



City of Madison

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

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Monday, November 11, 2019

5:30 PM

215 Martin Luther King, Jr. Blvd.
Room 153 (Madison Municipal Building)

CALL TO ORDER/ROLL CALL

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

Present: 6 - Lindsay Lemmer; Patrick W. Heck; Ledell Zellers; Jason S. Hagenow; Eric W. Sundquist and Michael W. Rewey

Excused: 4 - Marsha A. Rummel; Kathleen L. Spencer; Bradley A. Cantrell and Andrew J. Statz

Zellers was chair for the meeting.

Staff present: Heather Stouder and Tim Parks, Planning Division; John Strange, City Attorney's Office; Matt Tucker, Zoning Administrator; Jim O'Keefe, Linette Rhodes and Sarah Lim, Community Development Division, and; John Brown and Lt. Alexander Berkovitz, Madison Police Department-Central District.

PUBLIC COMMENT

Ethan Brodsky of Woodrow Street addressed the Plan Commission regarding the closed public hearing for the Edgewood Campus Master Plan repeal (Item 9).

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Regarding Item 9, Ald. Lemmer disclosed that she attended Edgewood High School and Edgewood College, but that would not impact her ability to consider the item in an impartial manner.

Regarding Item 9, Rewey disclosed that his partner resided in the Vilas neighborhood, but that would not impact his ability to consider the item in an impartial manner.

MINUTES OF THE OCTOBER 28, 2019 REGULAR MEETING

Ald. Heck noted a typo in Item 4 ("a management plan"). The minutes were approved noting this error, which will be corrected by staff.

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

SCHEDULE OF MEETINGS

Regular Meetings: November 25 and December 9, 2019

ROUTINE BUSINESS

1. [57840](#) Authorizing the City's execution of a Private Storm Water Easement for the benefit of Tyler D. Leeper and Katherine D. Holt across a portion of a City-owned parcel located at 826 West Shore Drive for the installation of a private storm water sewer lateral. (13th AD)

A motion was made by Rewey, 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.

2. [57952](#) Authorizing the execution of a Right of Entry and a Conveyance of Rights in Land by the City of Madison in favor of the City of Fitchburg in connection with Transportation Project Plat No. 19-3488-4.10, Relocation Order North Fish Hatchery Road (CTH D), (CTH PD (McKee Road) - Madison Beltline) reconstruction project. (14th AD)

A motion was made by Rewey, 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.

3. [57995](#) Authorizing the Mayor and City Clerk to execute a lease with Mullins Family, LLC and Washington Gilman Limited Partnership, allowing for the use of portions of City-owned transportation corridor properties located at 94 S Dickinson St. and 189 S Baldwin St. and a part of inactive E. Main St. right-of-way for private parking purposes. (6th A.D.)

A motion was made by Rewey, seconded by Lemmer, to Refer to the PLAN COMMISSION and should be returned by November 25, 2019. The motion passed by voice vote/other.

Registered to speak in support of the lease was Susan Springman of N. Carroll Street, representing the Mullins Group.

4. [57998](#) Authorizing the Mayor and City Clerk to execute a lease with Jonathan Darrel Braden allowing for the use of the City-owned transportation corridor parcel located at 176 South Fair Oaks Street for an existing private driveway, boundary fence, and yard area. (6th A.D.)

A motion was made by Rewey, 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.

There were no registrants on Routine Business Items 1, 2 and 4.

NEW BUSINESS

5. [57900](#) Authorizing the City of Madison Planning Division to prepare the Odana and Greater East Towne Area Plans

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

6. [57908](#) Amending Section 15.02(58), creating Section 15.02(147), and amending Section 15.03(8) of the Madison General Ordinances to amend the legal description of Ward 58, create Ward 147, and add Ward 147 to Aldermanic District 8.

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

7. [56845](#) Accepting the white paper titled "Equitable Development in Madison: An assessment of factors contributing to displacement and gentrification".

On a motion by Hagenow, seconded by Rewey, the Plan Commission recommended that the white paper be accepted by the Common Council subject to the recommendations contained in the Planning Division memo dated November 11, 2019. The motion to recommend acceptance passed by voice vote/other.

