



City of Madison

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

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Monday, February 24, 2020

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: 10 - Lindsay Lemmer; Patrick W. Heck; Marsha A. Rummel; Ledell Zellers; Kathleen L. Spencer; Jason S. Hagenow; Eric W. Sundquist; Michael W. Rewey; Bradley A. Cantrell and Keetra S. Burnette

Excused: 1 - Andrew J. Statz

Zellers was chair for this meeting.

Staff Present: Heather Stouder, Kevin Firchow and Tim Parks, Planning Division; Brent Pauba, City Engineering Division; Dan Kennelly, Office of Business Resources; Brian Smith and Sean Malloy, Traffic Engineering Division.

Also Present: Ald. Tag Evers, District 13; Ald. Sheri Carter, District 14; and Ald. Grant Foster, District 15.

PUBLIC COMMENT

The following were registered for public comment:

- Paul Noeldner, 136 Kensington Drive, Maple Bluff, who addressed the Plan Commission about the wetland on the Hartmeyer property.
- Beth Sluys, 514 Nova Way, who addressed the Plan Commission about the forthcoming Oscar Mayer Special Area Plan

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Ald. Rummel disclosed that she served on the Landmarks Commission with Rich Arnesen, the applicant for Items 10 and 11, but that her relationship would not affect her ability to consider the project.

MINUTES OF THE FEBRUARY 10, 2020 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: March 9, 23 and April 13, 27, 2020

SPECIAL ITEM OF BUSINESS

- Presentation by Anna Andrzejewski, Chair of the Landmarks Commission, regarding demolition reports submitted by the Landmarks Commission to the Plan Commission

No action was taken for this item, which included a brief presentation by Ms. Andrzejewski, and comments and questions by members of the Plan Commission.

ROUTINE BUSINESS

- 1. [59123](#) Authorizing the City's execution of an Underground Electric Easement to Madison Gas and Electric for electric service to the Madison Metro Transit Administrative building located at 1101 E. Washington Avenue. (6th A.D.)

A motion was made by Cantrell, seconded by Rummel, 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 matter.

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

- 2. [59387](#) Creating Sections 28.022 - 00426 of the Madison General Ordinances to change the zoning of property located at 202 North First Street, 12th Aldermanic District, from TE (Traditional Employment) and CN (Conservancy) Districts to PD(GDP) Planned Development (General Development Plan), and creating and 28.022 - 00427 of the Madison General Ordinances to change the zoning of same from PD(GDP) Planned Development (General Development Plan) District and PD(SIP) Planned Development (Specific Implementation Plan) District.

On a motion by Cantrell, seconded by Ald. Rummel, the Plan Commission found that the standards were met and recommended approval of the planned development subject to the comments and conditions contained in the Plan Commission materials and the following additional comments and conditions:

- On a motion by Rewey, seconded by Ald. Rummel, the Plan Commission added a condition by voice vote/ other that the four "green parking" spaces be converted to four Level 2 electric vehicle charging spaces.

- On a motion by Rewey, seconded by Ald. Lemmer, the Plan Commission added a condition that some covered bicycle parking be provided; the amount and location of these stalls would be determined by staff prior to final plan approval. The motion to amend the conditions to add the covered bike parking passed by voice vote/ other, with Cantrell voting NAY.

- The Plan Commission reiterated its support for a minimum eight (8)-foot sidewalk to be built along N First Street with the project consistent with condition #5 of the Planning Division staff report.

- Members of the Plan Commission also encouraged relocation of the City's fuel facility off the subject site as soon as possible.

The main motion to recommend approval with the additional conditions and comments 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.

Speaking in support of the proposed development were Laura Heisler, 608 S Ingersoll Street and Anne Reynolds, 2139 Linden Avenue, both representing the Madison Public Market Foundation.

Registered in support but not wishing to speak were Karen Crossley, 2109 Lakeland Avenue, representing the Madison Public Market Foundation, and Jamaal Stricklin, 1 N Bedford Street.

