



City of Madison

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

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Monday, November 25, 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

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

Present: 7 - Lindsay Lemmer; Marsha A. Rummel; Ledell Zellers; Kathleen L. Spencer; Jason S. Hagenow; Eric W. Sundquist and Bradley A. Cantrell

Excused: 3 - Patrick W. Heck; Michael W. Rewey and Andrew J. Statz

Zellers was chair for the meeting.

Staff present: Nan Fey, Secretary; Heather Stouder and Colin Punt, Planning Division; Matt Tucker, Zoning Administrator; Matt Mikolajewski, Economic Development Division; Chris Petykowski, Engineering Division.

PUBLIC COMMENT

There was no public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures, or recusals.

MINUTES OF THE NOVEMBER 11, 2019 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: December 9, 2019 and January 13, 27, 2020.

SPECIAL ITEM OF BUSINESS

1. [58348](#) Informational presentation by the Madison Metropolitan School District on proposed projects related to a potential 2020 capital budget referendum

There were no registrants for this item.

ROUTINE BUSINESS

- 2. [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 Cantrell, seconded by Rummel, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

Registered in support and available to answer questions were Brad Mullins and Susan Spoinzman, both of North Carroll Street.

- 3. [58184](#) Discontinuing and vacating the remaining portion of an un-named public alley within Harloff Subdivision, being located in part of the SW ¼ of the NW 1/4 of Section 23, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin. (8th AD)

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

- 4. [58200](#) Authorizing the execution of a permanent easement for underground gas main purposes to Madison Gas and Electric Company across a portion of City-owned land located at 4801 Sycamore Avenue and 830 Jana Lane. (15th AD)

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

- 5. [58252](#) Authorizing the grant of License to Celco Partnership d/b/a Verizon Wireless for the installation of a telecommunications monopole tower and associated equipment at 15 Van Deusen Street, the site of a City Traffic Engineering warehouse and storage yard. (13th AD)

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

There were no registrants for items 3, 4, and 5.

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.

Annexations

- 6. [58226](#) Creating Section 15.01(612) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Aldermanic Districts and Wards" annexing land located adjacent to 3105 Woods Road to the 1st Aldermanic District and assigning a temporary zoning classification of A Agricultural District, creating Section 15.02(151) of the Madison General Ordinances to assign the attached property to Ward 151, and amending Section 15.03(7) of the Madison General Ordinances to add Ward 151 to Aldermanic District 1.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and recommended to Common Council to adopt. The motion passed by voice vote/other.

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

There were no registrants for this item.

- 7. [58227](#) Creating Section 15.01(613) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Aldermanic Districts and Wards" annexing land located at 6444 Nesbitt Road to the 7th Aldermanic District and assigning a temporary zoning classification of A Agricultural District, creating Section 15.02(148) of the Madison General Ordinances to assign the attached property to Ward 148, and amending Section 15.03(7) of the Madison General Ordinances to add Ward 148 to Aldermanic District 7.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and recommended to Common Council to adopt. The motion passed by voice vote/other.

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

There were no registrants for this item.

Zoning Text Amendments

- 8. [58009](#) Creating Section 28.071(2)(d), amending Sections 28.074(3), 28.075(3), 28.076(3), 28.078(2), and 28.079(2) of the Madison General Ordinances to map specified setbacks in the Downtown and Urban Districts.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission recommended to Common Council to adopt. The motion passed by voice vote/other.

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

vote/other.

There were no registrants for this item.

- 9. [58010](#) Creating Section 28.183(6)(a)17. of the Madison General Ordinances to create a conditional use standard for projections into the capitol view height area.

On a motion by Cantrell, seconded by Alder Rummel, the Plan Commission recommended to Common Council to adopt. The motion passed by voice vote/other.

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

There were no registrants for this item.

Conditional Use & Demolition Permits

Note: Item 10 should be referred to January 27, 2020 at the request of the applicant

- 10. [57807](#) 1212 Huxley Street; 12th Ald. Dist.: Consideration of a demolition permit to demolish a financial institution; consideration of a conditional use to construct a mixed-use building with greater than 24 dwelling units in the Commercial Corridor-Transitional (CC-T) District; consideration of a conditional use for a multi-tenant building in the CC-T District exceeding 40,000 square feet floor area; consideration of a conditional use for a multi-family dwelling with greater than eight (8) units in the CC-T District; all to construct a four-story mixed-use building with 2,000 square feet of commercial space and 50 apartments and a separate four-story, 62-unit apartment building.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission referred this item to the January 27, 2020 meeting at the request of the applicant. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Hagenow, to Refer to the PLAN COMMISSION and should be returned by 1/27/2020. The motion passed by voice vote/other.

There were no registrants for this item.

Land Division

- 11. [57808](#) 4278 Vilas Hope Road, Town of Cottage Grove: Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction to create one residential lot and one agricultural lot.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and approved the Certified Survey Map 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 Hagenow, to Approve. 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 - December 9, 2019

- 2219 Monroe Street and 1000 Edgewood College Drive - Repealing the CI zoning master plan for the Edgewood Campus (College, High School and Campus School) on their request
- 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
- Zoning Text Amendment - Amend Secs 28.127(1)(a) and (2), and repeal Secs 28.127(3) and (4) to expand the Alcohol Overlay District, remove the requirement that there be an annual review, and remove the previous sunset provision
- 1402 S Park Street - Rezone Truman Olson property from CC-T to TSS to facilitate future redevelopment
- 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 Cantrell, to Adjourn at 6:45 p.m.
The motion passed by voice vote/other.**