



City of Madison

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

Meeting Minutes - Approved PLAN COMMISSION

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Monday, July 8, 2019

5:30 PM

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

CALL TO ORDER/ROLL CALL

Present: 11 - Lindsay Lemmer; Patrick W. Heck; Marsha A. Rummel; Ken Opin; Kathleen L. Spencer; Melissa M. Berger; James F. Oeth; Michael W. Rewey; Bradley A. Cantrell; James E. Polewski and Jason S. Hagenow

Excused: 1 - Andrew J. Statz

Opin was chair for the meeting.

Staff Present: Heather Stouder, Sydney Prusak, Mai Xue Vang, Timothy Parks, Planning Division; Dan Rolfs, Office of Real Estate Services; Chris Petykowski, City Engineering

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Hagenow disclosed that the company he works for manages the property located across the street from 7043 Tree Lane (Items 6 & 7) but stated that this will not affect his decision.

MINUTES OF THE JUNE 24, 2019 REGULAR MEETING

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

SCHEDULE OF MEETINGS

July 29 and August 12, 26, 2019

Spencer stated that she will be absent for the July 29th and August 12th meetings. Rewey stated that he will be absent for the August 12th and August 26th meetings. Hagenow stated that he will be absent for the August 12th meeting.

ROUTINE BUSINESS

1. [56454](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required to construct storm water management facilities to alleviate flooding issues in the western portion of the Hawks Landing subdivision, in the City of Madison, Dane County, Wisconsin. (1st AD)

A motion was made by Cantrell, 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 registrants on this item.

2. [56455](#) Amending the 2019 Capital Budget of Engineering-Major Streets and Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction and maintenance of improvements for a public street. Being part of NE ¼ of the NE ¼ of Section 20, T 7 N, R 8 E, in the City of Madison. (9th AD)

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

There were no registrants on this item.

3. [56471](#) Authorizing the City of Madison to accept ownership of (3) three art sculptures from the Friends of Sid Boyum, to be located in a portion of the public right-of-way of E. Wilson Street, as well as a portion of a City Engineering parcel located at 320 Division Street, in exchange for maintenance by the Marquette Neighborhood Association. (6th A.D.)

On a motion by Cantrell, seconded by Berger, the Plan Commission voted to return this item to the Madison Arts Commission with a recommendation to approve, with the request to encourage more discussion of the exact location of the art.

A motion was made by Cantrell, seconded by Berger, to Return to Lead with the Recommendation for Approval to the MADISON ARTS COMMISSION. The motion passed by voice vote/other.

Registered in support and available to answer questions was Brian Standing of James Street representing Friends of Sid Boyum.

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.

Tax Incremental Districts

4. [56436](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #35 (Todd Dr), City of Madison. (14th A.D.)

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.

5. [56437](#) Approving the Amendment to the Project Plan for Tax Incremental District (TID) #41 (University Whitney), City of Madison. (11th & 19th A.D.)

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

Zoning Map Amendments & Related Requests

Note: Items 6 and 7 are related and should be considered together

6. [56287](#) Creating Section 28.022 -- 00389 of the Madison General Ordinances to change the zoning of property located at 7043 Tree Lane, 9th Aldermanic District, from SE (Suburban Employment) District to CC-T (Commercial Corridor - Transitional) District.
- On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and recommend approval of the zoning map amendment (ID #56287) to the Common Council and approved the conditional use requests (ID #55915) subject to the comments and conditions in the the Plan Commission with an amendment to condition #27:
- That the applicant shall construct their private street to City of Madison standards per previous approval from the 302 S. Gammon CSM. The applicant shall provide a continuous terrace of 8' in width on their private street.
- The motion passed by voice vote/other.
- A motion was made by Cantrell, seconded by Rewey, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.**
7. [55915](#) 7043 Tree Lane, 9th Ald. Dist.; Consideration of a conditional use in the [Proposed] Commercial Corridor-Transitional (CC-T) District for an assisted living facility, congregate care facility, skilled nursing facility; consideration of a conditional use in the CC-T District for a building exceeding 25,000 square feet of floor area for an individual establishment; and consideration of a conditional use 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, all to allow construction of a multi-family building containing 147 independent living apartments and 28 memory care or assisted living units.
- On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and recommend approval of the zoning map amendment (ID #56287) to the Common Council and approved the conditional use requests (ID #55915) subject to the comments and conditions in the the Plan Commission with an amendment to condition #27:
- That the applicant shall construct their private street to City of Madison standards per previous approval from the 302 S. Gammon CSM. The applicant shall provide a continuous terrace of 8' in width on their private street.
- The motion passed by voice vote/other.
- A motion was made by Cantrell, seconded by Rewey, to Approve. The motion passed by voice vote/other.**
- Items 6 & 7 were considered together as one public hearing. Registered in support and wishing to speak were Amy Schoenemann of Crossroads Drive, Waukesha, representing Capri Senior Living; Eric Harrmann of Underwood Avenue, Wauwatosa, representing AG Architecture; and Janet Hirsch of Cedar Creek, representing Tamarack Trails Community Services Association. Registered in support and not wishing to speak were Maryanne Huttleston of Honey Locust Trail; Christina Finet of Mountain Ash Trail; and Charles Elson of Gray Birch Trail. Registered in support and available to answer questions were Marcus Pearson of East Johnson Street; Bruce Hollar of Westward Way; and Wayne Wiertzema of Crossroads Circle, Waukesha.