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

There were no registrants on New Business Items 5-7.

SPECIAL ITEM OF BUSINESS

8. [58107](#) Oscar Mayer Special Area Plan Update

The Plan Commission received a presentation by Dan McAuliffe of the Planning Division and Robb Gottschalk from Vandewalle & Associates, Inc. regarding the Oscar Mayer Special Area Plan. Following the presentation and discussion, the Commission took no action.

This Discussion Item was Discuss and continue by the Plan Commission. No action was taken.

Speaking in support were Beth Sluys of Nova Way; Mary Johnston of Fremont Avenue; and Paul Noeldner of Kensington Drive, Maple Bluff.

Speaking in opposition were Rebecca Leidner of Spohn Avenue and Virginia Schultz of N. Sherman Avenue.

Registered in support and not wishing to speak was Nathan Wautier of E. Mifflin Street.

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

9. [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 Ald. Lemmer, seconded by Rewey, the Plan Commission recommended re-referral of the repeal to December 9, 2019 (January 7, 2020 Common Council). The motion to recommend re-referral passed by voice vote/ other.
- An earlier motion by Rewey, seconded by Hagenow, to recommend re-referral of the repeal to November 25, 2019 (December 3, 2019 Common Council) failed on the following 3-1 vote: AYE: Ald. Lemmer, Hagenow, Rewey; NAY: Ald. Heck; ABSTAIN: Sundquist; NON-VOTING: Zellers; EXCUSED: Ald. Rummel, Cantrell, Spencer, Statz.
- A motion for reconsideration of the recommendation to re-refer to November 25 by Sundquist was ruled to not be in order.
- An earlier motion by Sundquist, seconded by Hagenow, to recommend denial of the repeal to the Common Council failed on the following 3-2 vote: AYE: Hagenow, Rewey, Sundquist; NAY: Ald. Heck, Ald. Lemmer; NON-VOTING: Zellers; EXCUSED: Ald. Rummel, Cantrell, Spencer, Statz. The motion to recommend denial of the repeal was prefaced by comments by members of the Plan Commission that the repeal request did not meet the standards for zoning map amendments, particularly that the map amendment did not promote the public health, safety, and welfare of the City.
- A motion was made by Lemmer, seconded by Rewey, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by December 9, 2019. The motion passed by voice vote/other.**
- Registered in opposition and not wishing to speak were: Jude Edmonds of Commonwealth Avenue; Marc Gartler of Woodrow Street; Yael Gen of Woodrow Street; Tracy Lewis of Leonard Street; Shawn Schey of Woodrow Street; Dianne Jenkins of Monroe Street; Joshua Gettle of West Lawn Avenue; Catherine Jagoe of West Lawn Avenue; Gretchen Twietmeyer of West Lawn Avenue; Nancy Standridge of Edgewood Avenue; Ed Ahrens of Jefferson Street; Mary Clare Murphy of Jefferson Street; Lynn Bjorkman of West Lawn Avenue; and Gail Martinelli of West Lawn Avenue.
- Registered in opposition and available to answer questions were: Marie Trest of Monroe Street; Ethan Brodsky of Woodrow Street; Pat Alea of Leonard Street; and Jonathan Standridge of Edgewood Avenue.
- Registered in support and not wishing to speak were Nathan Wautier of E. Mifflin Street; Steve Krantz of Adams Street; and Margaret Watson of Rolling Oaks Lane, Verona.
- Registered in support and available to answer questions was Mike Elliot, Edgewood High School; Edgewood College Drive.

- 10. [57745](#) Creating Section 15.01(611) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Aldermanic Districts and Wards" attaching to the 14th Aldermanic District the 30 Nob Hill, LLC Attachment; creating Section 15.02(146) of the Madison General Ordinances to assign the attached property to Ward 146; amending Section 15.03(14) to add Ward 146 to Aldermanic District 14; and creating Section 28.022 - 00406 to zone the property SE (Suburban Employment) District.

On a motion by Rewey, seconded by Ald. Lemmer, the Plan Commission found the standards met and recommended approval of the attachment and zoning map request to the Common Council by voice vote/ other.

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

There were no registrants on Item 10.

