



# 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).*

---

Monday, April 22, 2019

5:30 PM

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

---

**\*\*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:** 10 - Lindsay Lemmer; Patrick W. Heck; Marsha A. Rummel; Ken Opin; Kathleen L. Spencer; James F. Oeth; Michael W. Rewey; Bradley A. Cantrell; James E. Polewski and Jason S. Hagenow

**Excused:** 2 - Melissa M. Berger and Andrew J. Statz

Opin was chair for the meeting.

Staff Present: Heather Stouder and Colin Punt, Planning Division; Eric Knepp, Parks Division; Matt Wachter, Office of Real Estate Services; and David Renaud, Water Utility

### PUBLIC COMMENT

There were no registrants for public comment.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures, or recusals by members of the Plan Commission.

### MINUTES OF THE APRIL 8, 2019 REGULAR MEETING

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

### SCHEDULE OF MEETINGS

Regular Meetings: May 6, 20 and June 10, 24, 2019

Plan Commission / Urban Design Commission Tour: Wednesday, June 5, 2019; time and route to be announced

### ROUTINE BUSINESS

1. [55210](#) Authorizing the Mayor and City Clerk to execute a lease for farming purposes with Guy Dreger and Laura Dreger for approximately 7 acres of land recently acquired for park purposes in the Town of Verona. (1st AD)

**A motion was made by Cantrell, seconded by Rummel, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.**

2. [55291](#) Authorizing the City of Madison to accept a Second Amendment to Water Main Easement from Meriter Hospital, Inc. across a portion of the property located at 8001 Raymond Road. (7th A.D.)

**A motion was made by Cantrell, seconded by Rummel, to Return to Lead with the Recommendation for Approval to the WATER UTILITY BOARD. The motion passed by voice vote/other.**

3. [55342](#) Authorizing the execution of a Private Water Lateral Service Easement to Garver Feed Mill, LLC across a portion of the City-owned parcel located at 30 Sugar Beet Lane (Lot 2, CSM 14664), the future site of micro lodges to be constructed as part of the Garver Feed Mill redevelopment project.

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

4. [55117](#) Authorizing an Addendum to the Annexation / Attachment Agreement between the City of Madison and Cherokee Park Development, Inc. to close the land bank in the agreement.

**A motion was made by Cantrell, seconded by Rummel, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.**

There were no registrants for Items 1-4.

## **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.

### **Conditional Use & Demolition Permits**

5. [54398](#) REVISED - 4702 East Towne Boulevard; 17th Ald. Dist.: Consideration of a demolition permit to demolish a bank; consideration of a conditional use in the Commercial Corridor-Transitional District (CC-T) for a vehicle access sales and service window for a bank tenant in a new multi-tenant commercial building; consideration of a conditional use for an increased maximum front yard setback in the CC-T District; and consideration of a conditional use in the CC-T District for an outdoor eating area for a food and beverage use.

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

Registered in support and available to answer questions was Kirk Biodrowski of Elmwood Avenue, Middleton, representing the applicant.

6. [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 Cantrell, seconded by Oeth, 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 Oeth, to Approve. The motion passed by voice vote/other.**

Registered in support and available to answer questions was Kirk Biodrowski of Elmwood Avenue, Middleton, representing the applicant.

Note: Item 7 should be referred to May 6, 2019 pending an advisory recommendation by the Urban Design Commission and to allow staff time to review forthcoming revisions to proposed development.

The UDC reviewed the proposed 929 E. Washington Avenue building at its April 10 meeting, but did not have enough information on the reflectivity of the building to advise the Plan Commission.

7. [54482](#)

REVISED - 929 E. Washington Avenue; Urban Design Dist. 8; 6th Ald. Dist.:  
 Consideration of a demolition permit to demolish commercial buildings at 945 E. Washington Avenue and 924 E. Main Street; consideration of a conditional use in the Traditional Employment (TE) District to allow construction of a building exceeding five stories and 68 feet in height, both to allow construction of an eleven-story, 252,577 square-foot office building and 626-stall parking garage along E. Washington Avenue.

