



City of Madison

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

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Monday, January 13, 2020

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: 7 - Lindsay Lemmer; Patrick W. Heck; Ledell Zellers; Kathleen L. Spencer;
Jason S. Hagenow; Michael W. Rewey and Bradley A. Cantrell
Excused: 3 - Marsha A. Rummel; Eric W. Sundquist and Andrew J. Statz

Zellers was chair for the meeting.

Staff present: Nan Fey, Secretary; Heather Stouder, Colin Punt, Urvashi Martin, Planning Division

Also present: Alder Keith Furman

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures, and recusals from Commissioners.

MINUTES OF THE DECEMBER 9, 2019 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular meetings: January 27 and February 10, 24, 2020.

Special Plan Commission Work Session: Thursday, February 20, 2020; time and location to be announced.

SPECIAL ITEM OF BUSINESS

1. [58948](#) Planning Division update on the Reiner Neighborhood Development Plan
Urvashi Martin provided an update on the progress of the Reiner Neighborhood Development Plan.

ROUTINE BUSINESS

2. [58616](#) Authorizing the first amendment to the Center for Industry & Commerce Amended and Restated Declaration of Covenants, Conditions, and Restrictions, to revise and update provisions related to storm water contained therein. (17th A.D.)

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

3. [58875](#) Authorizing the Mayor and the City Clerk to execute a Consent to Occupy Easement for the benefit of David L. Stein and Jennifer Grantham Stein Revocable Trust to allow private improvements within an existing platted Easement for All Public Uses upon the property located at 6226 N. Highlands Avenue. (19th A.D.)

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

4. [58879](#) Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and Judith Voit Underwood for the City's acquisition of the property located at 3461 Milwaukee Street for the expansion of Sherry (O.B.) Park. (15th AD)

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

5. [58880](#) Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and Parthy Schachter and Aviv Kammay for the City's acquisition of the property located at 3465 Milwaukee Street for the expansion of O.B. Sherry Park.

A motion was made by Cantrell, seconded by Rewey, 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 the Routine Business items.

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

Note: Item 6 was withdrawn by the applicant. Staff recommends that the proposed zoning map amendment be placed on file without prejudice.

- 6. [56465](#) Creating Section 28.022 - 00399 of the Madison General Ordinances to approve a Planned Development District at property located at 506-518 E. Wilson St. & 134-148 S. Blair St., 6th Aldermanic District, to approve a General Development Plan, and creating Section 28.022 - 00400 to approve a Specific Implementation Plan.

On a motion made by Cantrell, seconded by Rewey, the Plan Commission voted to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE - PUBLIC HEARING. The application was withdrawn by the applicant. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Rewey, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -PUBLIC HEARING. The motion passed by voice vote/other.

There were no registrants for this item.

Note: Items 7 and 8 are related and should be considered together

- 7. [58472](#) Creating Section 28.022 - 00413 of the Madison General Ordinances to change the zoning of property located at 6225 University Avenue, 19th Aldermanic District, from NMX (Neighborhood Mixed-Use) District to TR-U2 (Traditional Residential - Urban District 2) District.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and recommended approval of the zoning map amendment (ID 58472) and approved the demolition permit and conditional uses (ID 58231) subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- That a sidewalk connection be made from University Avenue near or adjacent to the northwest driveway.
- That bollards be placed at appropriate locations in the structured parking to protect parked bicycles from maneuvering vehicles.
- That a dog waste receptacle be installed at the dog run.
- that the applicant work with City Forestry to maximize plantings in the University Avenue right of way.
- That the applicant consider relocating outdoor bicycle parking nearer the primary entrances at the eastern corner of the building or western plaza.
- Encouraging the applicant to place more structured bicycle parking near underground parking entrance and elevators.
- Encouraging the applicant to add more wall-mounted bicycle racks in front of car parking stalls, nearer the parking entrance, and nearer the elevators.

The motion to approve 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 registrants for item 7 are listed under item 8.

