



# City of Madison

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

## Meeting Minutes - Approved PLAN COMMISSION

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Monday, March 11, 2019

5:30 PM

210 Martin Luther King, Jr. Blvd.  
Room 201 (City-County Building)

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**\*\*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.

**Present:** 8 - Steve King; Ledell Zellers; Ken Opin; Kathleen L. Spencer; Melissa M. Berger; James F. Oeth; James E. Polewski and Jason S. Hagenow

**Excused:** 4 - Sheri Carter; Michael W. Rewey; Bradley A. Cantrell and Andrew J. Statz

Opin was chair for the meeting.

Staff Present: Heather Stouder, Tim Parks, Sydney Prusak, Rebecca Cnare, and Jeff Greger, Planning Division; Chris Petykowski, City Engineering Division.

Also Present: Alder Larry Palm

### PUBLIC COMMENT

Jack Kear of East Wilson Street spoke about the approval status for State Line Distillery's expanded hours of operation.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

Spencer disclosed that she works for the Department of Transportation, but that would not impact her consideration of Item 3.

### MINUTES OF THE FEBRUARY 25, 2019 REGULAR MEETING

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

### SCHEDULE OF MEETINGS

March 25 and April 8, 22, 2019

### SPECIAL ITEMS OF BUSINESS

1. [54955](#) Planning Division update on the amended Rattman Neighborhood Development Plan  
Jeff Greger of the Planning Division provided the Plan Commission with an update on the amended Rattman Neighborhood Development Plan.  
  
Registered in opposition and wishing to speak was Linda Hughes of Deansville Road, Marshall, WI.

Registered in opposition and not wishing to speak was Mary TeWinkel of Tree Ridge Trail. Registered in neither support nor opposition was John W. Thompson of Harbor Court.

2. [54956](#) Planning Division update on the amended "Mifflandia" Neighborhood Plan

Rebecca Cnare of the Planning Division provided the Plan Commission with an update on the amended "Mifflandia" Neighborhood Plan.

There were no registrants for this item.

## ROUTINE BUSINESS

3. [54711](#) Authorizing the execution of a Permanent Limited Easement and a Temporary Limited Easement by the City of Madison in favor of the State of Wisconsin Department of Transportation for the granting of easements required for the reconstruction of Interstate Highway 39/90, in connection with Transportation Project Plat No. 1007-10-25 from CTH AB to USH 12/18 Interchange.

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

4. [54751](#) Relief from conditions of gifts and dedication per Section 66.1025(1) Wisconsin Statutes, of Outlot 11, First Addition to 1000 Oaks for the replatting a portion of the development, being located in the Southwest ¼ of the Southwest ¼ of Section 28, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin. (9th AD)

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

5. [54797](#) Amending the Master List of Street Names and Designations and amending the City Engineer's Street Numbering Map, referred to in Sections 10.34(2) and 10.34(4), Madison General Ordinances by changing the name of Packers Avenue Service Road to Oscar Avenue beginning at Commercial Avenue and progressing northerly 1460 feet, more or less, to its terminus at the end of a culdesac. (12th AD)

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

6. [54879](#) Determining a Public Purpose and Necessity and adopting a Transportation Project Plat Numbers. 5992-10-16 - 4.01 thru 5992-10-16 - 4.06, Atwood Avenue - Fair Oaks Avenue to Cottage Grove Road for the acquisitions per the Plat of Land Interests required. Located in part of the SW ¼ and SE ¼ of Section 5, the NW ¼ and NE ¼ of Section 8 and the NW ¼ of Section 9, T7N, R10E, in the City of Madison. (6th and 15th AD)

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

- 7. [54899](#) Authorizing the City of Madison’s acceptance of a Permanent Limited Easement for Public Pedestrian and Bicycle Path Purposes, granted to the City by Twisted Fitness, LLC, over and across a portion of the property located at 701 Rethke Avenue. (15th A.D.)

