



City of Madison

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

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Monday, July 29, 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 - Lindsay Lemmer; Patrick W. Heck; Marsha A. Rummel; Ledell Zellers;
Jason S. Hagenow; Eric W. Sundquist; Michael W. Rewey and Bradley A.
Cantrell

Excused: 2 - Kathleen L. Spencer and Andrew J. Statz

Cantrell was chair for the start of the meeting. After Zellers was nominated, she assumed chair duties.

Staff Present: Nan Fey, Director of the Department of Planning and Community and Economic Development; Heather Stouder, Sydney Prusak, and Ben Zellers, Planning Division.

SPECIAL ITEM OF BUSINESS

Election of the Plan Commission Chair and Vice Chair.

On a motion by Rewey, seconded by Rummel, the Plan Commission voted to elect Ledell Zellers as Chair of the Plan Commission.

On a motion by Rewey, seconded by Rummel, the Plan Commission voted to elect Brad Cantrell as Vice Chair of the Plan Commission.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Chair Zellers disclosed that her son Ben Zellers works for the Planning Division but that will not impact her chairing of the Commission or any votes she is called on to make.

MINUTES OF THE JULY 8, 2019 MEETING

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

SCHEDULE OF MEETINGS

August 12, 26 and September 16, 2019

Rewey stated that he will be absent for the August 12th and August 26th meetings. Sundquist stated that he will be absent for the August 12th meeting. Hagenow stated that he will be absent for the August 12th meeting.

ADDITIONAL SPECIAL ITEM OF BUSINESS

Sundquist volunteered to serve on the Transportation Policy and Planning Board. Jason Hagenow volunteered to serve on the Joint Campus Area Committee.

A motion was made by Cantrell, seconded by Rewey, to appoint Sundquist to the Transportation Policy and Planning Board and Hagenow to the Joint Campus Area Committee. The motion passed by voice vote/other.

ROUTINE BUSINESS

- 1.** [56648](#) Authorizing the Mayor and City Clerk to enter into an Early Attachment and Revenue Sharing Agreement with the Town of Madison to facilitate the attachment and redevelopment of the portion of the parcel located at 30 Nob Hill Road in the Town.

On a motion by Cantrell, seconded by Lemmer, the Plan Commission voted to recommend the council to adopt the Early Attachment and Revenue Sharing Agreement with the following edit: Change "Mayor Paul Soglin" to "Mayor Satya Rhodes-Conway" in the attachment.

A motion was made by Cantrell, seconded by Lemmer, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

There were no registrants on this item.

NEW BUSINESS

- 2.** [53646](#) Update on the amended Nelson Neighborhood Development Plan

Ben Zellers of the Planning Division provided the Plan Commission an update on the scope of the plan amendment for the Nelson Neighborhood Development Plan.

There were no registrants on this item.

PUBLIC HEARING-5:45 p.m.

Zoning Map Amendments and Related Requests

Note: Items 3-6 should be referred to the August 12, 2019 Plan Commission meeting at the request of the applicant.

- 3.** [56288](#) 2ND 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 Rewey, the Plan Commission voted to re-refer this item to the August 12th Plan Commission meeting (September 3rd Common Council meeting) at the request of the applicant. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Rewey, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by 8/12/2019. The motion passed by voice vote/other.

4. [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 Rewey, the Plan Commission voted to re-refer this item to the August 12th Plan Commission meeting at the request of the applicant. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Rewey, to Re-refer to the PLAN COMMISSION and should be returned by 8/12/2019. The motion passed by voice vote/other.

5. [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 Rewey, the Plan Commission voted to re-refer this item to the August 12th Plan Commission meeting at the request of the applicant. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Rewey, to Re-refer to the PLAN COMMISSION and should be returned by 8/12/2019. The motion passed by voice vote/other.

6. [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 Rewey, the Plan Commission voted to re-refer this item to the August 12th Plan Commission meeting at the request of the applicant. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Rewey, to Re-refer to the PLAN COMMISSION and should be returned by 8/12/2019. The motion passed by voice vote/other.

Items 3, 4, 5, and 6 were considered together. There were no registrants on these items.

7. [56458](#) Creating Section 28.022 -- 00392 of the Madison General Ordinances to change the zoning of property located at 2540 E. Mifflin Street, 12th Aldermanic District, from TR-C4 (Traditional Residential-Consistent 4) District to LMX (Limited Mixed-Use) District.

