



City of Madison

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

Meeting Minutes - Approved 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, August 24, 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

Zellers was chair for the meeting.

Staff present: Heather Stouder and Sydney Prusak, Planning Division; Matthew Tucker, Building Inspection.

Present: 8 - Lindsay Lemmer; Patrick W. Heck; Marsha A. Rummel; Ledell Zellers; Jason S. Hagenow; Eric W. Sundquist; Nicole A. Solheim and Bradley A. Cantrell

Excused: 2 - Kathleen L. Spencer and Andrew J. Statz

PUBLIC COMMENT

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

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Chair Zellers communicated to the Commission that the Plan Commission will be updating their Policy and Procedures Manual at one of their September meetings.

Commissioner Hagenow and Ald. Lemmer recused themselves from the approval of the August 10, 2020 Plan Commission minutes as they both were excused from that meeting.

MINUTES OF THE JULY 30, 2020 SPECIAL MEETING

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

MINUTES OF THE AUGUST 10, 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: September 14 and October 5, 19, 2020

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 Text Amendments

- 2. [61539](#) Amending the dimensional requirements of permitted and conditional uses and adding Farmers' Market as a permitted use in the Suburban Employment Center (SEC) District.
 On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and recommended approval of the zoning text amendment 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 on this item.

Zoning Map Amendments & Related Requests

Note: Items 3 and 4 are related and should be considered together

- 3. [60903](#) Creating Section 28.022 - 00446 of the Madison General Ordinances to change the zoning of property located at 909 Jenifer Street, 6th Aldermanic District, from TR-V1 (Traditional Residential-Varied 1I) District to TR-V2 (Traditional Residential-Varied 2) District.
 On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 60903) and approved the conditional use request (ID 60682) subject to the comments and conditions contained in the Plan Commission materials. The motion to approved passed by voice vote/ other.
A motion was made by Cantrell, seconded by Hagenow, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.
- 4. [60682](#) 909-915 Jenifer Street; Third Lake Ridge Historic District; 6th Ald. Dist.: Consideration of a conditional use in the [Proposed] Traditional Residential-Varied 2 (TR-V2) District for a housing cooperative to convert two apartment buildings into a 25-bed cooperative

On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 60903) and approved the conditional use request (ID 60682) subject to the comments and conditions contained in the Plan Commission materials. The motion to approved passed by voice vote/ other.

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

Items 3 and 4 were considered together. Registered in support and wishing to speak were Abby Davidson, 915 Jenifer Street, Dave Drapec, 208 Merry Street, representing RefineJenifer, LLC and Paul Schechter, 1231 E Dayton Street, representing RefineJenifer, LLC; Registered in neither support or opposition and wishint to speak was Tracy Dletzel, 515 S Paterson; Registered in support and available to answer questions was Seth Nowak, 930 E Dayton Street; Reigstered in support and not wishing to speak were Hannah Lee, 3834 Whitman Lane, Colleen Robinson, 1113 Velvet Leaf Drive, Debra Weitzel, 6602 Whittlesey Road, Alexander Huntrods, 909 Spaight Street, Andrew Trusty, 2117 Linden Avenue, Scott Mills, 1114 N High Point Road, John Coleman, 413 Dickinson Street, and Anne Sholar, 1137 E Mifflin Street.

5. [61389](#)

Creating Section 28.022 - 00459 of the Madison General Ordinances to amend a Planned Development District at properties located at 6003-6067 Gemini Drive, 3rd Aldermanic District, to approve an Amended General Development Plan, and creating Section 28.022 - 00460 to amend a Planned Development District to approve a Specific Implementation Plan.

On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission found the standards met and recommended approval of the Amended General Development Plan and Specific Implementation Plan subject to the comments and conditions in the Plan Commission materials and the following conditions:

- That the Urban Design Commission look at breaking up the northern building elevation with a central architectural feature such as a vertical break similar to the treatment on the southern building elevation to make that elevation less monolithic.
- That the Urban Design Commission look at the lid/ parapet of the building to see if it is necessary for the entire structure, or if can be adjusted.
- That the bike parking in the garage be moved to a more convenient location for bicyclists as approved by City Staff.
- That dog waste receptacles be provided on site.

The motion to recommend approval with the above conditions passed by voice vote/other.

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

Registered in support and wishing to speak were Brian Munson, 120 E Lakeside Street, representing Greyrock at Grandview LLC; Marc Ott, 800 W Broadway, Monona, WI, representing DSI Real Estate; and Dan Brinkman, 100 River Place, representing DSI Real Estate Group. Registered in support and available to answer questions was Dan Day, 7530 Westward Way, representing Veridian Homes. Registered in support and not wishing to speak was Adam Hills-Meyer, 5405 Sudbury Way. Registered in opposition and not wishing to speak were Kathy Michaels, 541 Milky Way; and Jill and William Schaefer, 6133 Dominion Drive.