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

- 8. [54917](#) Authorizing the Mayor and City Clerk to execute a Permanent Limited Easement for Sanitary Interceptor Sewer Purposes to Madison Metropolitan Sewerage District across a portion of Reindahl Park located at 1818 Portage Road. (17th A.D.)

**A motion was made by Oeth, seconded by Berger, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.**

There were no registrants for items 3-8.

**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 Amendments and Related Requests**

- 9. [54503](#) Creating Section 28.06(2)(a)00364 of the Madison General Ordinances to change the zoning of property located at 3840 Maple Grove Drive, 7th Aldermanic District from A (Agricultural) District to TR-C3 (Traditional Residential-Consistent 3) District; creating Section 28.06(2)(a)00365 to change the zoning of property located at 3840 Maple Grove Drive, 7th Aldermanic District from A (Agricultural) District to TR-U1 (Traditional Residential-Urban 1) District; creating Section 28.06(2)(a)00366 to change the zoning of property located at 3840 Maple Grove Drive, 7th Aldermanic District from A (Agricultural) District to CN (Conservancy) District; and creating Section 28.06(2)(a)00367 to change the zoning of property located at 3840 Maple Grove Drive, 7th Aldermanic District from A to PR (Parks and Recreation) District.

On a motion by Berger, seconded by King, the Plan Commission found the standards met and recommended approval of the zoning map amendments (ID 54503) and preliminary plat (ID 54405) to the Common Council subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- 1) That City staff and the developer work together on the future plans to incorporate traffic calming measures, particularly on Ambleside Drive and Rockstream Drive.

**A motion was made by Berger, seconded by King, to RECOMMEND TO**

**COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.**

- 10. [54405](#) Approving the preliminary plat of *FRED-Maple Grove Drive* on property addressed as 3840 Maple Grove Drive; 7th Ald. Dist.

On a motion by Berger, seconded by King, the Plan Commission found the standards met and recommended approval of the zoning map amendments (ID 54503) and preliminary plat (ID 54405) to the Common Council subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- 1) That City staff and the developer work together on the future plans to incorporate traffic calming measures, particularly on Ambleside Drive and Rockstream Drive.

**A motion was made by Berger, seconded by King, 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.**

Items 9 & 10 were considered together as one public hearing. Registered in support and wishing to speak were Craig Raddatz of N. Water Street, Milwaukee, WI; and Paul Hesch of Maple Grove Drive. Registered in support and available to answer questions was Joseph Lee of Crossroads Drive. Registered in opposition and wishing to speak were Nick Foerster of Wildberry Drive; Karen Devnick of Rockstream Drive; and Peggy Christensen of Maple Grove Drive. Registered in neither support or opposition and wishing to speak were David Sterrad of Willowbrook Court and Rebecca Larson of Ambleside Drive.

- 11. [53811](#) Creating Section 28.022 -- 00353 of the Madison General Ordinances to change the zoning of property located at 1954 E. Washington Avenue, 12th Aldermanic District, from TR-V2 (Traditional Residential - Varied 2) District to TR-U1(Traditional Residential - Urban 1) District.

On a motion by Berger, seconded by Zellers, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 53811) to the Common Council, and approved the conditional use requests for the subject site (ID 53618), all 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 Berger, seconded by Zellers, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.**

- 12. [53618](#) REVISED - 1954 E. Washington Avenue; 12th Ald. Dist.: Consideration of a demolition permit to demolish an eight-unit townhouse building located at 1948-1950 E. Washington Avenue; consideration of a conditional use for a multi-family dwelling with more than eight units in the (proposed) TR-U1 (Traditional Residential-Urban 1) District; and consideration of alterations to a residential building complex in TR-U1 zoning, all to allow construction of a four-story apartment building with 44 units along E. Washington Avenue.