Note: Items 8-11 are related and should be considered together

8. [56288](#) SUBSTITUTE Creating Section 28.022 - 00390 of the Madison General Ordinances to amend a Planned Development District Specific Implementation Plan at property located at 223 S. Pinckney Street, 4th Aldermanic District.
- On a motion by Cantrell, seconded, by Lemmer, the Plan Commission voted to re-refer this item to the July 29th Plan Commission meeting (August 6th Common Council meeting) at the request of the applicant. The motion passed by voice vote/other.
- A motion was made by Cantrell, seconded by Lemmer, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 7/29/2019. The motion passed by voice vote/other.**
9. [55916](#) 223 S. Pinckney Street, 4th Ald. Dist.: Consideration of a demolition permit to demolish the Government East parking garage
- On a motion by Cantrell, seconded, by Lemmer, the Plan Commission voted to refer this item to the July 29th Plan Commission meeting at the request of the applicant.
- A motion was made by Cantrell, seconded by Lemmer, to Refer to the PLAN COMMISSION and should be returned by 7/29/2019. The motion passed by voice vote/other.**
10. [56121](#) 223 S. Pinckney Street, 4th Ald. Dist.: Consideration of a conditional use pursuant to MGO Section 28.134(3) for projections into the Capitol View Preservation Limit to allow construction of a 13-story, 253-room hotel.
- On a motion by Cantrell, seconded, by Lemmer, the Plan Commission voted to refer this item to the July 29th Plan Commission meeting at the request of the applicant.
- A motion was made by Cantrell, seconded by Lemmer, to Refer to the PLAN COMMISSION and should be returned by 7/29/2019. The motion passed by voice vote/other.**
11. [55921](#) Approving a Certified Survey Map of property owned by the City of Madison Parking Utility located at 223 S. Pinckney Street; 4th Ald. Dist.
- On a motion by Cantrell, seconded, by Lemmer, the Plan Commission voted to refer this item to the July 29th Plan Commission meeting at the request of the applicant.
- A motion was made by Cantrell, seconded by Lemmer, to Refer to the PLAN COMMISSION and should be returned by 7/29/2019. The motion passed by voice vote/other.**

Items 8, 9, 10, & 11 were considered together. There were no registrants on these items.

Conditional Use, Demolition Permits & Related Requests

12. [56126](#) 1208 Chandler Street; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 3 (TR-C3) District to construct a detached garage exceeding ten percent (10%) of lot area; consideration of a conditional use in TR-C3 zoning to allow an accessory dwelling unit.
- On a motion by Cantrell, seconded by Berger, the Plan Commission found that the standards were met and approved this item subject to the comments and conditions contained in the Plan Commission materials. This item 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 Laura Monahan of Chandler Street.

Note: Item 13 should be referred to July 29, 2019 at the request of the applicant and alder

- 13. [56127](#) 2262 Winnebago Street; 6th Ald. Dist.: Consideration of a conditional use in the Neighborhood Mixed-Use (NMX) District for a theater, assembly hall, concert hall; conditional use for a restaurant-nightclub (Incidental Use); and consideration of a conditional use in the NMX District for an outdoor eating area.

