



City of Madison

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

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Monday, October 14, 2019

5:30 PM

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

CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:30 p.m.

Present: 8 - Lindsay Lemmer; Patrick W. Heck; Ledell Zellers; Kathleen L. Spencer; Jason S. Hagenow; Eric W. Sundquist; Michael W. Rewey and Bradley A. Cantrell

Excused: 2 - Marsha A. Rummel and Andrew J. Statz

Ledell Zellers was chair for the meeting.

Spencer arrived at 5:50 p.m., during consideration of Item 6.

Staff Present: Nan Fey, Interim Secretary; Heather Stouder, Sydney Prusak, Chris Wells, Colin Punt, Rebecca Cnare, Ben Zellers, Pat Empey, Planning Division; Matt Tucker, Zoning; Tim Troester, Engineering.

Also: Ald. Verveer and Ald. Furman.

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 SEPTEMBER 16, 2019 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: October 28 and November 11, 25, 2019.

ROUTINE BUSINESS

- 1. [57431](#) Authorizing the acceptance of ownership from the Sunset Village Community Association of a "Little Free Library" located in Sunset Park at 4129 N Sunset Court. (11th AD)

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

There were no registrants on this item.

- 2. [57435](#) Authorizing the acceptance of ownership from the Birchwood Point Neighborhood Association of a "Little Free Library" located in Sugar Maple Park at 252 Sugar Maple Lane. (9th AD)

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

There were no registrants on this item.

- 3. [57540](#) Relief from conditions of gifts and dedication per Section 66.1025(1) Wisconsin Statutes, of Outlots 24, 25, 28 and 29, Southern Addition to Birchwood Point for the replatting a portion of the development, being located in the Southeast ¼ of the Southeast ¼ of Section 29, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin. (9th AD)

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

Items 3 & 4 were considered together. There were no registrants on these items.

- 4. [57541](#) Discontinuing and vacating multiple public unimproved street right-of-ways within the plat of Southern Addition to Birchwood Point to allow the replatting of a portion the development, being located in the Southeast 1/4 of the Southeast 1/4 of Section 29, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin. (9th AD)

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

The public hearings for Items 3 & 4 were considered together.

There were no registrants on this item.

- 5. [57561](#) Authorizing the acceptance of a Permanent Limited Easement for Municipal Transit Purposes across a portion of the property located at 201 Junction Road. (9th AD)

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

NEW BUSINESS

- 6. [56838](#) Adopting the Mifflandia Neighborhood Plan as a supplement to the Comprehensive Plan and the Downtown Plan and directing staff to implement the recommendations contained in the plan.

On a motion by Cantrell, seconded by Lemmer, the Plan Commission recommended to the Common Council to adopt the Mifflandia Neighborhood Plan as a supplement to the Comprehensive Plan and the Downtown Plan, with the following comments:

- Staff shall incorporate the changes as proposed in Table 1 of the October 14, 2019 Plan Commission Staff Memo (entitled "Recommendations from Referral Bodies and Staff Recommendations")
- Allow staff to make any necessary corrections in order to present the Plan to the Common Council.

This item passed by voice/vote/other.

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.

Speaking in support were Ald. Vermeer of W. Doty Street and Peter Ostlind of W. Main Street.

- 7. [56970](#) Adopting an amendment to the Nelson Neighborhood Development Plan to provide updated recommendations and updated boundary

On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended to the Common Council to adopt the amendments to the Nelson Neighborhood Development Plan, with the following conditions:

- Retain the Employment land use designation on the Marcus Property
- Remove the stormwater and other open space designation at the north part of the Marcus Property site.
- Retain the proposed street connection through the Marcus Property (that extends Crossroads Drive to connect with Wayne Terrace), and allow for slight adjustments of the road alignment in the future, if necessary, as development is proposed.
- Incorporate the City's Transportation Policy and Planning Board's (TPPB) recommended alternate road cross section for Nelson Road.
- Incorporate alternate road cross sections for the Collector streets - i.e. Felland Road and Nelson Road - similar to the City's Transportation Policy and Planning Board's (TPPB) recommended "narrow" alternate road cross section Burke Road but with the following changes: 1) Widen the terrace planting strip on each side from five feet to 10 feet; 2) allow for a wider cross section - with a central planting strip - at intersections as necessary to accommodate turning lanes, pedestrian refuge islands, etc.; and 3) widen the travelling lanes on roads served by Metro Transit to 11 feet.

The main motion passed by voice vote/other. The final condition regarding the incorporation of alternate

cross sections for collector streets was added on a motion by Sundquist and seconded by Cantrell. the motion to add this condition passed by the following 6-1 vote: AYE: Cantrell, Sundquist, Ald. Heck, Ald. Lemmer, Hagenow, Spencer; NAY: Rewey; NON-VOTING: Zellers; EXCUSED: Rummel, Statz.

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

There were no registrants on this item.