On a motion by Cantrell, seconded by Rummel, 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. The motion to recommend approval passed by voice vote/ other.

A motion was made by Cantrell, seconded by Rummel, 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 were Scott Kiel of N Ingersoll Street; Alex Greene of Winnebago Street, representing Red Beard Body Work; Ellen McKenzie of E Dayton Street, representing Read Beard Body Work; and Kenneth Kushner of Colony Drive, representing Chozen-ji Betsuin/International Zen Dojo of Wisconsin, Inc.

Note: Items 8-10 should be referred to the August 26, 2019 Plan Commission meeting at the request of the applicant, pending a recommendation by the Urban Design Commission.

8. [56461](#) Creating Section 28.022 - 00393 of the Madison General Ordinances to amend a Planned Development District at property located at 6810-6834 Milwaukee Street, 3rd Aldermanic District, to approve an Amended General

Development Plan, and creating Section 28.022 - 00394 to amend a Planned Development District to approve a Specific Implementation Plan.

On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended to the Common Council that this item be re-referred to the August 26, 2019 Plan Commission meeting (September 3, 2019 Common Council meeting) at the request of the applicant and pending a recommendation by the Urban Design Commission. The motion to recommend re-referral passed by voice vote/ other.

A motion was made by Cantrell, seconded by Rewey, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 8/26/2019. The motion passed by voice vote/other.

9. [56462](#)

Creating Section 28.022 - 00395 of the Madison General Ordinances to amend a Planned Development District at property located at 1 Wind Stone Drive, 3rd Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00396 to amend a Planned Development District to approve a Specific Implementation Plan.

On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended to the Common Council that this item be re-referred to the August 26, 2019 Plan Commission meeting (September 3, 2019 Common Council meeting) at the request of the applicant and pending a recommendation by the Urban Design Commission. The motion to recommend re-referral passed by voice vote/ other.

A motion was made by Cantrell, seconded by Rewey, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 8/26/2019. The motion passed by voice vote/other.

10. [56463](#)

Creating Section 28.022 - 00397 of the Madison General Ordinances to amend a Planned Development District at property located at 45 Wind Stone Drive, 3rd Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00398 to amend a Planned Development District to approve a Specific Implementation Plan.

On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended to the Common Council that this item be re-referred to the August 26, 2019 Plan Commission meeting (September 3, 2019 Common Council meeting) at the request of the applicant and pending a recommendation by the Urban Design Commission. The motion to recommend re-referral passed by voice vote/ other.

A motion was made by Cantrell, seconded by Rewey, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 8/26/2019. The motion passed by voice vote/other.

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

Conditional Uses / Demolition Permits

11. [56132](#)

4626 Dutch Mill Road; Urban Design Dist. 1; 16th Ald. Dist.: Consideration of a conditional use to exceed the maximum automobile parking allowed for a contractor's office.

On a motion by Cantrell, seconded by Rewey, 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.

Prior to the motion passing, Sundquist proposed an amended motion, seconded by Rummel, which would have approved parking in excess of the maximum to accommodate the existing 82-stall vehicle parking lot, but not the full 101 parking stall request, citing failure to meet Conditional Use Standard #1. The amendment failed on a 1-6 vote.

A motion was made by Cantrell, seconded by Rewey, to Approve. The motion passed by the following vote:

Ayes: 5 - Lindsay Lemmer; Patrick W. Heck; Jason S. Hagenow; Michael W. Rewey and Bradley A. Cantrell

Noes: 1 - Eric W. Sundquist

Excused: 2 - Kathleen L. Spencer and Andrew J. Statz

Non Voting: 1 - Ledell Zellers

Registered in support and available to answer questions was David Kuvesh of Dutch Mill Road, representing TruGreen; and Kevin Yeska of Horizon Drive, representing JSD Professional Services.

Note: Item 12 should be referred to the August 12, 2019 Plan Commission meeting at the request of the applicant.

12. [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 Rewey, the Plan Commission voted to refer this item to the August 12, 2019 Plan Commission meeting at the request of the applicant.

A motion was made by Cantrell, seconded by Rewey, to Re-refer to the PLAN COMMISSION and should be returned by 8/12/2019. The motion passed by voice vote/other.

There were no registrants on this item.

13. [56388](#) 711 State Street; 8th Ald. Dist.: Consideration of a conditional use in the Downtown Core (DC) zoning district for a walk-up service window within ten (10) feet of the public right of way.