3. [59303](#)

Creating Section 28.022 -- 00422 of the Madison General Ordinances rezoning property located at 1209-1221 Fish Hatchery Road, 1210-1216 South Street, and 901-917 Midland, 13th Aldermanic District, from TR-C2 (Traditional Residential-Consistent 2) District to CC-T (Commercial Corridor - Transitional) 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 59303) and approved the demolition permit and conditional use (ID 58783) subject to the comments and conditions contained in the Plan Commission materials and following condition:

- That the east-west sidewalk through the western site be widened to eight (8) feet and connected to the crosswalk at Spruce Street and Fish Hatchery Road.

The motion to recommend approval with the additional condition passed on the following 7-1 vote: AYE: Ald. Heck, Ald. Lemmer, Cantrell, Hagenow, Rewey, Spencer, Sundquist; NAY: Ald. Rummel; NON-VOTING: Burnette, Zellers; EXCUSED: Statz

A motion was made by Cantrell, seconded by Rewey, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by the following vote:

Ayes: 7 - Lindsay Lemmer; Patrick W. Heck; Kathleen L. Spencer; Jason S. Hagenow; Eric W. Sundquist; Michael W. Rewey and Bradley A. Cantrell

Noes: 1 - Marsha A. Rummel

Excused: 1 - Andrew J. Statz

Non Voting: 2 - Ledell Zellers and Keetra S. Burnette

4. [58783](#)

1209-1313 Fish Hatchery Road, 1210-1216 South Street, and 901-917 Midland Street, 13th Ald. Dist.: Consideration of a demolition permit to demolish 11 single-family residences; consideration of a conditional use in the [Proposed] Commercial Corridor-Transitional (CC-T) District for an individual establishment exceeding 25,000 square feet of floor area; consideration of a conditional use in the CC-T District to construct a building exceeding 68 feet, all to construct a five-story, 180,000 square-foot health clinic.

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 59303) and approved the demolition permit and conditional use (ID 58783) subject to the comments and conditions contained in the Plan Commission materials and following condition:

- That the east-west sidewalk through the western site be widened to eight (8) feet and connected to the crosswalk at Spruce Street and Fish Hatchery Road.

The motion to recommend approval with the additional condition passed on the following 7-1 vote: AYE: Ald. Heck, Ald. Lemmer, Cantrell, Hagenow, Rewey, Spencer, Sundquist; NAY: Ald. Rummel; NON-VOTING: Burnette, Zellers; EXCUSED: Statz

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

Ayes: 7 - Patrick W. Heck; Kathleen L. Spencer; Jason S. Hagenow; Eric W. Sundquist; Michael W. Rewey; Bradley A. Cantrell and Lindsay Lemmer

Noes: 1 - Marsha A. Rummel

Excused: 1 - Andrew J. Statz

Non Voting: 2 - Ledell Zellers and Keetra S. Burnette

5. [59304](#)

Creating Section 28.022 -- 00423 of the Madison General Ordinances rezoning property located at 1213-1229 South Street, 13th Aldermanic District, from TR-C2 (Traditional Residential-Consistent 2) District to CC-T (Commercial Corridor - Transitional) District.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission found that the standards were met and recommended approval of the zoning map amendment(ID 59304) and approved the demolition permit and conditional use (ID 58784) subject to the comments and conditions contained in the Plan Commission materials and following condition:

- That the east-west sidewalk through the eastern site be widened to eight (8) feet and connected to High Street;

- That the applicant dedicate a 10-foot wide outlot to the City along the eastern edge of the eastern site for a future multi-purpose path connection from the end of High Street to Cedar Street and a five (5) -foot wide permanent limited easement for grading and sloping for construction of the future path.

The motion to recommend approval with the additional condition passed on the following 6-2 vote: AYE: Ald. Heck, Ald. Lemmer, Cantrell, Hagenow, Rewey, Spencer; NAY: Ald. Rummel, Sundquist; NON-VOTING: Burnette, Zellers; EXCUSED: Statz

A motion was made by Cantrell, seconded by Hagenow, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by the following vote:

Ayes: 6 - Patrick W. Heck; Kathleen L. Spencer; Jason S. Hagenow; Michael W. Rewey; Bradley A. Cantrell and Lindsay Lemmer

Noes: 2 - Marsha A. Rummel and Eric W. Sundquist

Excused: 1 - Andrew J. Statz

Non Voting: 2 - Ledell Zellers and Keetra S. Burnette

6. [58784](#)

