



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved PLAN COMMISSION

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Monday, May 6, 2019

5:30 PM

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

CALL TO ORDER/ROLL CALL

Present: 10 - Lindsay Lemmer; Patrick W. Heck; Marsha A. Rummel; Kathleen L. Spencer; Melissa M. Berger; James F. Oeth; Michael W. Rewey; Bradley A. Cantrell; James E. Polewski and Jason S. Hagenow

Excused: 2 - Ken Opin and Andrew J. Statz

Cantrell was chair for the meeting. Ald. Rummel arrived prior to the start of the public hearings.

Staff Present: Heather Stouder and Kevin Firchow, Planning Division. Christopher Petykowski, Engineering Division.

PUBLIC COMMENT

There was no public comment under this item.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Mr. Rewey disclosed that he is a monthly patron of Busse's Tavern, the subject property for items 5 and 6. He stated this would not impact his ability to consider this item.

MINUTES OF THE APRIL 22, 2019 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: May 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. [55345](#) 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 a portion of Stratton Way lying west of Snowmist Trl / Snowcap Trl to Wellness Way and officially naming the east - west portion of a Public Easement for Road Purposes within Lot 1 of CSM 12283 to Wellness Way and the north - south portion of said Easement to Meriter Way. (7th AD)

A motion was made by Rewey, 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.

There were no registrations for this item.

2. [55530](#) Determining a Public Purpose and Necessity and adopting a Transportation Project Plat Numbers. 5992-09-25 - 4.01 thru 5992-09-25 - 4.04, Cottage Grove Rd - CTH BB from North Star Drive to Sprecher Road for the acquisition of Plat of Land Interests required. Located in part of Section 11 and Section 12, T7N, R10E, in the City of Madison. (3rd & 16th ADs)

A motion was made by Rewey, 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.

There were no registrations for this item.

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 & Related Requests

3. [55029](#) Creating Section 28.022 -- 00370 of the Madison General Ordinances to change the zoning of property located at 330 S. Whitney Way and 5402 Mineral Point Road, 11th Aldermanic District, from SE (Suburban Employment) District to CC-T (Commercial Corridor - Transitional) District.

On a motion by Berger, seconded by Oeth, the Plan Commission found that the standards were met and approved the demolition permit and conditional use requests (ID 54674) and found that the standards met and recommended approval of the Zoning Map Amendment (ID 55029) subject to the comments and conditions contained in the Plan Commission materials. The vote passed by voice vote / other.

A motion was made by Berger, seconded by Oeth, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.

Speaking in support were Steve Harms of Research Park Drive and Ray White of Grand Teton Plaza, both representing the property owner, Whitney Point Properties, LLC. Registered in support and available to answer questions were Chad Corliss of Berkley Circle, Verona, representing the property owner, Whitney Point Properties, LLC.

4. [54674](#) 5402 Mineral Point Road; 11th Ald. Dist.: Consideration of a demolition permit to demolish office buildings addressed as 330 S. Whitney Way and 5402 Mineral Point Road; consideration of a conditional use in the [proposed] Commercial Corridor-Transitional (CC-T) District for a multi-family dwelling with eight (8) or more units; consideration of a conditional use for non-residential development immediately adjacent to the boundary of a City-owned public park (Garner Park); and consideration of a conditional use in the CC-T District for a multi-tenant building exceeding 40,000 square feet of floor area, all to allow construction of a 48-unit apartment building.

On a motion by Berger, seconded by Oeth, the Plan Commission found that the standards were met and approved the demolition permit and conditional use requests (ID 54674) and found that the standards met and recommended approval of the Zoning Map Amendment (ID 55029) subject to the comments and conditions contained in the Plan Commission materials. The vote passed by voice vote / other.

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

The public hearings for Items 3 & 4 were considered together. The registrants are listed under Item 3.

5. [55383](#)

Creating Section 28.022 -- 00371 of the Madison General Ordinances to change the zoning of property located at 2005 N. Sherman Avenue, 12th Aldermanic District, from TR-C4 (Traditional Residential-Consistent 4) District to NMX (Neighborhood Mixed-Use) District.