- 8. [58231](#) 6225 University Avenue; 19th Ald. Dist.; Urban Design Dist. 6: Consideration of a demolition permit to demolish an office building and; consideration of a conditional use in the [proposed] Traditional Residential-Urban 2 (TR-U2) District for a multi-family dwelling, all to allow construction of a four-story,

53-unit apartment building.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and recommended approval of the zoning map amendment (ID 58472) and approved the demolition permit and conditional uses (ID 58231) subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- That a sidewalk connection be made from University Avenue near or adjacent to the northwest driveway.
- That bollards be placed at appropriate locations in the structured parking to protect parked bicycles from maneuvering vehicles.
- That a dog waste receptacle be installed at the dog run.
- that the applicant work with City Forestry to maximize plantings in the University Avenue right of way.
- That the applicant consider relocating outdoor bicycle parking nearer the primary entrances at the eastern corner of the building or western plaza.
- Encouraging the applicant to place more structured bicycle parking near underground parking entrance and elevators.
- Encouraging the applicant to add more wall-mounted bicycle racks in front of car parking stalls, nearer the parking entrance, and nearer the elevators.

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.

Speaking in support was Kevin Burow of University Avenue.

Registered in support and available to answer questions was Phil Auschtl of Birchwood Lane.

Note: Items 9 and 10 are related and should be considered together

9. [58473](#) Creating Section 28.022 -- 00414 of the Madison General Ordinances to change the zoning of property located at 1835 Wright Street, 12th Aldermanic District, from IL (Industrial - Limited) District to CI (Campus Institutional) District.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and recommended approval of the zoning map amendment (ID 58473) and approved the conditional uses (ID 58232) subject to the comments and conditions contained in the Plan Commission materials. 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.

The registrants for item 9 are listed under item 10.

10. [58232](#) 1835 Wright Street; 12th Ald. Dist.: Consideration of two conditional uses in a [proposed] Campus-Institutional (CI) District without a Campus Master Plan to establish two secondary uses occurring outside of an enclosed building, to allow a former truck rental facility to be converted into a daycare center and parking lot for Madison College.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and recommended approval of the zoning map amendment (ID 58473) and approved the conditional uses (ID 58232) subject to the comments and conditions contained in the Plan Commission materials. 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.

Registered in support and available to answer questions was Ken Turba of Crossroads Drive.

Conditional Use & Demolition Permits

- 11. [58484](#) 5810 Mineral Point Road; 11th Ald. Dist.; Consideration of a demolition permit to demolish an office building and; consideration of a conditional use in the Suburban Employment (SE) District for a building exceeding 68 feet in height, all to allow construction of a new five-story building in an office complex.

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. 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.

Registered in support and available to answer questions were Bill White of Lakeland Avenue; John Rovelio of DeMilo Way; Cedric Ellis of Ponwood Circle; Bill Fedun of Gilmore Street; Geoffrey Lander and Margo Duffy, both of Willard Avenue; Eric Romano of Cramer Street, Milwaukee; Kevin Green of Pine Ridge Drive, Oconomowoc; and John Rodell of Road I, Oconomowoc.

- 12. [58485](#) 5802 Raymond Road; 20th Ald. Dist.: Consideration of a conditional use in the Neighborhood Mixed-Use (NMX) District for a building containing two or more uses that exceeds 10,000 square feet of floor area; consideration of a conditional use in the NMX District for a mixed-use building containing eight (8) or more dwelling units; consideration of a conditional use in the NMX District for a building exceeding 40 feet in height; and consideration of a conditional use in the NMX District for a building with less than 75% non-residential ground floor area, all to allow construction of a three-story mixed-use building containing 2,400 square feet of commercial space and 11 apartments.

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. 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.

Registered in support and available to answer questions were Kevin Burow of University Avenue and Justice Castaneda of Dawes Street.
Registered in opposition and wishing to speak was Laura Lox of Russett Road.

- 13. [58486](#) 714 Clark Court; 13th Ald. Dist.: Consideration of a demolition permit to demolish a 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 comments and conditions contained in the Plan Commission materials. 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.

