



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Draft PLAN COMMISSION

*Consider: Who benefits? Who is burdened?
Who does not have a voice at the table?
How can policymakers mitigate unintended consequences?*

This meeting may be viewed LIVE on Charter Spectrum Channel 994, AT&T U-Verse Channel 99 or at www.madisoncitychannel.tv.

Monday, June 8, 2020

5:30 PM

****Virtual Meeting****

Some or all of the members of the body, applicants, or members of the public, may participate in the meeting remotely by teleconference or videoconference.

****Note**** Quorum of the Common Council may be in attendance at this meeting.

The City of Madison is holding this Plan Commission meeting virtually to help protect our community from the Coronavirus (COVID-19) pandemic.

CALL TO ORDER/ROLL CALL

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

Present: 9 - Lindsay Lemmer; Patrick W. Heck; Marsha A. Rummel; Ledell Zellers; Kathleen L. Spencer; Eric W. Sundquist; Nicole A. Solheim; Bradley A. Cantrell and Keetra S. Burnette

Excused: 2 - Jason S. Hagenow and Andrew J. Statz

Zellers was chair for the meeting.

Staff present: Heather Stouder, Tim Parks, and Colin Punt, Planning Division; Eric Halvorson and Sean Malloy, Traffic Engineering Division

Ald. Arvina Martin, District 11, was also present.

PUBLIC COMMENT

1. [60306](#) Plan Commission Public Comment Period

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures, or recusals.

MINUTES OF THE MAY 18, 2020 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: June 29 and July 13, 27, 2020

Special Working Session: July 30, 2020 virtual meeting; 5:00-8:00 p.m.

ROUTINE BUSINESS

2. [60491](#) Authorizing the Mayor and the City Clerk to execute a Consent to Occupy Permanent Storm Sewer Easement for the benefit of Common Wealth Development, Inc., a Wisconsin non-stock corporation, or their successors and assigns, to permit certain private improvements within an existing easement granted to the public for storm sewer purposes on the property located at 5802 Raymond Road. (20th AD)

A motion was made by Cantrell, 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. [60496](#) Authorizing the execution and acceptance of quit claim deeds to correct the boundaries of land owned by the Madison Water Utility at 2023 Wheeler Road, Town of Burke; authorizing the City to cooperate in the re-division of the Madison Water Utility lands; and authorizing the Mayor and City Clerk to execute a petition to attach the subject lands to the City.

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

4. [60659](#) Authorizing the Mayor and City Clerk to execute a lease with NewBridge Madison, Inc. allowing for the use of a portion of the Warner Park Community Recreation Center for not-for-profit community services and related administrative use. (12th AD)

A motion was made by Cantrell, seconded by Lemmer, 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 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 Amendment & Related Request

Note: Items 5 and 6 are related and should be considered together

- 5. [60498](#) Creating Section 28.022 -- 00441 of the Madison General Ordinances to change the zoning of properties located at 202 Midvale Boulevard, 4410 Regent Street and 215 Price Place, 11th Aldermanic District, from SE (Suburban Employment) District to NMX (Neighborhood Mixed-Use) District.

On a motion by Sundquist, seconded by Cantrell, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 60498) to the Common Council subject to the comments and conditions in the Plan Commission material. The motion passed by voice vote/other.

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

- 6. [60366](#) 215 Price Place; 11th Ald. Dist.: Consideration of a conditional use in the [Proposed] Neighborhood Mixed-Use (NMX) District to construct a private parking facility.

On a motion by Sundquist, seconded by Cantrell, the Plan Commission voted to refer this item to June 29, 2020. The motion passed by voice vote/other.

A motion was made by Sundquist, seconded by Cantrell, to Refer to the PLAN COMMISSION and should be returned by 6/29/2020. The motion passed by voice vote/other.

Items 5 and 6 were considered together. Speaking in support was Steve Harms, 2625 Research Park Dr, Fitchburg. Speaking in opposition were Fred Jaeger and Marc Schellpfeffer, 4414 Regent Street. Registered in opposition and not wishing to speak was Paul Cuta, 4414 Regent Street.

Conditional Use & Demolition Permits

- 7. [60003](#) 902-908 E Main Street, Urban Design Dist. 8, 6th Ald. Dist.: Consideration of a conditional use in the Traditional Employment (TE) District for a building exceeding 68 feet in height; consideration of a conditional use for a parking reduction of more than 20 automobile spaces and 25 percent or more of the required parking, and; consideration of a major alteration to a conditional use-planned multi-use site containing a hotel, all to allow the construction of a five-story, approximately 92,000 square-foot office building in a planned multi-use site containing a 144-room hotel and an approved 11-story, 230,000 square-foot office building with shared 680-stall parking structure.

On a motion by Cantrell, seconded by Alder Rummel, 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 passed by voice vote/other.

A motion was made by Cantrell, seconded by Rummel, to Approve. The motion

passed by voice vote/other.