On a motion by Berger, seconded by Rewey, the Plan Commission referred the conditional use requests (ID 55025) and recommended referral of the Zoning Map Amendment (ID 55383). In making the motion to refer, members of the Plan Commission stated they did not find that Conditional Use standards #1, #3 and #9 could be found met at this time and the Plan Commission requested additional information be provided prior to this item returning to a future Commission meeting. This information included an operations plan, updated landscaping and parking plan, information on rules related to smoking, information related to deliveries and garbage pick-up, clarification on plans to keep northern windows and doors closed, updated information showing compliant bicycle parking, clarification on proposed lighting, information specifying distances to adjoining residential properties, and clarification on the timing of a possible conditional use request to establish a restaurant-tavern compared to a tavern, which is currently proposed. It was also requested that the establishment owner be present at the next Plan Commission meeting. The vote passed by voice vote / other.

A motion was made by Berger, seconded by Rewey, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION. The motion passed by voice vote/other.

Speaking in support was James McFadden of Williamson Street, representing the property owner, Ben Altschul.

Speaking in opposition and available to answer questions was Mark Bridges of Sheridan Street representing Amy Brooks, a neighbor of the subject property. Speaking in opposition was Teresa Mueller of N. Sherman Avenue. Registered in opposition was Amy Brooks of Sheridan Street.

6. [55025](#)

2005 N. Sherman Avenue; 12th Ald. Dist.: Consideration of a conditional use in the [proposed] Neighborhood Mixed-Use (NMX) District for a tavern and consideration of a conditional use in the NMX District for an outdoor eating area for the tavern.

On a motion by Berger, seconded by Rewey, the Plan Commission referred the conditional use requests (ID 55025) and recommended referral of the Zoning Map Amendment (ID 55383). In making the motion to refer, members of the Plan Commission stated they did not find that Conditional Use standards #1, #3 and #9 could be found met at this time and the Plan Commission requested additional information be provided prior to this item returning to a future Commission meeting. This information included an operations plan, updated landscaping and parking plan, information on rules related to smoking, information related to deliveries and garbage pick-up, clarification on plans to keep northern windows and doors closed, updated information showing compliant bicycle parking, clarification on proposed lighting, information specifying distances to adjoining residential properties, and clarification on the timing of a possible conditional use request to establish a restaurant-tavern compared to a tavern, which is currently proposed. It was also requested that the establishment owner be present at the next Plan Commission meeting. The vote passed by voice vote / other.

A motion was made by Berger, seconded by Rewey, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.

The public hearings for Items 5 & 6 were considered together. The registrants are listed under Item 5.

7. [55385](#)

Creating Section 28.022 - 00372 and Section 28.022 - 00373 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan and Specific Implementation Plan at property located at 760-780 Regent Street, 8th Aldermanic District.

On a motion by Rewey, seconded by Oeth, the Plan Commission recommended re-referral of this item to the June 10, 2019 Plan Commission meeting pending a recommendation by the Urban Design Commission. The vote passed by voice vote / other.

A motion was made by Rewey, seconded by Oeth, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 6/10/2019. The motion passed by voice vote/other.

There were no registrants for this item.

Conditional Use & Demolition Permits

8. [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 Berger, seconded by Rewey, the Plan Commission found that the approval standards were met and approved this request subject to the comments and conditions contained within the Plan Commission materials and the following modifications:

- Amended Conditions noted in the May 6, 2019 Staff Report Addendum including the removal of Conditions 1 and 2 recommended in the March 25, 2019 Planning Division Report to the Plan Commission and the revised comments 76 and 77 from the Zoning Administrator that are revised as follows: 76) As each tenant space is leased, the entire development must reflect compliance in the required number of automobile parking spaces, to be reviewed prior to obtaining zoning approval for each use. Future parking reductions may be required prior to obtaining zoning approval for future tenant uses; and 77) Bicycle parking for this project shall be provided per Section 28.141(4) and Table 28I-3 as uses are established for the various spaces in the development. A minimum of 126 bicycle stalls are required for office, retail, and commercial uses. Show the dimensions of the bicycle stalls and the access aisles on the plans. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5)-foot wide access area. The access aisle must not be obstructed by vehicles, columns, or other structures. Provide a detail of the proposed bike rack including any structured or wall mount bike racks.