Registered in support and wishing to speak were Leigh Weaver of Clark Court and Peter Caglia of Brittingham Place.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Heather Stouder summarized recent Common Council actions and the upcoming Plan Commission matters.

- Filing of Statement of Interest

All Plan Commissioners have filed Statement of Interest forms.

- Recent Common Council Actions

- Repealing the CI zoning master plan for the Edgewood Campus (College, High School and Campus School) on their request - Approved by the Common Council on January 7, 2020- 9620 Brader Way, et al
- Rezone Blackhawk Church Town Center to conventional zoning districts, except for church campus, which will be zoned into a new, smaller PD district - Approved by the Common Council on January 7, 2020 subject to the Plan Commission's recommendation
- 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 - Approved by the Common Council on January 7, 2020 subject to the Plan Commission's recommendation
- 1402 S Park Street - CC-T to TSS - Rezone Truman Olson property to facilitate future redevelopment - Approved by the Common Council on January 7, 2020 subject to the Plan Commission's recommendation
- 910 Oscar Avenue - Certified Survey Map Referral to create four industrial lots - Approved by the Common Council on January 7, 2020 subject to the Plan Commission's recommendation

- Upcoming Matters - January 27, 2020

- 4510 Regent Street and 4513 Vernon Boulevard - SE to TR-U2, Demolition Permit and Conditional Use - Demolish two office buildings to construct four-story, 59-unit apartment building
- 209-261 Junction Road - PD to Amended PD(GDP-SIP) - Construct 8,000 sq. ft. multi-tenant commercial building with vehicle access sales and service window
- 1802-1830 Twin Fawn Trail - Preliminary Plat and Final Plat and TR-P Master Plan Amendment - Village at Autumn Lake Replat No. 4, replatting 6 single-family lots and 2 lots to be developed with a two-family twin home into 10 single-family lots
- 9602-9646, 9609-9639 Tawny Acorn Drive, et al - Preliminary Plat and Final Plat of 1000 Oaks, Replat No. 3, replatting 43 single-family lots into 49 single-family lots
- 1027-1029 Vilas Avenue - Demolition Permit and Certified Survey Map Referral - Demolish two-family twin home to create two single-family lots
- 5048 Thorson Road - Extraterritorial Certified Survey Map - Create two residential lots in the Town of Sun Prairie
- 19 N Hancock Street - Conditional Use - Convert three-unit apartment bldg. into housing cooperative with 11 bedrooms
- 1301 Applegate Road - Demolition Permit and Conditional Use - Demolish car wash to construct auto body shop and car wash
- 3630 Milwaukee Street - Demolition Permit - Final Plan Approval - Construct parking and stormwater improvements to replace demolished commercial building
- Several zoning text amendments

- Upcoming Matters - February 10, 2020

- 7050 Watts Road - Amended PD(GDP) and Certified Survey Map Referral - Amend General Development Plan to add pad site for 10,000 sq. ft. commercial building and divide property into two lots to create lot for pad site development
- 935 W Johnson Street - TR-U2 to CI and Campus Master Plan Amendment - Amend UW-Madison master plan to include parcel with single-family residence. Following amendment, residence will be razed pending future academic building
- 3205 Latham Drive - Conditional Use - Establish animal shelter in existing building
- 944 Williamson Street - Conditional Use - Convert multi-tenant commercial building into credit union w/vehicle access service window
- 6114-6204 Driscoll Drive - Amended TR-P Master Plan - Revise master plan to construct 12 two-family

twin homes (24 units)
- 1212 Huxley Street - Demolition Permit and Conditional Use - Demolish a credit union to construct a four-story mixed use building and four-story apartment building with a total of 2,000 sq. ft. of commercial space and 112 dwelling units.

ANNOUNCEMENTS

Cantrell and Rewey communicated they will be absent from the February 10 meeting.

ADJOURNMENT

**A motion was made by Rewey, seconded by Hagenow, to Adjourn at 6:36 p.m.
The motion passed by voice vote/other.**