Speaking in support were Doug Hursh, 749 University Row and Curt Brink, 701 E Washington Ave.

Registered in support and available to answer questions were Jeff Held, 910 West Wingra Drive; Andy Laufenberg, 749 University Row; Tony Miller and John Thousand, 5100 Eastpark Blvd; Dan O'Callaghan, 222 W Washington Ave; and Matt Brink, 7100 Tierney Drive, Waunakee

8. [60172](#)

825 E Washington Avenue; Urban Design Dist. 8; 6th Ald. Dist.: Consideration of a demolition permit to demolish commercial buildings at 825 E Washington Avenue and 824 E Main Street; consideration of a conditional use in the Traditional Employment (TE) District for a hotel; consideration of a conditional use in the TE District to allow construction of a building exceeding five stories and 68 feet in height; consideration of a conditional use in the TE District for restaurant-taverns; consideration of a conditional use for a parking reduction of more than 20 automobile spaces and 25 percent or more of the required parking, and; consideration of a conditional use in the TE District for outdoor eating areas for the restaurant-taverns, all to allow construction of an eight-story, 151-room hotel with two restaurant-taverns with outdoor eating areas.

On a motion by Cantrell, seconded by Alder Rummel, the Plan Commission found the standards met and approved the demolition permits and conditional use 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 Rummel, to Approve. The motion passed by voice vote/other.

Speaking in support were Ryan Burton, 4114 Cherokee Drive; Josh Wilcox, 2248 Deming Way, Middleton; and Andy Inman, 1600 Aspen Commons.

Registered in support and available to answer questions were Aaron Koch, 20725 Watertown Rd, Brookfield; and Jeff Lenz, 3966 Caribou Rd, Verona.

Registered in support were Dustin Dresen and AJ Robitschek, 2248 Deming Way, Middleton

Speaking in opposition was Ira Hafer Flowers, 836 Jenifer Street

Registered in opposition was Alan Dellinger, 61 Cherokee Circle

Note: Item 9 should be referred to July 13, 2020 pending a recommendation by the Urban Design Commission

9. [60173](#)

402-414 E Washington Avenue, 8-12 N Franklin Street, and 9 N Hancock Street; Urban Design Dist. 4; 2nd Ald. Dist.: Consideration of a demolition permit to allow seven buildings to be demolished; consideration of a conditional use in the Urban Mixed-Use (UMX) District for a multi-family dwelling with more than eight (8) dwelling units; consideration of a conditional use in the UMX District for outdoor recreation; consideration of a conditional use in the UMX District for a new building greater than 20,000 square feet and more than four stories; and consideration of a conditional use to construct two additional stories in Area H of the "Additional Heights Area Map" in MGO Section 28.071(2)(b), all to allow construction of a ten-story, mixed-use building containing 3,300 square feet of commercial space and 156 apartments.

On a motion by Cantrell, seconded by Alder Rummel, the Plan Commission voted to refer this item to July 13, 2020. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Rummel, to Refer to the PLAN COMMISSION and should be returned by 7/13/2020. The motion passed by voice vote/other.

There were no registrants for this item.

10. [60346](#)

1933 Keyes Avenue; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Residential-Consistent 3 (TR-C3) District to construct an accessory building containing an accessory dwelling unit.

On a motion by Cantrell, seconded by Alder 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 passed by voice vote/other.

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

Speaking in support were Jacob and Anne Morrison, 1933 Keyes Ave.

Registered in support were Andrew and Mary Grace Foxwell, 1934 West Lawn Ave.

Speaking in opposition was Janice Poehlman, 1925 Keyes Ave.

11. [60347](#)

5622 Eastpark Boulevard; 17th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) zoning district for multi-family dwellings with eight (8) or more units; consideration of conditional use in the CC District for outdoor recreation; consideration of a conditional use for dwelling units in a mixed-use buildings in the CC District; consideration of a conditional use for a multi-tenant building in the CC District exceeding 40,000 square feet floor area, all to construct a complex with two (2) four-story mixed-use buildings and three (3) three-story multi-family buildings containing 4,300 square feet of overall commercial space and 306 apartments with accessory pool and clubhouse.

On a motion by Cantrell, seconded by Alder Rummel, the Plan Commission voted to refer this item to a future meeting. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Rummel, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.

There were no registrants for this item.

12. [60464](#)

7213 Mineral Point Road, 9th Ald. Dist.: Consideration of a conditional use in the Commercial Center (CC) District for a major alteration to a planned multi-use site containing more than 40,000 square feet of floor area and where 25,000 square feet of floor area is designed or intended for retail use to allow construction of a one-story, approximately 7,000 square-foot commercial building at West Towne Mall.

On a motion by Cantrell, seconded by Alder Rummel, 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 passed by voice vote/other.

