Keetra S. Burnette and Andrew J. Statz

Zellers was chair for the meeting.

Staff present: Heather Stouder, Secretary; Kevin Firchow, and Sydney Prusak, Planning Division; Janet Schmidt and Greg Fries, City Engineering; Bill Sullivan, Fire Department; and Kenneth Brown, Madison Police Department.

Alders present: Alder Harrington-McKinney (District 1), Alder Prestigiacomio (District 8), and Alder Abbas (District 12).

### PUBLIC COMMENT

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

There were no registrants for public comment.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

Commissioner Spencer disclosed that she knows one of the registrants in support of Agenda Item #4, representing Findorff Construction, but that it will not impact her vote. Spencer did not know this person was registered to speak until the public hearing began.

### MINUTES OF THE MAY 11, 2020 REGULAR MEETING

On a motion by Cantrell, seconded by Lemmer, the Plan Commission voted to approve the minutes of the May 11 Plan Commission with the following correction noted by Commissioner Cantrell:

For Item 16, the motion's description should be amended to read: Members indicated that they would be open to considering the request again if some redress of the noise impacts was presented by the applicant, including improved engagement with the neighborhoods and a limit to the number of games

with lights.

**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: June 8, 29, 2020 and July 13, 27, 2020

Special Working Session: June 18, 2020; 5:00-8:00 p.m.; will be held virtually.

## NEW BUSINESS

2. [60351](#) Repealing and recreating Chapter 37, The Public Stormwater System Including Erosion Control, of the Madison General Ordinances.
- A motion was made by Cantrell, seconded by Hagenow, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.**
- Registered in neither support or opposition was Bill Connors, 25 W Main Street, Madison WI, and Bradley Hunter, 3001 W Beltline Highway, both representing Smart Growth Greater Madison.
- Registered in support and wishing to speak was Caryl Terrell, 19 Red Maple Trail, Madison, WI.

## 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

3. [59635](#) Creating Section 28.022 - 00429 of the Madison General Ordinances to amend a Planned Development District at properties located at 8110-8134 Mid Town Road and 1833-1859 Waldorf Blvd., 1st Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00430 to amend a Planned Development District to approve a Specific Implementation Plan.
- On a motion by Cantrell, seconded by Lemmer, the Plan Commission found the standards met and recommended approval of the Zoning Map Amendment (ID 59635) to the Common Council subject to the comments and conditions in the Plan Commission materials and the following additional conditions:
1. That the applicant make the building roofs ready for the future installation of photovoltaic panels.
  2. That the applicant add windows, as recommended by the Urban Design Commission, to the blank area located at the northwest corner for Building "B"
  3. That the applicant work with Staff to explore options for adding bird-friendly glass.
- 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.**

Registered in opposition and wishing to speak were Kathryn Pensack, 207 N Dickinson St Madison, WI; Julia Depalma, 7701 Radcliffe Drive Madison, WI; and Susan Millar, 2233 Rowley Avenue Madison, WI.

Registered in support and wishing to speak were Alex Padmos, 1220 E Filmore Avenue, Eau Claire, WI representing JCAP Real Estate; Brad Hub, 7602 Mid Town Road, Rick Wessling, 901 N 3rd Street Minneapolis, MN, representing UrbanWorks Architecture, LLC; and Katie Hughes, 901 N 3rd Street Minneapolis, MN, representing JCAP Real Estate.

Registered in opposition but not wishing to speak was Venkat Rao, 8145 Mid Town Madison, WI.

Registered in support and available to answer questions were Justin Zampardi, 999 Fourier Drive, Madison WI, representing JCAP Real Estate; Suzanne Vincent, 999 Fourier Drive, Madison, WI, representing Vierbicher; James Stopple, 1202 Regent Street, Madison, WI; and Tshaia Edwards, 59 Hawks Landing Circle, Verona, WI.

**Conditional Use & Demolition Permits**

- 4. [58786](#) REVISED - 126 Langdon Street, 2nd Ald. Dist.: Consideration of final plans for a site previously approved for demolition of a residential building with no proposed use; consideration of a conditional use in the Downtown Residential 2 (DR2) District for a multi-family dwelling with more than eight (8) dwelling units; consideration of a conditional use to allow outdoor recreation; and consideration of a conditional use to construct two additional stories in Area F of the "Additional Heights Area Map" in MGO Section 28.071(b), all to allow construction of a seven-story, 107-unit apartment building.

On a motion by Cantrell, seconded by Lemmer, the Plan Commission recommended referral of the conditional uses, to no specific date, pending review by the Urban Design Commission. In making their motion, the Plan Commission stated that Standard #14 can be found met and specifically requested that the Urban Design Commission review the front building facade to provide a massing and rhythm that is more compatible with the front facades of buildings within the area. The Plan Commission also requested that the Urban Design Commission review the site circulation to accommodate all the ways people will use the proposed building, specifically in regards to the loading zone, moped parking, and how delivery and ride share vehicles will use and access the site. The motion passed by a roll call vote.

**A motion was made by Cantrell, seconded by Lemmer, to Refer to the URBAN DESIGN COMMISSION,. The motion passed by the following vote:**

**Ayes:** 6 - Lindsay Lemmer; Kathleen L. Spencer; Jason S. Hagenow; Eric W. Sundquist; Nicole A. Solheim and Bradley A. Cantrell

**Noes:** 2 - Patrick W. Heck and Marsha A. Rummel

**Excused:** 2 - Keetra S. Burnette and Andrew J. Statz

**Non Voting:** 1 - Ledell Zellers

There were approximately 255 registrants on Item 4. A final list of registrants on this item has been attached to the legislative file, ID 58786 as "Registrants (Final)\_Item 4 (58786).pdf."