Note: Items 6 and 7 are related and should be considered together

6. [61592](#)

Creating Section 28.022 - 00463 of the Madison General Ordinances to change the zoning of property located at 5622 Eastpark Boulevard, 17th Aldermanic District, from CC (Commercial Center) District to CC-T (Commercial Corridor-Transitional) District).

On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 61592) and approved the conditional use requests (ID 60347) 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 Hagenow, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

7. [60347](#)

5622 Eastpark Boulevard; 17th Ald. Dist.: Consideration of a conditional use in the [Proposed] Commercial Corridor-Transitional (CC-T) zoning district for more than 24 dwelling units in a mixed-use building; consideration of a conditional use in the CC-T District for a mixed-use building with a street-facing width greater than forty (40) feet, with less than seventy-five percent (75%) of the ground-floor frontage facing the primary street, including all frontage at a street corner, as non-residential use(s); consideration of a conditional use in the CC-T District for a mixed-use building with less than seventy-five percent (75%) of the ground floor area as non-residential use(s); consideration of a conditional use in the CC-T District for multi-family dwellings with more than eight (8) dwelling units; and consideration of a conditional use in the CC-T District for accessory outdoor recreation, all to allow construction of 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 Hagenow, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 61592) and approved the conditional use requests (ID 60347) 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 Hagenow, to Approve. The motion passed by voice vote/other.

Items 6 and 7 were considered together. There were no registrants for these items.

Conditional Use & Demolition Permits

8. [60476](#)

817 Williamson Street; Third Lake Ridge Historic Dist.; 6th Ald. Dist.: Consideration of a demolition permit to demolish a commercial building; consideration of a conditional use in the Traditional Shopping Street (TSS) District for a mixed-use building with less than 75% non-residential ground floor facing the primary street; consideration of a conditional use in the TSS District for a mixed-use building with less than 75% non-residential ground floor area; and consideration of a conditional use in the TSS District for a mixed-use building exceeding 25,000 sq. ft. in floor area, all to allow construction of a three-story mixed-use building with approximately 800 square feet of commercial space and 24 apartments.

On a motion by Ald. Rummel, seconded by Hagenow, the Plan Commission found that the conditional uses did not meet the standards for approval and placed on the project on file without prejudice, citing Standard 4, 7, and 9 were not met. The motion to place on file without prejudice passed by a roll call vote.

An earlier motion by Cantrell, seconded by Sundquist, to find that the standards for demolition permits and conditional uses were met and approve the proposed development subject to the comments and conditions in the Plan Commission materials failed on the following 3-5 vote. AYE: Cantrell, Sundquist,

and Solheim. NAY: Ald. Rummel, Ald. Heck, Ald. Lemmer, Hagenow, and Zellers. EXCUSED: Spencer and Statz.

Per MGO Section 33.01(8)(d) and the Plan Commission's Policies and Procedures Manual, any motion of the Plan Commission shall be passed by an affirmative vote of not less than a majority of the Commission in attendance so long as such majority vote is not less than a majority of the quorum. As there were eight (8) members present, an affirmative vote of five (5) members of the Plan Commission was required in order for this motion to pass.

A motion was made by Rummel, seconded by Hagenow, to Place On File Without Prejudice. The motion passed by the following vote:

Ayes: 5 - Lindsay Lemmer; Patrick W. Heck; Marsha A. Rummel; Ledell Zellers and Jason S. Hagenow

Noes: 3 - Eric W. Sundquist; Nicole A. Solheim and Bradley A. Cantrell

Excused: 2 - Kathleen L. Spencer and Andrew J. Statz

Registered in support and wishing to speak were Kevin Burow, 7601 University Avenue, Middleton, WI, representing Knothe & Bruce and William Butcher, 827 E Washington Avenue. Registered in opposition and wishing to speak were Tracy Dietzel, 515 S Paterson Street; Gary Tipler, 807 Jenifer Street; Steve Ohlson, 416 S Paterson; and Linda Lehnertz, S Paterson. Registered in neither support or opposition were Gregory T Smith, 820 Jenifer Street and Steve Ross, 813 Williamson Street. Registered in support and available to answer questions were Claire Wegert, 403 S Livingston Street and Jeff Waldman, 1050 Jenifer Street. Registered in opposition and available to answer questions were Willaim Kardasz, 1311 E Wilson Street and Peter Wolff, 945 Jenifer Street. There were an additional 12 registrants registered in support and not wishing to speak and 11 registrants registered in opposition and not wishing to speak. A final list of registrants on this item has been attached to the legislative file, ID 60476 as "Registrants (Final)_ Item 8 (60476)".