On a motion by Berger, seconded by Zellers, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 53811) to the Common Council, and approved the conditional use requests for the subject site (ID 53618), all 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 Berger, seconded by Zellers, to Approve. The motion passed by voice vote/other.**

Items 11 & 12 were considered together as one public hearing. Registered in support and wishing to speak were Kevin Burow of University Avenue, representing Knothe & Bruce Architects; Anne Neujahr Morrison of Keyes Avenue; and Ron Trachtenberg of Branford Lane, representing Madison Development Corporation. Registered in support and not wishing to speak was Stu Levitan of Cherokee

Drive, representing Madison Development Corporation. Registered in support and available to answer questions were Lorrie Heinemann of W. Washington Avenue; Cashton Laufenberg of Dunns Marsh Terrace; Abbie Ela Wallhaus of Burrows Road; and Harry Irwin of Kingston Way, Waunakee, WI, representing Madison Development Corporation. Registered in opposition and wishing to speak were Natasha Fahey-Flynn of E. Washington Avenue; Sheri Rein of N. Second Street; Christopher Sell of E. Washington Avenue; and David Taylor of E. Mifflin Street. Registered in opposition and not wishing to speak were Anne Gassere of E. Mifflin Street; Ben Sabin of E. Washington Avenue; Tess Camacho of N. Second Street; and John LaPhillip of E. Mifflin Street. Registered in opposition and available to answer questions were Dawn Sabin of E. Washington Avenue, Chris Restt of E. Washington Avenue; and Sara L. Hinkel of E. Mifflin Street.

- 13. [54501](#) Creating Section 28.022-00362 of the Madison General Ordinances to change the zoning of property located at 5785 Cottage Grove Road, 16th Aldermanic District, from A (Agricultural) District to SR-C1 (Suburban Residential-Consistent 1) District.

On a motion by Berger, seconded by Oeth, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 54501) to the Common Council, 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 Berger, seconded by Oeth, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.**

Registered in support and available to answer questions was Robin Thompson of Cottage Grove Road.

- 14. [54502](#) Creating Section 28.022--00363 of the Madison General Ordinances to change the zoning of property located at 4725 Marsh Road, 16th Aldermanic District, from SR-C2 (Suburban Residential-Consistent 2) District to SR-C3 (Suburban Residential-Consistent 3) District.

On a motion by Berger, seconded by Polewski, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 54502) to the Common Council, and approved the conditional use request for the subject site (ID 54404), both 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 Berger, seconded by Polewski, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.**

- 15. [54404](#) 4725 Marsh Road; 16th Ald. Dist.: Consideration of a conditional use in the [Proposed] Suburban Residential-Consistent 3 (SR-C3) District to allow construction of a two-family dwelling-twin home within 300 feet of another two-family twin building

On a motion by Berger, seconded by Polewski, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 54502) to the Common Council, and approved the conditional use request for the subject site (ID 54404), both 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 Berger, seconded by Polewski, to Approve. The motion passed by voice vote/other.**

Items 14 & 15 were considered together as one public hearing. Registered in opposition and wishing to speak was Steve Quinn of Marsh Road. Registered in support and available to answer questions were Chris Dietzen of Atlas Avenue, representing Marling Lumber; Gurmulch 'G' Mangat of Dustin Lane; and Gurmail Singh Mangat of Marsh Road.

**Conditional Use and Demolition Permits**

- 16. [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 Berger, seconded by Oeth, the Plan Commission referred the conditional use request to the April 8, 2019 meeting pending a recommendation by the Urban Design Commission. The motion to refer passed by voice vote/other.

**A motion was made by Berger, seconded by Oeth, to Refer to the PLAN COMMISSION and should be returned by 4/8/2019. The motion passed by voice vote/other.**

- 17. [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 Polewski, seconded by Hangenow, the Plan Commission referred the demolition permit and conditional use request to a future Plan Commission pending a recommendation from the City Attorney.

**A motion was made by Polewski, seconded by Hagenow, to Refer to the PLAN COMMISSION,. The motion passed by the following vote:**

**Ayes:** 6 - Ledell Zellers; Kathleen L. Spencer; Melissa M. Berger; James F. Oeth; James E. Polewski and Jason S. Hagenow

**Noes:** 1 - Steve King

**Excused:** 4 - Sheri Carter; Michael W. Rewey; Bradley A. Cantrell and Andrew J. Statz

**Non Voting:** 1 - Ken Opin

Registered in support and wishing to speak was Melissa Destree representing Destree Design Architects. Registered in opposition and wishing to speak was Tom Zinnen of Adams Street. Registered in neither support nor opposition and wishing to speak was Rosalind Woodward of Mound Street, representing the Vilas Neighborhood.