Conditional Use & Demolition Permits

- 11. [57657](#) 2425 S Stoughton Road; 16th Ald. Dist.: Consideration of a conditional use for indoor recreation in the Suburban Employment (SE) District to allow indoor golf in a multi-tenant commercial building with incidental alcohol sales.

On a motion by Rewey, seconded by Ald. Lemmer, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions in the Plan Commission materials. The motion to approve passed by voice vote/ other.

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

Registered in support and available to answer questions was Casey Smith of S. Stoughton Road.

- 12. [57658](#) 4706 E Washington Avenue, 17th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for an auto repair facility (battery installation) tenant in a multi-tenant commercial building.

On a motion by Rewey, seconded by Ald. Lemmer, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions in the Plan Commission materials. The motion to approve passed by voice vote/ other.

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

There were no registrants on Item 12.

- 13. [57108](#) 630-648 E Washington Avenue and 12 N Blount Street; 2nd Ald. Dist.: Consideration of a demolition permit to demolish an existing mission house building and auto sales facility; consideration of a conditional use in the Traditional Employment (TE) District for a mission house; consideration of a conditional use in the TE District for community/counseling services; consideration of a parking reduction; and consideration of a conditional use in the TE district for multi-family dwellings, all to allow construction of a five-story building with a mission house, counseling services, health services and a place of worship along E Washington Avenue, and a separate three-story, 44-unit apartment building along E Mifflin Street.

On a motion by Hagenow, seconded by Rewey, the Plan Commission found the standards met and approved the demolition permit and conditional uses subject to the comments and conditions in the Plan

Commission materials and the following conditions:

- That condition #74 of the Planning Division staff report be revised as follows: "City Forestry will issue a removal permit for one honeylocust tree due to new driveway installation (fifth on E Mifflin Street). Please contact City Forestry 266-4816 to obtain the street tree removal permit. ~~Please note the first through fourth trees on E Mifflin Street may need to be removed depend on the pruning needs of this project.~~"

- Following completion of the shelter, the Salvation Army shall host a regular quarterly community meeting at the facility that is open to the public and includes the district alder(s), Madison Police Department, Tenney-Lapham Neighborhood Association, and business association, as well as other City entities as needed. Final details of the regular quarterly community meeting, including the scheduling of the meetings at the Salvation Army facility, any noticing required prior to a meeting, required meeting attendees, and policies for meeting cancellation, shall be approved by the Director of the Planning Division and district alder prior to final plan approval and issuance of building permits for the project.

- That an east-west fence be added along the western property line between the proposed gymnasium and adjacent auto repair business. Details of the fence shall be included on the final plans submitted for approval prior to issuance of building permits.

The motion to approve passed by voice vote/ other.

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

Speaking in support of the project were: Patty Prime of Sidney Street; John Brown of Beld Street; Robin Sereno of N. Sherman Avenue; Jani Koester of Jenifer Street; Susan Haviland of Skyline Drive, Stoughton; Tom O'Connell of Elderberry Road; Elizabeth Miller of N. Blount Street; Heidi Weglentner of E. Dayton Street; Anthony Brylski of E. Johnson Street; Jim Pope of Quam Drive, Stoughton; Leah Teske, JLA Architects of Crossroads Drive, representing Salvation Army; Joseph Alexander of S. Highlands Avenue, representing the Alexander Company; Tara Barica of E. Washington Avenue; Melissa Sorenson of E. Washington Avenue; and Maj. Andrew Shiels of E. Washington Avenue, representing the applicant, The Salvation Army.

Speaking in opposition were: David Rodriguez of Nobel Lane; Michael Metzger of Gately Terrace; Kyle Ripple of Dayton Row; Eric Welch of E. Main Street; Scott Andersen of Woodbridge Trail, Waunakee; William Butcher of E. Washington Avenue; Nataliya Knudson of E. Mifflin Street; Timothy Rubicheck of Dayton Row; Steve Maerz of E. Mifflin Street; Sarah Puckett of Dayton Row; Steve Andloe of E. Mifflin Street; Jordan Allen of Dayton Row; Richard Freihoefer of E. Dayton Street; Rick Mcky of Sauk Ridge Trail; and Ron Trachtenberg of Brantford Lane.