On a motion by Cantrell, seconded by Lemmer, the Plan Commission voted to refer this item to the July 29th Plan Commission meeting at the request of the applicant. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Lemmer, to Refer to the PLAN COMMISSION and should be returned by 7/29/2019. The motion passed by voice vote/other.

- 14. [56128](#) 2 N. Eau Claire Avenue; 11th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District to allow free-standing vending in the parking lot of a swimming club.

On a motion by Cantrell, seconded by Lemmer, the Plan Commission found that the standards were met and approved this item subject to the comments and conditions contained in the Plan Commission materials. This item passed by voice vote/other.

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

Registered in support and available to answer questions was Joe Kreye of Eau Claire Avenue, representing Hill Farm Swim Club.

- 15. [56129](#) 462 N. Baldwin Street; 2nd Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 3 (TR-C3) District to allow construction of a detached garage (shared with 466 N. Baldwin Street) that will exceed ten (10) percent of the area of the subject parcel.

On a motion by Cantrell, seconded by Lemmer, the Plan Commission found that the standards were met and approved this item subject to the comments and conditions contained in the Plan Commission materials. This item passed by voice vote/other.

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

Registered in support and available to answer questions were Alex Squitieri and Brian Anderson of North Baldwin Street.

- 16. [56130](#) 7066 Sligo Drive; 9th Ald. Dist.: Consideration of a conditional use in the Suburban Employment (SE) District for a restaurant-tavern with vehicle access sales and service window; and consideration of a conditional use in the SE District for an outdoor eating area for the restaurant-tavern.

On a motion by Cantrell, seconded by Lemmer, the Plan Commission found that the standards were met and approved this item subject to the comments and conditions contained in the Plan Commission materials. This item passed by voice vote/other.

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

Registered in support and available to answer questions was Julian Akogyeram of Hopkins, MN representing Chipotle Mexican Grill.

17. [56372](#) 2222 E. Washington Avenue; 12th Ald. Dist.: Consideration of a conditional use in the Campus-Institutional (CI) zoning district to allow construction of an addition to East High School exceeding 4,000 square feet of floor area.

On a motion by Cantrell, seconded by Lemmer, the Plan Commission found that the standards were met and approved this item subject to the comments and conditions contained in the Plan Commission materials. This item passed by voice vote/other.

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

Registered in support and available to answer questions was Ken Turba of Crossroads Drive, representing Madison Metropolitan School District.

Note: Items 18-20 are related and should be considered together

18. [56125](#) 6932 Manufacturers Drive; 17th Ald. Dist.: Consideration of a demolition permit to demolish a single-family residence to allow expansion of an adjacent package distribution facility.

On a motion by Cantrell, seconded by Lemmer, the Plan Commission found that the standards were met and approved the demolition permit (ID #56125) and recommended approval of the Certified Survey Map (ID #56152) and the discontinuation/vacation of the remainder of Commerce Park Drive (ID #56279) 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 Lemmer, to Approve. The motion passed by voice vote/other.

19. [56152](#) Approving a revised and expanded Certified Survey Map of property owned by 2020 Madison, LLC and generally addressed as 3750 Hoepker Road; 17th Ald. Dist.

On a motion by Cantrell, seconded by Lemmer, the Plan Commission found that the standards were met and approved the demolition permit (ID #56125) and recommended approval of the Certified Survey Map (ID #56152) and the discontinuation/vacation of the remainder of Commerce Park Drive (ID #56279) 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 Lemmer, 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.

20. [56279](#) Discontinuing and vacating a remaining portion of the public street right-of-way Commerce Park Drive, being located in the SE ¼ of the SW 1/4 of Section 9, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin. (17th AD)

On a motion by Cantrell, seconded by Lemmer, the Plan Commission found that the standards were met and approved the demolition permit (ID #56125) and recommended approval of the Certified Survey Map (ID #56152) and the discontinuation/vacation of the remainder of Commerce Park Drive (ID #56279) 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 Lemmer, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

Items 18, 19, & 20 were considered together.

Registered in support and available to answer questions was David Nelsen of Red Oak Court, Middleton, representing Ruedebush Development.

BUSINESS BY MEMBERS

Chair Opin thanked the outgoing Commissioners their service.

SECRETARY'S REPORT

Heather Stouder summarized the upcoming Plan Commission matters.

- 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
- 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

- Upcoming Matters - August 12, 2019

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Oeth, seconded by Berger, to Adjourn at 6:27. The motion passed by voice vote/other.