1213-1313 South Street, 13th Ald. Dist.: Consideration of a demolition permit to demolish four single-family residences and a two-family two-unit residence, and consideration of a conditional use in the [Proposed] Commercial Corridor-Transitional (CC-T) District for a private parking facility to serve a health clinic located across South Street.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission found that the standards were met and recommended approval of the zoning map amendment(ID 59304) and approved the demolition permit and conditional use (ID 58784) subject to the comments and conditions contained in the Plan Commission materials and following condition:

- That the east-west sidewalk through the eastern site be widened to eight (8) feet and connected to High Street;

- That the applicant dedicate a 10-foot wide outlot to the City along the eastern edge of the eastern site for a future multi-purpose path connection from the end of High Street to Cedar Street and a five (5) -foot wide permanent limited easement for grading and sloping for construction of the future path.

The motion to recommend approval with the additional condition passed on the following 6-2 vote: AYE: Ald. Heck, Ald. Lemmer, Cantrell, Hagenow, Rewey, Spencer; NAY: Ald. Rummel, Sundquist; NON-VOTING: Burnette, Zellers; EXCUSED: Statz

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

Ayes: 6 - Kathleen L. Spencer; Jason S. Hagenow; Michael W. Rewey; Bradley A. Cantrell; Patrick W. Heck and Lindsay Lemmer

Noes: 2 - Marsha A. Rummel and Eric W. Sundquist

Excused: 1 - Andrew J. Statz

Non Voting: 2 - Ledell Zellers and Keetra S. Burnette

7. [58788](#)

Approving a Certified Survey Map of property owned by Wingra Building Corporation (dba SSM Health and affiliated entities) on land addressed as 1209-1313 Fish Hatchery Road, 901-917 Midland Street, 1210-1216 South Street, and 1213-1313 South Street; 13th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and recommended approval of the Certified Survey Map subject to the comments and conditions contained in the Plan Commission materials and following condition:

- That the applicant dedicate a 10-foot wide outlot to the City along the eastern edge of the eastern site for a future multi-purpose path connection from the end of High Street to Cedar Street and a five (5) -foot wide permanent limited easement for grading and sloping for construction of the future path.

The motion to recommend approval of the CSM passed by voice vote/ other.

A motion was made by Cantrell, seconded by Rewey, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24, & 2.25 - REPORT OF OFFICER. The motion passed by voice vote/other.

The following were registered on Items 3-7, which were considered together as one public hearing:

Speaking in support of the proposed development were: Brandon King, SSM Health, 1808 W Beltline Highway, the applicant; Sara Maas, HGA Architects and Engineers, 333 E Erie Street, Milwaukee, representing the applicant; Tracy Shandor, Kimley Horn, 817 W Peachtree Street NW, Suite 601, Atlanta, Georgia, representing the applicant; Samantha Farrell Folger, Ken Saiki Design, 1110 S Park Street, representing the applicant; Melissa Huggins, Urban Assets, 807 E Johnson Street, representing the applicant, and; Tom Wilson, 719 Clark Court.

Speaking in opposition to the proposed development was: Victor Brar, 209 Potter Street.

Speaking neither in support nor opposition to the proposed development were Helen Kitchell, 225 Potter Street, and Stanley Jackson, 810 Emerson Street.

Registered in support and available to answer questions were: Tony Shepherd and Tony Sullivan, Findorff Construction, 300 S Bedford Street; Kyle Prochaska, SSM Health, 1808 W Beltline Highway; Tim Scanley and Paul Widlarz, HGA Architects and Engineers, 333 E Erie Street, Milwaukee, representing the applicant; Scott Maier, Syres Associates, Inc., N17W24222 Riverwood Drive, Waukesha, and; Lisa Adams, 4321 Crawford Drive.

Registered in support but not wishing to speak was Michael Luther, Findorff Construction, 300 S Bedford Street.

Registered in opposition but not wishing to speak was Natalie Eisner, 209 Potter Street.