Speaking neither in support nor opposition was Robert Klebba of E. Gorham Street.

Registered in support and not wishing to speak were: Kim Sutter of Parmenter Street, Middleton; Beverly Peterson of E. Washington Avenue; Peter Zehren of E. Washington Avenue; Paige Jorgensen Hutson of E. Washington Avenue; Tracy Habermehl of Garfield Avenue; Katie Jaeger of S. Breamly Street; Abbey Cortes of McCormick Avenue; Melissa Mennig of Hartford Drive; John Brown of Beld Street; Marilyn Feil of Alpine Road; Rachel Niesen of Langdon Street; Xerxes Minocher of N. Pinckney Street; Brian Brugger of Mid Town Road, Verona; Carole Schaeffer of W. Olin Avenue; Luke Seaberg of Jenifer Street; Scott Schmitt of Annetstown Drive; LaShell Lentz of STH19, Mazomanie; Irene Jacqz of Jenifer Street; Ulysses Williams of Anderson Street; Molly Wells of Madison Street; Katie Spaeth of Burritt Road, Stoughton; Amber Thompson of McKenna Boulevard; Erica Lopez of Goldfinch Drive; Shannon Ash of Watts Road; Andrew Horn of N. Blount Street; Joel Illestad-Heneke of Prentice Place; Cortney Spears of Fielder Lane; Lynette Rosco of E. Washington Avenue; Jamie Fuller of Sawmill Road; Allison Grant of Castle Place; and Cody Fernandez of Castle Place.

Registered in support and available to answer questions were Marc Ott, JLA Architects of Crossroads Drive, representing Salvation Army; Steve Merritt, Bramwell Higgins of S. Crescent Avenue, Park Ridge, Illinois; Jenni Uppitt of N. Mallard Drive, Sun Prairie; and Steve Wollers of Shady Point Drive, Verona.

Registered in opposition and available to answer questions were Mason Barncayk of E. Mifflin Street; Ben & Amanda Udell of E. Mifflin Street; and Jeff Taylor of N. Livingston Street.

Registered in opposition and not wishing to speak were: Doneta Weillhiemer of Dayton Row; Richard Scott of N. Paterson Street; Janet Battista of Kensington Drive, Maple Bluff; and Scott Favour of E. Mifflin Street.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Heather Stouder summarized upcoming matters for the Plan Commission.

- Upcoming Matters - November 25, 2019

- (Tentative) Presentation by Madison Metropolitan School Dist. staff on projects related to a potential 2020 capital referendum
- Zoning Text Amendment - Create Sec. 28.071(2)(d), and amend Secs. 28.28.0o74(3), 28.075(3), 28.076(3), 28.078(2), and 28.079(2) to map specified setbacks in the Downtown and Urban Districts
- Zoning Text Amendment - Create Section 28.183(6)(a)17. to create a conditional use standard for projections into the capitol view height area.
- 1212 Huxley Street - Demolition Permit and Conditional Use - Demolish credit union to construct four-story mixed-use bldg. with 2,000 sq. ft. of commercial space and 50 apartments and four-story, 62-unit apartment building
- 4278 Vilas Hope Road - Extraterritorial Certified Survey Map - Create one residential lot and one agricultural lot in Town of Cottage Grove

- Upcoming Matters - December 9, 2019

- 9620 Brader Way, et al - PD to SE, NMX, TR-U1, and PD (GDP-SIP) - Rezone Blackhawk Church Town Center to conventional zoning districts, except for church campus, which will be zoned into a new, smaller PD district
- 636 W Washington Avenue - Demolition Permit and Conditional Use - Demolish auto service station and mixed-use building to construct five-story mixed-use building with 7,500 sq. ft. of commercial space and 51 apartments
- 910 Oscar Avenue - Certified Survey Map Referral - Create four industrial lots
- 4918 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel
- 1133 Williamson Street - Conditional Use - Construct outdoor eating area for a restaurant-tavern
- 3201 Latham Drive - Conditional Use - Convert existing building into daycare

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Hagenow, seconded by Lemmer, to Adjourn at 12:25 a.m., Tuesday, November 12, 2019. The motion passed by voice vote/other.