



City of Madison

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

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Monday, June 24, 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

Present: 8 - Patrick W. Heck; Ken Opin; Kathleen L. Spencer; Melissa M. Berger; James F. Oeth; Michael W. Rewey; Bradley A. Cantrell and James E. Polewski

Excused: 4 - Lindsay Lemmer; Marsha A. Rummel; Jason S. Hagenow and Andrew J. Statz

Opin was chair for the meeting.

Ald. Heck arrived at 6:02.

Staff Present: Heather Stouder, Colin Punt, Jeff Greger, Linda Horvath, and Angela Puerta, Planning Division; Tom Conrad, Community Development Authority

Also Present: Ald. Tag Evers, 13th District

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 JUNE 10, 2019 REGULAR MEETING

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

SCHEDULE OF MEETINGS

July 8, 29 and August 12, 26, 2019

ROUTINE BUSINESS

1. [56215](#) Authorizing the City of Madison to execute an Underground Electric Easement to Wisconsin Power and Light Company, to occupy a portion of a City Engineering Stormwater Utility property located at 7105 Carnwood Road in the City of Madison. (7th AD)

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

2. [56217](#) Authorizing the execution of a Lease with Madison Area Technical College District for the use of City-owned property located at 825 W. Badger Road for the placement of an off-premise directional sign on property commonly known as Fire Station #6. (14th AD)

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

3. [56285](#) Authorizing the Mayor and City Clerk to execute a lease for farming purposes with Daniel J. Kaltenberg for approximately 22 acres of land located at 2004 Wheeler Road, which land was acquired in 2018 for the expansion of Cherokee Marsh Conservation Park. (18th A.D.)

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

4. [56286](#) Authorizing the execution of a lease with Blackhawk Neighborhood Home Owners Association, Inc. allowing for the installation of a private fountain system within the Storm Water Utility parcel located at 9306 Old Sauk Road. (9th A.D.)

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

5. [56289](#) Authorizing the City's execution of a Maintenance Agreement with Lanes, LLC for the use of a portion of the Drake Street right-of-way for the ongoing maintenance of a patio and associated patio improvements to support an outdoor cafe adjacent to the property located at 444 S. Park Street, as well as the City's acceptance of ownership of said patio improvements. (13th AD)

A motion was made by Cantrell, seconded by Rewey, 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 registrants for the route 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.

Neighborhood Plans

- 6. [55923](#) Adopting amendments to the Rattman Neighborhood Development Plan and Pumpkin Hollow Neighborhood Development Plan to provide updated recommendations.

On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended to Common Council to adopt the amendments to the Rattman and Pumpkin Hollow Neighborhood Development Plans. The motion passed by voice vote/other.

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

There were no registrants for this item.

- 7. [55528](#) Adopting the Triangle Monona Bay Neighborhood Plan as a Supplement to the City of Madison Comprehensive Plan and dissolving the Triangle and Monona Bay Ad-Hoc Neighborhood Plan Steering Committee.

On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended to Common Council to adopt the Triangle Monona Bay Neighborhood Plan as a supplement to the City of Madison Comprehensive Plan and dissolving the Triangle and Monona Bay Ad-Hoc Neighborhood Plan Steering Committee, with the following amendments:

 - Land Use map "Area D" shall remain "LMR" in the Plan, rather than "LR" as suggested in the Draft.
 - The public pedestrian path linking Braxton Place to West Washington Avenue shall be removed from the plan.
 - The public pedestrian path linking West Washington Avenue to Brittingham Place shall be removed from the plan.
 - Work with Traffic Engineering staff to consider modifications to Braxton Place that would result in 24' wide pavement (exclusive of parking) and 11' sidewalks.
 - Consider naming the southern extension of East Campus Mall "Murray Street Mall."
 - Traffic Engineering staff should explore the feasibility of creating a bicycle path or bicycle route from West Shore Drive to West Washington Avenue and South Park Street.
 - As an alternative to the current free-flow lane, Traffic Engineering and Engineering staff should explore a controlled movement from southwestbound West Washington Avenue onto westbound Regent Street and elimination of the third lane on Regent Street.