9. [61381](#)

1851 Monroe Street; 13th Ald. Dist.: Consideration of a conditional use in the Traditional Shopping Street (TSS) District for a walk-up service window within ten (10) feet of the pubic right of way.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards and approved the conditional use request 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 Hagenow, to Approve. The motion passed by voice vote/other.

There were no registrants on this item.

10. [61382](#)

6119 Odana Road; 19th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor (CC) District to convert a restaurant-tavern into a restaurant-nightclub.

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

Registered in support and available to answer questions was Ray Feliz, 10 E Doty Street, representing 6119 Odana Road. Registered in neither support or opposition and not wishing to speak was Ronald Frey, 6035 Odana Road, representing Touch of Class Hairstyling.

11. [61383](#)

414 Grand Canyon Drive; 19th Ald. Dist.: Consideration of a conditional use in the Commercial Corridor (CC) District for a car wash.

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

Registered in support and wishing to speak was Garth Guthrie, 1311 W 66th Avenue, Denver Colorado.

12. [61474](#)

849 E Washington Avenue; 6th Ald. Dist.: Consideration of a conditional use in the Traditional Employment (TE) District to convert a tavern into a nightclub; and consideration of a conditional use in the TE District to construct an outdoor eating area for a nightclub.

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

There were no registrants on this item.

Subdivision

13. [61660](#)

Re-approving the final plat of *Western Addition to 1000 Oaks* subdivision on land generally addressed as 10024 Valley View Road; 9th Ald. Dist.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and recommended re-approval of the final plat (ID 61660) 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 Hagenow, 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.

There were no registrants on this item.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Heather Stouder summarized the upcoming matters for the Plan Commission.

- Upcoming Matters - September 14, 2020

- Amend the Yahara Hills Neighborhood Development Plan to remove the recommended northerly extension of Ohmeda Drive
- Amend Marsh Road Neighborhood Development Plan and Official Map to change planned local streets and release reservations north of Voges Road
- 4000-4150 Packers Avenue and 4201 N Sherman Avenue - Temp. A to SR-C2, TR-C3, TR-V2, TR-U1 and CC-T and Preliminary Plat of "Raemisch Farm Development," creating 124 single-family lots and 7 lots for future multi-family or mixed-use development, two outlots to be dedicated for stormwater management and one outlot to be dedicated for public alley
- 109-209 Cottage Grove Road - CC-T to NMX, Demolition Permit, and Conditional Use - Demolish three commercial buildings to construct a four-story mixed-use building with 2,500 sq. ft. of commercial space and 78 apartments and a four-story apartment building with 110 units
- 5801 Cottage Grove Road - A to SR-C1 and Conditional Use - Rezone existing single-family residence and construct an accessory building exceeding 800 sq. ft. of area
- 1313 Regent Street - Conditional Use to construct three-story addition containing 63 apartments above and behind existing one-story, 10,400 sq. ft. commercial building (brewpub)

- 4026 Rockwell Drive - Conditional Use to construct accessory building exceeding 10% of lot area in TR-C1 zoning
- 5120 Spring Court - Conditional Use to construct accessory building on a lakefront parcel
- 429 N Paterson Street - Conditional Use to construct accessory building exceeding 576 sq. ft. and 10% of lot area in TR-C4 zoning with accessory dwelling unit
- 3447 North Star Road - Extraterritorial Certified Survey Map to create two commercial lots in the Town of Cottage Grove

- Upcoming Matters - October 5, 2020

- 754-904 Felland Road - SR-C1, SR-C3, SR-V2, and TR-U1 to SR-C1, SR-C3 and TR-U1, Preliminary Plat and Final Plat of "Jannah Village," creating 48 single-family lots, 4 lots for two-family twin homes (8 total units), 4 lots to be developed with up to 306 multi-family units, 2 outlots for public stormwater management, and 1 outlot for public parkland
- 10009 Sweet Willow Pass - Conditional Use to construct residential building complex with 110 apartments in three buildings and pool and clubhouse on Lot 412 of proposed Western Addition to 1000 Oaks plat
- 2406 Waunona Way - Conditional Use to construct accessory building on a lakefront parcel
- 2758 Dairy Drive - Conditional Use for a school in an existing building
- 4222 Yuma Drive - Conditional Use to construct detached accessory dwelling unit
- 1018-1034 Walsh Road - Conditional Use to construct a tavern with outdoor recreation

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Cantrell, seconded by Hagenow, to Adjourn at 8:26 p.m. The motion passed by voice vote/other.