- 5. [60165](#) 4417 Hillcrest Drive; 11th 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 Hagenow, the Plan Commission found that the standards were met and approved this item subject to the comments and conditions in the Plan Commission materials. This item 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 opposition was Lauralyn Holman, 4421 Hillcrest Drive, Madison, WI.

Registered in support and available to answer questions were Jim Glueck, 116 N Few Street Madison, WI, representing John Fontain Realty; and Brandon Cook, 465 N Baldwin Street, Madison, WI.

- 6. [60166](#) 219 Cottage Grove Road; 15th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for an outdoor eating area for a tavern.

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 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 and available to answer questions was Hawk Sullivan, 4612 Maher Avenue, Madison, WI 53716.

- 7. [60167](#) 4200 Buckeye Road; 15th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District for a school in an existing building with a place of worship and daycare center.

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 and available to answer questions were Rev. Lex Liberatore, 4200 Buckeye Road, representing Lake Edge United Church of Christ; and Jalateefa Joemeyers and Jocelyn Joe, 4200 Buckeye Road; representing Sankofa Talented and Gifted.

**Land Divisions & Related Request**

Note: Items 8 and 9 are related and should be considered together

- 8. [60163](#) Approving a Certified Survey Map of property owned by QRS Company, LLC located at 4015-4057 Kipp Street, 5513 Ballast Drive, and 5515 Tradesmen Drive; 16th Ald. Dist.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and recommended approval of the land division 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 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.**

Registered in support and wishing to speak was Gary Blazek, 999 Fourier Drive Suite 201, Madison, WI.

- 9. [60374](#) Discontinuing and vacating a portion of the public street right-of-way of Ballast Drive, being located in the NW ¼ of the SW 1/4 of Section 26, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin. (16th AD)

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

- 10. [60168](#) 5381 Maly Road, Town of Burke: Consideration of a Certified Survey Map

within the City's Extraterritorial Jurisdiction to create two commercial lots.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and approved the Certified Survey Map 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 Hagenow, to Approve. The motion passed by voice vote/other.**

Registered in support and available to answer questions was Paul Scott, 1122 Pocahontas Drive, Monona, WI.

11. [60169](#)

Adjacent to 3101 US Highways 12 & 18, Town of Cottage Grove:  
 Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create a lot for the purpose of effecting a lot line adjustment.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and approved the Certified Survey Map 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 Hagenow, to Approve. The motion passed by voice vote/other.**

**BUSINESS BY MEMBERS**

There was no business by members.

**SECRETARY'S REPORT**

Heather Stouder summarized the upcoming matters for the Commission.

**- Recent Common Council Actions**

- 7050 Watts Road - Amended PD(GDP) and Certified Survey Map for commercial pad site - Approved with Plan Commission recommendations on April 21, 2020
- 4709-4851 Eastpark Blvd. - Preliminary Plat and Final Plat, American Center Eastpark Third Addition creating lots and outlots for office development - Approved with Plan Commission recommendations on April 21, 2020
- 7718 Mineral Point Road - Temp. A and CC to CC-T - Rezoning to support construction of a two-story bank - Approved with Plan Commission recommendations on May 5, 2020

**- Upcoming Matters - June 8, 2020**

- Comprehensive Plan Progress Update (rescheduled from May 18)
- 908 E Main Street - Conditional Use - Construct five-story, 92,000 sq. ft. office building in Urban Design Dist. 8
- 202 N Midvale Blvd., 4410 Regent Street and 215 Price Place - SE to NMX to rezone for future development
- 215 Price Place - Conditional Use to construct private parking facility
- 825 E Washington Avenue - Demolition Permit and Conditional Use - Demolish two commercial buildings to construct an eight-story, 151-room hotel with two restaurant-taverns and outdoor eating areas In Urban Design Dist. 8
- 402-414 E Washington Avenue, 8-12 N Franklin Street, and 9 N Hancock Street - Demolition Permit and Conditional Use - Demolish six residential buildings and a commercial building to construct a ten-story mixed-use building with 3,300 square feet of commercial space and 156 apartments in Urban Design Dist. 4
- 2122 Chadbourne Avenue - Conditional Use - Construct accessory building exceeding 576 square feet of area
- 1933 Keyes Avenue - Conditional Use - Construct accessory building containing accessory dwelling unit
- 5622 Eastpark Boulevard - Conditional Use - Construct mixed-use development containing 4,300 sq. ft. of commercial space and 306 apartments in five buildings with accessory pool and clubhouse

**- Upcoming Matters - June 29, 2020**

- (Tentative) Oscar Mayer Special Area Plan
- 2649 East Springs Drive - Demolition Permit and Conditional Use - Demolish restaurant-tavern to construct restaurant with vehicle access sales and service window, outdoor eating area, and parking exceeding the maximum allowed (Moved to this date at applicant request)
- 7213 Mineral Point Road - Conditional Use - Construct one-story, 6,900 square-foot multi-tenant commercial building at West Towne Mall
- 817 Williamson Street - Demolition Permit and Conditional Use - Demolish one-story commercial building to construct a three-story mixed-use building with approximately 800 square feet of commercial space and 24 apartments
- 1937-1949 Winnebago Street and 316 Russell Street - Demolition Permit and Conditional Use - Demolish four commercial buildings and single-family residence to construct four-story mixed-use building with approximately 12,000 square feet of commercial space and 13 apartments
- 614 N Fair Oaks Avenue - Conditional Use - Construct outdoor eating area for restaurant-tavern
- 224 Ohio Avenue - Conditional Use - Construct outdoor eating area for restaurant-tavern

**ANNOUNCEMENTS**

There were no announcements.

**ADJOURNMENT**

**A motion was made by Cantrell, seconded by Hagenow, to Adjourn at 12:58 a.m Tuesday May 19, 2020. The motion passed by voice vote/other.**