The motion passed by voice vote/other.

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

Speaking in support were James Cornona of Bayview, Mary Berryman Agard of Brittingham Place, Yang Cha of Bayview, Alexis London of Melrose Street, and Curt Brink of East Washington Avenue.

Zoning Text Amendment

- 8. [55926](#) Amending Section 28.127(4) of the Madison General Ordinances to extend the effective period of the Alcohol Overlay District.

On a motion by Cantrell, seconded by Berger, the Plan Commission recommended the council to adopt the zoning text amendment. The motion passed by voice vote/ other.

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

There were no registrants for this item.

Zoning Map Amendment

- 9. [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 Cantrell, seconded by Berger, the Plan Commission found the standards met and recommended approval of the zoning map amendment to the Common Council subject to the comments and conditions in the Plan Commission materials and the following conditions:

- That the three vehicle parking stalls near near the northeast corner of the building be reoriented as diagonal parking, with the proposed hydrant be relocated nearer the hotel building,
- That an improved bicycle connection be made from the parking lot to the path on the north side of the hotel building and the Southwest Commuter Trail, with consideration of seperate bicycle and pedestrian connections, with details to be approved by Staff, and
- That City Engineering staff consider expanding the connection to the East Campus Mall from the southwest corner of the proposed building with a minimum path width of five feet.

The motion to recommend approval passed by voice vote/other.

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

Speaking in support was Chad Bloedel of West Wisconsin Avenue, Milwaukee.

Registered in support and available to answer questions were Nate Gundrum of Medow Lane North, Minneapolis; Matt Schreiner of Greenhave Circle; and Aaron Ebent of West Wisconsin Avenue, Milwaukee.

Registered in support and not wishing to speak was Adam Winkler of Penny Lane.

Conditional Use & Demolition Permits

- 10. [55596](#) 2161 Rimrock Road; 14th Ald. Dist.: Consideration of a conditional use in the Suburban Employment (SE) District for general retail; consideration of a conditional use in the SE District for food and beverage establishment(s); consideration of a conditional use in the SE District for an outdoor eating area for a food and beverage establishment; consideration of an alteration to a conditional use 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, all to allow construction of two commercial buildings for future food and beverage and retail tenants with vehicle access sales and service window and outdoor eating area(s).

On a motion by Cantrell, seconded by Berger, 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 voice vote/other.

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

There were no registrants for this item.

11. [55907](#) 5402 Buttonwood Drive/ 1 Buttonwood Court; 17th Ald. Dist.: Consideration of a conditional use in the Suburban Employment Center (SEC) District for dwellings in a mixed-use building to allow construction of a mixed-use building with 270 apartments and 2,462 square feet of commercial space.

On a motion by Cantrell, seconded by Berger, 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 voice vote/other.

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

There were no registrants for this item.

12. [55908](#) 2609 E. Washington Avenue; 6th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District to allow free-standing vending in the parking lot of a tavern.

On a motion by Cantrell, seconded by Berger, 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 voice vote/other.

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

There were no registrants for this item.

13. [55910](#) 2741 University Avenue; Urban Design Dist. 6; 5th Ald. Dist.: Consideration of an alteration to an approved conditional use in the Commercial Corridor-Transitional (CC-T) District to increase the capacity of an existing outdoor eating area for a restaurant.

On a motion by Cantrell, seconded by Berger, 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 voice vote/other.

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

There were no registrants for this item.

14. [55911](#) 2922 Arbor Drive; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Varied 1 (TR-V1) District to construct a detached accessory building exceeding 576 square feet.

On a motion by Cantrell, seconded by Berger, 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 voice vote/other.

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

Registered in support and available to answer questions was Mark Williams of Arbor Drive.

- 15. [55912](#) 4102 Lien Road, 17th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for an auto repair (car detailing) facility tenant in a multi-tenant commercial building.

On a motion by Cantrell, seconded by Berger, 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 voice vote/other.

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

There were no registrants for this item.