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

Registered in support and available to answer questions were Andrew Goodman, 3000 Dundee Rd, Northbrook, IL; Scott Shust, 450 E Higgins Rd, Elk Grove Village, IL; and Scott Digilio, 650 E Algonquin Rd, Schaumburg, IL.

Registered in support were Ethan Nelson, 201 N Westfield Rd; and Michael Colombo, 450 E Higgins Rd, Elk Grove Village, IL

Zoning Text Amendments

13. [60662](#) Amending portions of Madison General Ordinances 28.061, 28.082, and 28.091 to allow Electric Power Production and/or heating and cooling plants as a Permitted/Conditional use in all Mixed-Use and Commercial Districts and the Suburban Employment (SE) District, Suburban Employment Center (SEC) District, Employment Campus (EC), and Agricultural District; amending Madison General Ordinance 28.151 to allow Electric Power Production and/or heating and cooling plants using solar as an energy source as a permitted use in the districts listed above; and amending Madison General Ordinance 28.211 to eliminate the superfluous definition of Electric Power Production from the Zoning Code.

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

Registered in support and available to answer questions were Michael Slavney, 120 E Lakeside St; and John Drury, PO Box 1234, Madison.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Heather Stouder summarized upcoming Plan Commission matters.

- Recent Common Council Actions

- 935 W Johnson Street - TR-U2 to CI and Amended UW-Madison master plan to include parcel with single-family residence to be razed for a future academic building - Approved with Plan Commission recommendation on May 19, 2020
- 2524 Winnebago Street - Approve Specific Implementation Plan to construct five-story mixed-use building with 13,676 sq. ft. of commercial space and 105 apartments at Union Corners - Approved with Plan Commission recommendation on May 19, 2020
- 4000 and 4088 Felland Road - Amend General Development Plan to allow construction of 17-unit and 33-unit apartment bldgs. and approve Specific Implementation Plan for 17-unit building - Approved with Plan Commission recommendation on May 19, 2020
- 3040-3046 Commercial Avenue and 701 McCormick Avenue - SR-V1 to SR-V2 for amended residential building complex to construct an additional four-unit apartment building and three eight-unit apartment buildings - Approved with Plan Commission recommendation on May 19, 2020

- Upcoming Matters - June 29, 2020

- (Tentative) Oscar Mayer Special Area Plan
- Comprehensive Plan Progress Update
- 702 Gardener Road - PD(GDP) to PD(SIP) - Approve specific implementation plan for Block 3 of Madison Yards at Hill Farms to construct six-story mixed-use building with 10,000 sq. ft. of commercial space and 189 apartments
- 4728 Sheboygan Avenue - PD(GDP) to PD(SIP) - Approve specific implementation plan for Block 6 of Madison Yards at Hill Farms to construct 5,000 sq. ft. commercial building and central green open space
- 2649 East Springs Drive - Demolition Permit and Conditional Use - Demolish restaurant-tavern to construct restaurant with vehicle access sales and service window, outdoor eating area, and parking exceeding the maximum allowed (Moved to this date at applicant request)
- 817 Williamson Street - Demolition Permit and Conditional Use - Demolish one-story commercial building to construct a three-story mixed-use building with approximately 800 square feet of commercial space

- and 24 apartments
- 1937-1949 Winnebago Street and 316 Russell Street - Demolition Permit and Conditional Use - Demolish four commercial buildings and single-family residence to construct four-story mixed-use building with approximately 12,000 square feet of commercial space and 13 apartments
- 614 N Fair Oaks Avenue - Conditional Use - Construct outdoor eating area for restaurant-tavern
- 224 Ohio Avenue - Conditional Use - Construct outdoor eating area for restaurant-tavern

- Upcoming Matters - July 13, 2020

- 133 E Lakeside Street - SE to TE, Demolition Permit and Conditional Use - Demolish lodge to construct a five-story mixed-use building with approx. 3,150 square feet of commercial space and 104 apartments in Urban Design Dist. 1
- 603 South Point Road - Temp. A to TR-P and Conditional Use - Amend Acacia Ridge TR-P master plan and construct four-story, 92-unit apartment building and two (2) two-family twin homes
- 8150 Excelsior Drive - Demolition Permit - Demolish restaurant to construct four-story office building-1020 Sherman Avenue - Conditional Use - Construct accessory building on a lakefront parcel
- 1127 Merrill Springs Road - Conditional Use - Construct accessory building containing an accessory dwelling unit
- 1726 Monroe Street - Conditional Use - Construct outdoor eating area for restaurant-tavern
- 1825-1837 Aberg Avenue - Demolition Permit and Conditional Use - Demolish office building and garage to construct four-story mixed-use building with 1,100 sq. ft. of commercial space and 64 apartments and a two-story, six-unit townhouse
- 1023 Emerald Street - Conditional Use - Construct accessory building exceeding 576 square feet in TR-C3 zoning

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

**A motion was made by Lemmer, seconded by Spencer, to Adjourn at 8:22 p.m.
The motion passed by voice vote/other.**