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

Registered in support and available to answer questions were Patrick McGowan of Augusta Court, representing the University Book Store; Julie Hatthem of August Hills Drive, LaCrescent Minnesota, representing MOKA; and Bill Monteubano of Reeve Road, Mazomanie, Wisconsin.

14. [56389](#) 4800 Buckeye Road; 15th 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 Cantrell, seconded by Rewey, 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 Rewey, to Approve. The motion passed by voice vote/other.

There were no registrants on this item.

15. [56390](#) 1210 Troy Drive; 18th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District to construct a detached garage exceeding 800 square feet; consideration of a conditional use in SR-C1 zoning to allow an accessory dwelling unit.
- On a motion by Cantrell, seconded by Rewey, 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 Rewey, to Approve. The motion passed by voice vote/other.**
- There were no registrants on this item.
16. [56391](#) 4517 E. Buckeye Road; 16th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District to construct an addition to a detached garage to exceed 800 square feet; consideration of a conditional use in SR-C1 zoning for a home occupation located outside the principal residence.
- On a motion by Cantrell, seconded by Rewey, the Plan Commission voted to refer this item at the request of the applicant to no specific date. The motion passed by voice vote/other.
- A motion was made by Cantrell, seconded by Rewey, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.**
- There were no registrants on this item.
17. [56392](#) 3750 Hoepker Road; 17th Ald. Dist.: Consideration of a conditional use in the Industrial-Limited (IL) District for a private parking facility.
- On a motion by Cantrell, seconded by Rewey, 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 Rewey, to Approve. The motion passed by voice vote/other.**
- There were no registrants on this item.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Heather Stouder summarized the upcoming Plan Commission matters and stated that she will be absent for the August 12, 2019 Plan Commission meeting and that Kevin Firchow will take her place for that meeting.

Upcoming Matters - August 12, 2019

- Report of the Urban Forestry Task Force
- Zoning Text Amendment regarding exemptions of solar energy systems from Conditional Use and Planned Development Requirements
- 9604 Wilrich Street - Conditional Use Alteration - Amended plans for residential building complex to increase density of fourth/last building from 32 units to 45
- 2830 Dryden Drive - Demolition Permit and Conditional Use - Demolish office building and construct four-story, 27-unit apartment building
- 828 E. Main Street - Conditional Use - Convert warehouse into reception hall in Urban Design Dist. 1
- 5817 Cottage Grove Road - Demolition Permit - Demolish single-family residence with no proposed

future use

- 5781 Cottage Grove Road - Demolition Permit - Demolish single-family residence with no proposed future use

- 815 Big Stone Trail - Conditional Use- Construct a single-family home exceeding 10,000 square feet in area

- 2817 E. Washington Avenue - Conditional Use - Allow limited production and processing

- 609 Vera Court - Conditional Use - Convert dwelling unit into management office for residential building complex

Upcoming Matters - August 26, 2019

- 6810-6834 Milwaukee Street - Amended PD (GDP-SIP) to construct three apartments with 196 total units

- 1 Wind Stone Drive - Amended PD (GDP-SIP) to construct 44-unit apartment building

- 45 Wind Stone Drive - Amended PD (GDP-SIP) to construct seven-unit townhouse building

- 8549-8557 Elderberry Road - Amended PD (GDP-SIP) to construct two-family twin residences

- 1224 S. Park Street - Demolition Permit - Demolition commercial building to construct two-story building

- 9510 Watts Road and 604 Feather Sound Drive - Zoning Map Amendment, Demolition Permit, and Conditional Use to raze single family residence to construct three buildings with 189 apartments

- 5210 Siggelkow Road - Conditional Use - Convert four-resident adult family home into 15-resident community living arrangement

- 556 Chatham Terrace - Demolition Permit - Demolish single-family residence and construct new single-family residence

- 301 Troy Drive - Conditional Use - Construct addition to the Mendota Juvenile Treatment Center

- 6226 N. Highlands Avenue - Demolition Permit - Demolish single-family residence and construct new single-family residence

- 3116 Commercial Avenue - Conditional Use - Construct outdoor eating area for an existing nightclub

- 2019 Fisher Street - Conditional Use - Establish a school and place of worship in an existing building

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Cantrell, seconded by Rewey, to Adjourn at 6:59 p.m.

The motion passed by voice vote/other.