8. [59305](#) Creating Section 28.022 - 00424 and Section 28.022 - 00425 of the Madison General Ordinances to change the zoning of property located at 5006 Hammersley Road, 10th Aldermanic District, from SR-C1 (Suburban Residential - Consistent 1) District and SR-V2 (Suburban Residential - Varied 2) District to SR-C1 (Suburban Residential - Consistent 1) District and SR-C3 (Suburban Residential - Consistent 3) 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 59305) and Certified Survey Map (ID 58782) subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval 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.

9. [58782](#) Approving a Certified Survey Map of property owned by 5006 Hammersley, LLC located at 5006 Hammersley Road; 10th Ald. Dist.

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 59305) and Certified Survey Map (ID 58782) subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

A motion was made by Cantrell, seconded by Rewey, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24, & 2.25 - REPORT OF OFFICER. The motion passed by voice vote/other.

The following were registered on Items 8 and 9, which were considered together as one public hearing:

Registered to speak in support of the proposed development was Edward Linville, 408 E Willson Street, representing the applicant, Robert Keller, Keller Real Estate of 7310 Longmeadow Road, who was registered in support and available to answer questions.

10. [59306](#) Creating Section 28.022 - 00420 of the Madison General Ordinances to amend a Planned Development District at property located at 216 S. Pinckney Street, 4th Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00421 to amend a Planned Development District to approve a Specific Implementation Plan.

On a motion by Cantrell, seconded by Ald. Rummel, the Plan Commission found that the standards were met and recommended approval of the amended planned development (ID 59306) and approved the conditional use alteration (ID 58805) subject to the comments and conditions contained in the Plan Commission materials and following condition:

- On a motion by Sundquist, seconded by Ald. Lemmer, that the applicant work with staff to explore improving the bird strike performance of the proposed building. The motion to add the condition passed by voice vote/ other.

The main motion to recommend approval with the additional condition 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.

11. [58805](#) 216 S. Pinckney Street; 4th Ald. Dist.: Consideration of a conditional use/conditional use alteration pursuant to MGO Section 28.134(3) for projections into the Capitol View Preservation Limit to allow construction of a nine-story addition to an approved mixed-use building.

On a motion by Cantrell, seconded by Ald. Rummel, the Plan Commission found that the standards were met and recommended approval of the amended planned development (ID 59306) and approved the conditional use alteration (ID 58805) subject to the comments and conditions contained in the Plan Commission materials and following condition:

- On a motion by Sundquist, seconded by Ald. Lemmer, that the applicant work with staff staff to explore improving the bird strike performance of the proposed building. The motion to add the condition passed by voice vote/ other.

The main motion to recommend approval with the additional condition passed by voice vote/ other.

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

The following were registered on Items 10 and 11, which were considered together as one public hearing:

Speaking in support of the proposed development were: Richard Arnesen, Stone House Development, Inc., 1010 E Washington Avenue, Suite 101, the applicant; Andy Laufenberg, Potter Lawson, Inc., 749 University Row and Duane Johnson, Knothe Bruce Architects, 7601 University Avenue, Middleton, both representing the applicant, and; Ald. Michael Verveer, 601 W Doty Street #407, representing the 4th District.

Registered in support and available to answer questions were Doug Hursh, Potter Lawson, Inc., 749 University Row and Randy Bruce, Knothe Bruce Architects, 7601 University Avenue, Middleton, both representing the applicant.

Registered in support but not wishing to speak was Jillian Bradbury, Stone House Development, Inc., 1010 E Washington Avenue, Suite 101, the applicant.

Conditional Use & Demolition Permits

- 12. [58780](#) 944 Williamson Street, 6th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for an accessory vehicle access sales and service window for a financial institution to allow an existing multi-tenant commercial building to be converted into a credit union with a vehicle access sales and service window.

On a motion by Cantrell, seconded by Rewey, the Plan Commission referred this request to March 9, 2020 at the request of the applicant.

A motion was made by Cantrell, seconded by Rewey, to Refer to the PLAN COMMISSION and should be returned by March 9, 2020. The motion passed by voice vote/other.

There were no registrants on this matter.

- 13. [58785](#) 849 E Washington Avenue; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Employment (TE) District for a restaurant-tavern to allow space in a multi-tenant commercial building to be converted into a restaurant-tavern with outdoor eating area. [A conditional use request for an outdoor eating area for the restaurant-tavern has been withdrawn by the applicant.]