- 18. [54481](#) 815 Oakland Avenue; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 4 (TR-C4) District to allow an accessory building exceeding 576 square feet and ten percent (10%) of lot area; consideration of a conditional use in the TR-C4 District for an accessory dwelling unit, all to allow an existing unapproved 841 square-foot garage with second floor living area to remain.

On a motion by Berger, seconded by Oeth, the Plan Commission found the standards met and approved the conditional use requests subject the comments and conditions in the Plan Commission materials. The motion to approve passed by voice vote/other.

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

Registered in support and not wishing to speak were Bill White of Lakeland Avenue; and Sam Liedtke of Oakland Avenue. Registered in opposition and not wishing to speak was Mike Stroik of Oakland Avenue.

## BUSINESS BY MEMBERS

There was no business by members.

## SECRETARY'S REPORT

Heather Stouder summarized the upcoming matters for the Plan Commission.

### - Recent Common Council Actions

The following items were approved by the Common Council at their February 26 or March 5, 2019 meetings, subject to the recommendations of the Plan Commission:

- 10202 Old Sauk Road - Preliminary Plat and Final Plat of Pope Farms Estates
- 3009 University Avenue and 3118 Harvey Street - CC-T to TR-U1 and Certified Survey Map Referral
- 754-904 Felland Road - Final Plat of Jannah Village
- Amend Official Map to remove 66-foot reservation for Burke Avenue across 701-703 Rethke Avenue

### - Upcoming Matters - March 25, 2019

- 10024 Valley View Road - A, TR-P and TR-C3 to TR-P, Demolition Permit and Preliminary Plat of Western Addition to 1000 Oaks, creating 86 single-family lots, four lots for two-family two-unit bldgs., one lot for future multi-family housing, enlarging Birchwood Park, and dedicating three new or enlarged outlots for stormwater management following demolition of a single-family residence
- 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 in Urban Design Dist. 8
- 4202-4210 Hoepker Road - Attachment from Town of Burke with IL zoning, and Certified Survey Map Referral to attach 53 acres from Burke, assign IL zoning, and create two industrial lots and dedicate extension of Manufacturers Drive
- Zoning Text Amendment - Amend Sections 28.211, 28.061, 28.072, 28.082 and 28.091 to create a new use, "Art Center"
- Zoning Text Amendment - Amend Sec 28.173(6)(c) to clarify articulation requirements for podium buildings
- Zoning Text Amendment - Amending Section 28.211 to create a definition of "Bay Window"
- 2946 Stevens Street - Conditional Use - Construct accessory dwelling unit
- 525 Wingra Street - Demolition Permit - Demolish two-family residence and construct single-family residence

### - Upcoming Matters - April 8, 2019

- 5454 Lake Mendota Drive Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel
- 10202 Old Sauk Road - Conditional Use to construct elementary school
- 5402 Mineral Point Road - SE to CC-T, Demolition Permit and Conditional Use to demolish office buildings at 330 S. Whitney Way and 5402 Mineral Point Road to construct 48-unit apartment building
- 1101 Douglas Trail - Conditional Use to construct accessory building exceeding 800 square feet in SR-C1 zoning
- 303 Potter Street - Demolition Permit to demolish single-family residence to construct new single-family residence
- 2801 Atwood Avenue - Conditional Use for free-standing vending (food truck/cart) in auto service station parking lot
- 210 S. Westfield Road - Conditional Use Alteration to construct expansion of cemetery (Sunset Memory Gardens)

## **ANNOUNCEMENTS**

There were no announcements.

## **ADJOURNMENT**

**A motion was made by Polewski, seconded by Hagenow, to Adjourn at 9:18 p.m. The motion passed by voice vote/other.**