- 8. [57574](#) Authorizing the City of Madison Planning Division to prepare the Reiner Neighborhood Development Plan.

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

There were no registrants on 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.

Conditional Use & Demolition Permits

- 9. [56790](#) 5210 Siggelkow Road; 16th Ald. Dist.: Consideration of a conditional use in the Suburban Residential-Consistent 1 (SR-C1) District for a community living arrangement with between 9-15 residents to allow a four-resident adult family home into a 15-resident community living arrangement.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and approved this item subject to 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.

- 10. [56798](#) 301 Troy Drive; 18th Ald. Dist.: Consideration of a conditional use in the Campus-Institutional (CI) District for construction of greater than 4,000 square feet of floor area in a five-year period on a campus without an adopted master plan to construct an addition to the Mendota Juvenile Treatment Center.

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

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

Registered in support and available to answer questions were Robert Hoffmann of E. Wilson Street, representing the Wisconsin Department of Administration, Division of Facilities Development and

Management; and Dr. Gregory Van Rybroek, representing the Wisconsin Department of Human Services and the Mendota Mental Health Institute.

- 11. [57317](#) 4102 Monona Drive; 15th Ald. Dist.: Consideration of a conditional use in the Neighborhood Mixed-Use (NMX) District for a restaurant-tavern, and consideration of a conditional use in the NMX District for an outdoor eating area, all to allow a restaurant in a multi-tenant commercial center to be converted into a restaurant-tavern with outdoor eating area.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and approved this item subject to 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 Sean Pharn of Dunning Street; and Brad Koning, representing Sketchworks Architecture of Elmwood Avenue.

- 12. [57318](#) 1815 E. Washington Avenue; Urban Design Dist. 8; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Employment (TE) District for incidental alcohol sales at a general retail establishment.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and approved this item subject to 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.

- 13. [54396](#) 5454 Lake Mendota Drive; 19th Ald. Dist.: Consideration of a demolition permit to allow a single-family residence to be demolished; consideration of a conditional use for a new single-family residence to be constructed on a lakefront property; and consideration of a conditional use to construct a building or structure with floor area exceeding 10,000 sq. ft. in the TR-C1 (Traditional Residential-Consistent 1) District.

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

- That the applicant submit a landscape plan, which may include more plantings and/or trees in addition to the grassed turf, to be approved by City Staff.

Prior to the motion passing, Sundquist proposed an amended motion, seconded by Hagenow, which would have required the applicant to sign up for a green energy plan/program that uses renewable energy sources, subject to review by the City Attorney. The amendment failed on the following 5-2 vote: AYE: Hagenow, Sundquist; NAY: Ald. Lemmer, Rewey, Ald. Heck, Cantrell, Spencer; NON-VOTING: Zellers; EXCUSED: Ald. Rummel, Statz.

The main motion to approve the requests, with the above condition, passed on the following 5-2 vote: AYE: Ald. Lemmer, Rewey, Ald. Heck, Cantrell, Spencer; NAY: Hagenow, Sundquist; NON-VOTING: Zellers; EXCUSED: Ald. Rummel, Statz.

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; Kathleen L. Spencer; Michael W. Rewey and Bradley A. Cantrell

Noes: 2 - Jason S. Hagenow and Eric W. Sundquist

Excused: 2 - Marsha A. Rummel and Andrew J. Statz

Non Voting: 1 - Ledell Zellers

Speaking in support and available to answer questions was Mark Udvari-Solner, representing Udvari-Solner Design Company of University Avenue. Speaking in support were the applicant, Kathy Cox, of Lake Mendota Drive; Ron Callow of University Avenue, representing the applicant; Robert Montgomery, representing Montgomery Associates of S. Main Street, Cottage Grove; Mary Morgan-Sheriff of Lake Mendota Drive; LuAnn Shay of Congressional Hill, Middleton; Mark Markell of Congressional Hill, Middleton; Peg Cox of Summerfield Drive, Verona; Hailey Pirus of Camus Lane; Doug Stampfli of Stoneman Drive, Fitchburg; Domingo Figueroa of Camus Lane; and Mitchell Olson, representing the Axley Law Firm of E. Mifflin Street. Registered in support and available to answer questions was David Sheriff of Lake Mendota Drive.

Speaking in opposition and available to answer questions was Don Carlson of Lake Mendota Drive. Speaking in opposition were Herman Felstenhausen of Merrill Springs Road; Sally and Charles Miley of Lake Mendota Drive; Tamara England of Spring Court; Derrick Buisch of Lake Mendota Drive; and RJ Nickles of Lake Mendota Drive.

Speaking neither in support nor opposition and available to answer questions was Faith Fitzpatrick of Spring Court. Speaking neither in support nor opposition were Keith Furman of Lake Mendota Drive; and Amy Nickles of Lake Mendota Drive. Registered in opposition and available to answer questions was Stewart Ellison of Camelot Drive. Registered in opposition were Catherine Martin of Lake Mendota Drive; and Kim Vergerant and Andy Cohn of Lake Mendota Drive.