- 16. [55913](#) 4110 Veith Avenue, 18th Ald. Dist.: Consideration of a conditional use for lakefront development to allow construction of an addition to a single-family residence exceeding 500 square feet.

On a motion by Cantrell, seconded by Berger, 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 voice vote/other.

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

There were no registrants for this item.

Note: Item 17 should be placed on file without prejudice at the request of the applicant.

- 17. [55174](#)

On a motion by Cantrell, seconded by Berger, the Plan Commission placed this item on file without prejudice at the request of the applicant. The motion passed by voice vote/other.

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

There were no registrants for this item.

Subdivision

- 18. [55906](#) Approving the final plat of *Western Addition to 1000 Oaks* on land generally addressed as 10024 Valley View Road; 9th Ald. Dist.

On a motion by Cantrell, seconded by Berger, the Plan Commission found the standards met and recommended approval of the final plat to the Common Council, subject to the comments and conditions included in the Plan Commission materials. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Berger, 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.

There were no registrants for this item.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Heather Stouder summarized upcoming matters for the Plan Commission.

- Upcoming Matters - July 8, 2019

- 7043 Tree Lane - SE to CC-T and Conditional Use - Construct multi-family building with community living arrangement containing 143 independent living apartments and 32 memory care or assisted living units
- 223 S. Pinckney Street - Amended PD(SIP), Demolition Permit and Conditional Use - Approve revised plans for 253-room hotel; approve projection into Capitol View Preservation Limit for hotel
- 6932 Manufacturers Drive & 3750 Hoepker Road - Demolition Permit and Certified Survey Map Referral - Demolish single-family residence and create two revised/expanded industrial lots for package distribution facility campus
- 1208 Chandler Street - Conditional Use - Construct detached garage exceeding 10% of lot area with accessory dwelling unit
- 2262 Winnebago Street - Conditional Use - Expand capacity for existing nightclub and construct outdoor eating area
- 2 N. Eau Claire Avenue - Conditional Use - Allow freestanding vending (food carts) in swimming club parking lot
- 462 N. Baldwin Street - Conditional Use - Construct shared detached garage with one side exceeding 10% of lot area
- 7066 Sligo Drive - Conditional Use - Construct outdoor eating area and vehicle access sales and service window for restaurant-tavern tenant in existing multi-tenant commercial building
- 2222 E. Washington Avenue - Conditional Use - Construct addition to East High School

- Upcoming Matters - July 29, 2019

- Staff update on the amended Nelson Neighborhood Development Plan
- 2540 E. Mifflin Street -TR-C4 to LMX - Allow place of worship, massage therapy and professional offices in existing building
- 506-518 E. Wilson Street - PD to Amended PD(GDP-SIP) and Demolition Permit - Demolish four commercial buildings to construct a mixed-use building with 11,000 square feet of commercial space, 153 apartments and 220 auto parking stalls
- 6810-6834 Milwaukee St. - PD to Amended PD(GDP-SIP) - Construct three apartment buildings with 196 total units
- 1 Wind Stone Drive - PD to Amended PD(GDP-SIP) - Construct 20-unit apartment building
- 45 Wind Stone Drive - PD to Amended PD(GDP-SIP) - Construct townhouse building with seven units
- 4626 Dutch Mill Road - Conditional Use - Construct parking lot addition in Urban Design Dist. 1
- 711 State Street - Conditional Use - Construct walk-up service window for coffeehouse within ten feet of right of way
- 4800 Buckeye Road - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 1210 Troy Drive - Conditional Use - Construct detached garage exceeding 800 sq. ft. with accessory dwelling unit
- 4517 E. Buckeye Road - Conditional Use - Expand garage to exceed 800 sq. ft. with home occupation outside prin. residence
- 3750 Hoepker Road - Conditional Use - Construct private parking facility
- 3285 Nelson Road - Extraterritorial Certified Survey Map to create four residential lots in the Town of Burke

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Rewey, seconded by Cantrell, to Adjourn at 8:17 p.m.
The motion passed by voice vote/other.