On a motion by Cantrell, seconded by Oeth, the Plan Commission referred the demolition permit and conditional use request to the May 6, 2019 meeting pending a recommendation by the Urban Design Commission. The motion to refer passed by voice vote/other.

**A motion was made by Cantrell, seconded by Oeth, to Refer to the PLAN COMMISSION and should be returned by 5/6/2019. The motion passed by voice vote/other.**

There were no registrants for this item.

8. [54843](#)

5409 Femrite Drive; 16th Ald. Dist.; Urban Design Dist. 1: Consideration of a demolition permit to demolish a single-family residence and construct an industrial building.

On a motion by Cantrell, seconded by Oeth, 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 to approve passed by voice vote/other.

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

Registered in support and available to answer questions were James Spahr of Samuel Drive, Robert Bouril of Summerfield Drive, and Mark Membrino of East Creek Road, Darrien.

9. [55023](#)

616-632 W. Wilson Street; 4th Ald. Dist.: Consideration of a demolition permit to demolish three (3) two-family residences and two (2) single-family residences, and consideration of a conditional use in the Downtown Residential 2 (DR2) District for a multi-family dwelling with greater than eight (8) units to allow construction of a five-story, 58-unit apartment building.

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

That wall-mounted bicycle racks be mounted in front of all vehicle parking spaces adjacent to walls.

That the parking garage ventilation intakes and exhaust louvers be generally located at the southwest and northeast corners of the building.

The motion to approve passed by voice vote/other.

**A motion was made by Cantrell, seconded by Rewey, to Approve with Amendment(s). The motion passed by voice vote/other.**

Speaking in support were Kevin Burow and Randy Bruce of University Avenue, representing the applicant, and Alder Mike Verveer of West Doty Street.

Registered in support and available to answer questions was Randy Christianson of North High Point Road.

Registered in support and not wishing to speak were David Diamond of North High Point Road and Bruce Bosben of Commercial Avenue.

10. [55024](#)

642 Struck Street; 19th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for outdoor display.

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

Registered in support and available to answer questions was Dan Bertler of Marketplace Drive, Fitchburg, representing the applicant.

11. [55156](#)

4214 Doncaster Drive, 10th Ald. Dist.: Approval of final plans for a single-family residence on a site previously approved for demolition of a single-family residence.

On a motion by Cantrell, seconded by Oeth, the Plan Commission found the standards met and approved the final plans for a previously approved demolition permit 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 Oeth, to Approve. The motion passed by voice vote/other.**

Registered neither in support or opposition and available to answer questions was Heather Marley of Copeland Street.

12. [55022](#)

301 North Street; 12th Ald. Dist.: Consideration of a conditional use in the Neighborhood Mixed-Use (NMX) District for a restaurant-tavern; consideration of a conditional use for outdoor recreation in the NMX District; and consideration of a conditional use in the NMX District for an outdoor eating

area, all to allow construction of an addition to an existing restaurant-tavern with outdoor recreation and eating.

On a motion by Cantrell, seconded by Rummel, the Plan Commission referred the conditional use request to the May 6, 2019 meeting at the request of the alder. The motion to refer passed by voice vote/other.

**A motion was made by Cantrell, seconded by Rummel, to Refer to the PLAN COMMISSION and should be returned by 5/6/2019. The motion passed by voice vote/other.**

Speaking in support were the applicant, Nicolas Zabel of Hallmark Way, Sun Prairie; Jeff Davis of North Carroll Street, representing the applicant; and Rick Wayne of East Johnson Street.

Speaking in opposition were Nate Pranke of Upham Street and Stefanie Varlesi and Chad Carlson, both of North Street.

Registered neither in support or opposition was Chuck Horheniann of North Street.