Zoning Map Amendments & Related Requests

- 14. [57441](#) Creating Section 28.022 - 00404 and Section 28.022 - 00405 of the Madison General Ordinances to change the zoning of properties located at 2340 Winnebago Street and 2305-11 East Washington Avenue, 6th Aldermanic District, from TR-V1 (Traditional Residential - Varied 1) and PD (Planned Development) Districts to Amended PD (GDP-SIP) (Planned Development (General Development Plan - Specific Implementation Plan) District

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and recommended approval of the planned development to the Common Council. This item 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.

The public hearings for Items 14 & 15 were considered together. There were no registrants on this item.

- 15. [57107](#) 2340 S. Winnebago Street and 2305-2311 E. Washington Avenue; 6th Ald. Dist.: Consideration of a demolition permit to demolish a commercial building and two single-family residences as part of a Planned Development approval for a mixed-use building.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and approved this item subject to 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.

The public hearings for Items 14 & 15 were considered together. There were no registrants on this item.

- 16. [56839](#) Repealing Section 28.022 - 00117 of the Madison General Ordinances adopting the Campus Master Plan for Edgewood College, Edgewood High School and Edgewood Campus School.

On a motion by Cantrell, seconded by Rewey, the Plan Commission voted to recommend this item be referred to the October 28, 2019 meeting. That 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 10/28/2019. The motion passed by voice vote/other.

There were no registrants on this item.

Miscellaneous

- 17. [57106](#) 3230 Larsen Road, Town of Blooming Grove: Consideration of a request to construct a reception hall in satisfaction of the development review provisions in the Town of Blooming Grove and City of Madison Cooperative Plan.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and approved this item subject to 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 the applicants, Julie and David Wood of Larson Road; and Debbie Hatfield representing Montgomery Associates of S. Main Street, Cottage Grove.

BUSINESS BY MEMBERS

- [57919](#) Plan Commission Business By Members and General Correspondence

- Memo from Chairperson Zellers dated October 14, 2019: Big Picture
- Article: "Just What Is the Job of a Planning Commissioner?" by Wayne Senville

Commissioners thanked Chair Zellers for distributing the memo and article, and there was discussion about big picture planning and the future quarterly meetings.

SECRETARY'S REPORT

Heather Stouder summarized the upcoming matters for the Plan Commission.

- 2020 Plan Commission/ Urban Design Commission Schedule

- Recent Common Council Actions

- Zoning Text Amendment - Amending Section 28.097 of the Zoning Code relating to various provisions in the Campus-Institutional (CI) District - Adopted with Plan Commission recommendation on October 1, 2019
- 3840 Maple Grove Drive - A to TR-C3, TR-U1, CN, and PR, Revised Preliminary Plat and Final Plat of FRED-Maple Grove Drive subdivision - Adopted with Plan Commission recommendation on October 1, 2019

- Upcoming Matters - October 28, 2019

- Accepting the white paper titled "Equitable Development in Madison: An assessment of factors contributing to displacement and gentrification"
- 6810-6834 Milwaukee Street - 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 44-unit apartment building
- 45 Wind Stone Drive - PD to Amended PD(GDP-SIP) - Construct townhouse building with seven units

- 4602 Cottage Grove Road - Demolition Permit and Conditional Use - Demolish grocery store to construct four-story mixed-use bldg. with 10,000 sq. ft. of commercial space and 65 apartments and detached five-unit townhouse bldg.
- 630 E Washington Avenue - Demolition Permit and Conditional Use - Demolish mission house building and auto sales facility to construct five-story building with a mission house, rooming house, counseling services, health services and place of worship, and a separate three-story, 40-unit apartment building
- 5130 High Crossing Blvd. - Conditional Use - Construct four-story, 95-room hotel in a planned multi-use site
- 931 E Main Street - Conditional Use to add nightclub and tasting room uses to existing distillery
- 5646 Lake Mendota Drive - Conditional Use - Construct accessory building on lakefront lot

- Upcoming Matters - November 11, 2019

- 30 Nob Hill Road - Attachment and Rezoning to SE - Attach property from Town of Madison and assign permanent SE zoning
- 2425 S Stoughton Road - Conditional Use - Establish indoor recreation tenant (indoor golf) in multi-tenant commercial building with incidental alcohol sales
- 4706 E Washington Avenue - Conditional Use - Allow auto repair facility (battery installation) in multi-tenant commercial building

ANNOUNCEMENTS

Cantrell stated that he would not be present for the October 28th and November 11th meetings. Zellers stated that she would not be present for the October 28th meeting.

ADJOURNMENT

**A motion was made by Hagenow, seconded by Lemmer, to Adjourn at 9:28.
The motion passed by voice vote/other.**