- That Condition 11 of the May 25, 2019 Planning Division Report to the Plan Commission be replaced with "That the reuse and recycling plan include detail on the salvage and storage of the exterior building materials for 924 East Main Street. The applicant is strongly encouraged to include portions of the rebuilt portions of the facade in future redevelopment of the block, at a location close to where the building is today." The vote passed by voice vote / other.

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

Ayes: 7 - Lindsay Lemmer; Patrick W. Heck; Kathleen L. Spencer; Melissa M. Berger; James F. Oeth; Michael W. Rewey and Jason S. Hagenow

Noes: 1 - Marsha A. Rummel

Excused: 2 - Ken Opin and Andrew J. Statz

Non Voting: 2 - Bradley A. Cantrell and James E. Polewski

Speaking in support were Dan O'Callaghan of W. Washington Avenue, Doug Hursh of University Row, and Curtis Brink of E. Washington Avenue, all representing the applicant, Archipelago Village, LLC. Speaking in support and available to answer questions was Ryan Danks of Guelph, Ontario, Canada, representing the consultant firm, RWDI, Inc. Registered in support and available to answer questions were Matt Brink of Tierney Drive, representing the applicant, Archipelago Village, LLC., and Jeff Held, representing the project's architectural firm, Strand Associates, Inc. of W. Wingra Drive.

9. [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 Berger, seconded by Ald. Lemmer, the Plan Commission found that the approval standards were met and approved this request subject to the comments and conditions contained within the Plan Commission materials. The motion passed by the following 7:1 vote: AYE: Ald. Lemmer, Ald. Heck, Spencer, Berger, Oeth, Rewey, and Hagenow; NO: Ald. Rummel; NON-VOTING: Cantrell and Polewski.

A motion was made by Berger, seconded by Lemmer, to Approve. The motion failed by the following vote:

Ayes: 7 - Lindsay Lemmer; Patrick W. Heck; Kathleen L. Spencer; Melissa M. Berger; James F. Oeth; Michael W. Rewey and Jason S. Hagenow

Noes: 1 - Marsha A. Rummel

Excused: 2 - Ken Opin and Andrew J. Statz

Non Voting: 2 - Bradley A. Cantrell and James E. Polewski

Speaking in support were Nicholas Zabel of Hallmark Way, Sun Prairie, representing the owner of Dexter's Pub; Tom Running of E. Johnson Street; Allison Ban-Herr of E. Johnson Street; Greg Bump of Coolidge Street; Cary Jaworski of Upham Street; and Sam Kahle of N. Carol Street, representing the project's architectural firm, Angus Young Associates. Speaking in opposition and available to answer questions was Catie Shannon of Pawling Street, representing the Eken Park Neighborhood Association. Registered in support were Julie Robinson of North Street and Rebecca Jaworski of Upham Street. Registered in support and available to answer questions were Chris Himes of Fairfield Place and Dan Bertler of Marketplace Drive, Fitchburg.

Speaking in opposition were Chad Carlson of North Street, David Taylor of E. Mifflin Street, and Chuck Hornemann of North Street.

Speaking neither in support nor opposition and available to answer questions was Robert Schubert of E. Dayton Street. Registered in support nor opposition and available to answer questions was Indra Ceylan of Upham Street, representing the Emerson East Neighborhood Association.

10. [55169](#) 1548 Jefferson Street; 13th Ald. Dist. Consideration of a conditional use in the Traditional Residential-Consistent 4 (TR-C4) zoning district to construct a garage exceeding ten percent (10%) of lot area.

On a motion by Rewey, seconded by Oeth, the Plan Commission found that the approval standards were met and approved this request subject to the comments and conditions contained within the Plan Commission materials and the following additional condition:

- That prior to final sign-off the applicant shall contact Transportation Engineering staff to discuss the proposed turning radius.

The vote passed by voice vote / other.

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

Registered in support and available to answer questions were Fraser Gurd of Jefferson Street and Craig & Cathy Meyer of Jefferson Street.