## BUSINESS BY MEMBERS

There was no business by members

## SECRETARY'S REPORT

Heather Stouder summarized the recent Common Council actions and the upcoming Plan Commission matters

### Recent Common Council Actions

- 10024 Valley View Road - Rezoning and Preliminary Plat of "Western Addition to 1000 Oaks" - Approved at the April 16, 2019 meeting with Plan Commission recommendations
- 4202-4210 Hoepker Road - Rezoning and CSM for package distribution facility on land attached from Town of Burke - Approved at the April 16, 2019 meeting with Plan Commission recommendations
- Zoning Text Amendment to create "Art Center" as a new land use - Approved at the April 16, 2019 meeting with Plan Commission recommendation
- Zoning Text Amendment to create definition of "Bay Window" - Approved at the April 16, 2019 meeting with Plan Commission recommendation
- Zoning Text Amendment to clarify articulation requirements for podium buildings - Approved at the April 16, 2019 meeting with Plan Commission recommendation
- Zoning Text Amendment to update the Downtown Height Map - Approved at the April 16, 2019 meeting with Plan Commission recommendation

### Upcoming Matters - May 6, 2019

- 5402 Mineral Point Road - SE to CC-T, Demolition Permit and Conditional Use - Demolish office buildings at 330 S. Whitney Way and 5402 Mineral Point Road to construct 48-unit apartment building
- 760-780 Regent Street - PD(SIP) to Amended PD(GDP-SIP) - Construct 176-room hotel with 239-stall parking garage
- 2005 N. Sherman Avenue - TR-C4 to NMX and Conditional Use - Approve mixed-use building and construct outdoor-eating area for restaurant-tavern
- 1548 Jefferson Street - Conditional Use - Construct accessory building exceeding ten percent of lot area
- 54 Merlham Drive - Demolition Permit - Demolish single-family residence and construct single-family residence
- 412 North Street - Demolition Permit - Demolish single-family residence and construct two-family residence
- 4082 Hoepker Road - Demolition Permit - Demolish commercial building to construct new commercial building
- 2540 E. Mifflin Street - Conditional Use - Allow professional office in existing place of worship
- 4216 Doncaster Drive - Demolition Permit - Construct new single-family residence to replace demolished residence

### Upcoming Matters - May 20, 2019

- 4002 Evan Acres Road - CC to PD(GDP) - General Development Plan for future construction of 26,700 sq. ft. heritage center, expanded casino, two parking garages with 1,880 stalls, 40,800 sq. ft.

conference center, hotel, and restaurant-tavern

- 2801 Hickory Ridge Road and 7801 Raymond Road - (Partial) SR-V2 to TR-C1 and Conditional Use; Preliminary Plat and Final Plat of "Esker," creating four single-family lots along Hickory Ridge Road in TR-C1 zoning and residential building complex with 178 apartments in four buildings and 24 townhouse units in four buildings on three lots in SR-V2 zoning
- 6602 Commercial Avenue - A to TR-C3, TR-U1 and CC-T and Preliminary Plat of "Eastwood Springs," creating one lot for future mixed-use development, 40 single-family lots, and seven lots for future multi-family development, with three outlots for stormwater management and one outlot for public park
- 10250 Mineral Point Road - A to SR-C3, SR-V2, TR-V2 and TR-U1 and Preliminary Plat of "Herrling Property Subdivision," creating 129 single-family lots and 17 lots for future multi-family development, with 11 outlots for stormwater management and one outlot for public park
- 9703 Paragon Street - (Partial) A to SR-V2, Preliminary Plat and Final Plat of "Paragon Place Addition No. 1," creating eight lots for future multi-family development

## ANNOUNCEMENTS

Cantrell announced that he would not be present at the May 20 meeting.

## ADJOURNMENT

**A motion was made by Cantrell, seconded by Rewey, to Adjourn at 7:19 p.m.  
The motion passed by voice vote/other.**