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and approved the conditional use for the restaurant-tavern subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed by voice vote/ other.

A motion was made by Cantrell, seconded by Rewey, to Approve the Restaurant-Tavern. The motion passed by voice vote/other.

Registered in support of the request and available to answer questions was Steve Shulfer, 7780 Elmwood Avenue, Middleton.

- 14. [58786](#) REVISED - 126 Langdon Street, 2nd Ald. Dist.: Consideration of a conditional use in the Downtown Residential 2 (DR2) District for a multi-family dwelling with more than eight (8) dwelling units; consideration of a conditional use to allow outdoor recreation; and consideration of a conditional use to construct two additional stories in Area F of the "Additional Heights Area Map" in MGO Section 28.071(b), all to allow construction of a seven-story, 107-unit apartment building.

On a motion by Cantrell, seconded by Rewey, the Plan Commission referred this request to a future meeting (no specific date) at the request of the applicant.

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 matter.

BUSINESS BY MEMBERS

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

The Commission acknowledged and members briefly discussed aspects of the Medium article "Is it time to end single-family zoning?" included in the materials for the meeting.

SECRETARY'S REPORT

Heather Stouder summarized the upcoming matters for the Plan Commission.

- Upcoming Matters - March 9, 2020

- 935 W Johnson Street - TR-U2 to CI, Campus Master Plan Amendment and Demolition Permit - Amend UW-Madison master plan to include parcel with single-family residence to be razed for a future academic building
- 9317 Mineral Point Road and 9450 Silicon Prairie Pkwy. - A to CC-T, Demolition Permit, Conditional Use and Certified Survey Map - Demolish single-family residence and agricultural bldg.; create four lots; and construct mixed-use bldg. with 13,000 sq. ft. of comm. space and 62 apartments and residential bldg. complex with 265 units in six bldgs. with pool and clubhouse
- 8110-8134 Mid Town Road and 1833-1859 Waldorf Blvd. - PD to Amended PD(GDP-SIP) - Amend Midtown Center General Development Plan and approve Specific Implementation Plan to construct a mixed-use development containing 4,000 sq. ft. of commercial space and 271 apartments in three buildings
- Zoning Text Amendment - SUBSTITUTE - Create MGO Section 9.29 and amend Section 28.151 to create an annual permit for tourist rooming houses, amend the supplemental regulations applicable to tourist rooming houses, amend definition of Tourist Rooming House, and create definition for "Primary Residence"
- 36 West Towne Mall - Demolition Permit and Conditional Use - Demolish two-story retail building to construct one-story 83,000 sq. ft. retail building at West Towne Mall
- 6302, 6402-6418 Driscoll Drive - PD to PD(GDP-SIP) - Construct a four-unit dwelling on four platted lots

- Upcoming Matters - March 23, 2020

- 601 W Dayton Street - Amended PD(SIP) - Construct three-story, 37,350 sq. ft. addition to Kohl Center
- 5133-5237 University Avenue - Demolition Permit and Conditional Use - Demolish office building and restaurant to construct a mixed-use development containing 6,500 sq. ft. of commercial space and 79 apartments in three buildings
- 3840 Maple Grove Drive - Conditional Use-Residential Building Complex - Construct 8 townhouse buildings on a lot with 50 total units, an apartment block with 208 total units in 4 buildings, 3 small apartment buildings on a lot with 24 total units, and pool and clubhouse following recording of FRED

Maple Grove plat

- 4709-4851 Eastpark Blvd. - Preliminary Plat and Final Plat of American Center Eastpark Third Addition, creating three lots for employment uses, one outlot for a private street, and one outlot for private open space

- 4933 Femrite Drive - Demolition Permit - Demolish single-family residence to allow extension of Dairy Drive

- 2021 Winnebago Street - Conditional Use to convert commercial building into coffeehouse with limited production and processing of baked goods and coffee

- 5825 Cottage Grove Road - Demolition Permit to demolish two-family residence to create open space for existing convent

ANNOUNCEMENTS

Cantrell indicated that he would not be present for the March 23, 2020 meeting.

ADJOURNMENT

A motion was made by Hagenow, seconded by Lemmer, to Adjourn at 10:15 p.m. The motion passed by voice vote/other.