11. [55170](#) 54 Merlham Drive; 11th Ald. Dist.: Consideration of a demolition permit to

demolish an existing single-family residence and construct a new single-family residence.

On a motion by Rewey, seconded by Oeth, the Plan Commission found that the approval standards were met and approved this request subject to the comments and conditions contained within the Plan Commission materials. The vote passed by voice vote / other.

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

There were no registrants for this item.

12. [55171](#)

412 North Street; 12th Ald. Dist.: Consideration of a demolition permit to demolish an existing single-family residence and construct a two-family residence.

On a motion by Rewey, seconded by Oeth, the Plan Commission found that the approval standards were met and approved this request subject to the comments and conditions contained within the Plan Commission materials. The vote passed by voice vote / other.

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

Registered in opposition and available to answer questions was Ryan Zerwer of Oak Way.

Registered in support nor opposition and available to answer questions was Indira Ceylan of Upham Street, representing the Emerson East Neighborhood Association.

13. [55173](#)

4082 Hoepker Road; 17th Ald. Dist.: Consideration of a demolition permit to demolish an existing commercial building and construct a new commercial building.

On a motion by Rewey, seconded by Oeth, the Plan Commission found that the approval standards were met and approved this request subject to the comments and conditions contained within the Plan Commission materials. The vote passed by voice vote / other.

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

There were no registrants for this item.

14. [55174](#)

2540 E. Mifflin Street; 12th Ald. Dist.: Consideration of a conditional use to allow a portion of a building originally constructed for use as a place of worship in a residential district to be adapted as business and professional office.

On a motion by Rewey, seconded by Oeth, the Plan Commission referred this item to the May 20, 2019 meeting. The vote passed by voice vote / other.

A motion was made by Rewey, seconded by Oeth, to Refer to the PLAN COMMISSION and should be returned by 5/20/2019. The motion passed by voice vote/other.

There were no registrants for this item.

15. [55449](#)

4216 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 Rewey, seconded by Oeth, the Plan Commission found that the approval standards were met and approved this request subject to the comments and conditions contained within the Plan Commission materials. The vote passed by voice vote / other.

A motion was made by Rewey, seconded by Oeth, to Approve. The motion

passed by voice vote/other.

There were no registrants for this item.

BUSINESS BY MEMBERS

There was no Business By Memmbers.

SECRETARY'S REPORT

Heather Stouder summarized the upcoming matters.

- Upcoming Matters - May 20, 2019

- Triangle-Monona Bay Neighborhood Plan (Copies of the draft plan are included in the May 6 meeting materials for Plan Commission members)
- 3802-4002 Evan Acres Road, 6401 Millpond Road, and 3801, 3902 & 4001 Savannah 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, Conditional Use and 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, TR-U1, and PR, and Preliminary Plat of Herring 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
- 309 Clyde Gallagher Avenue - Conditional Use - Convert dwelling unit into management office for residential building complex
- 5021-5025 Femrite Drive - Demolition Permit - Demolish two single-family residences to expand industrial campus

- Upcoming Matters - June 10, 2019

- 5006 Hammersley Road - SR-C1 to SR-V1 and Conditional Use - Construct four-unit apartment building
- 2301 East Springs Drive - Demolition Permit and Conditional Use - Demolish commercial building to construct five-story, 220-room hotel
- 9910 Peach Leaf Lane - TR-C3 to TR-V2 and Conditional Use - Construct residential building complex with 15 single-family residences (Lot 1, Chapel View)
- 624 Burnt Sienna Drive - TR-C3 to TR-V2 and Conditional Use - Construct residential building complex with 13 single-family residences (Lot 45, Chapel View)
- 301 E. Dean Avenue - Demolition Permit - Demolish single-family residence and construct single-family residence
- 4501 Vernon Boulevard - Demolition Permit - Demolish bank and construct new bank with vehicle access sales & service window
- 6717 Odana Road - Conditional Use for animal boarding tenant in a multi-tenant commercial building

ANNOUNCEMENTS

There were no Announcements.

ADJOURNMENT

A motion was made by Rewey, seconded by Oeth, to Adjourn at 9:30 pm. The motion passed by voice vote/other.