



# City of Madison

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

## Meeting Minutes - Approved PLAN COMMISSION

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Monday, April 24, 2017

5:30 PM

210 Martin Luther King, Jr. Blvd.  
Room 201 (City-County Building)

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### CALL TO ORDER/ROLL CALL

**Present:** 9 - Steve King; Sheri Carter; Ken Opin; Maurice C. Sheppard; Melissa M. Berger; Michael W. Rewey; Bradley A. Cantrell; James E. Polewski and Jason S. Hagenow

**Excused:** 3 - Ledell Zellers; James F. Oeth and Fatima Bendada

Ken Opin was chair for the meeting.

Staff present: Natalie Erdman, Secretary; Heather Stouder, Kevin Firchow, Bill Fruhling, and Jessica Vaughn, Planning Division; Matt Tucker, Building Inspection Division; David Dryer, Traffic Engineering Division; Sabrina Tolley, Madison Parking Utility; and Robert Phillips, City Engineering Division.

### PUBLIC COMMENT

There was no public comment under this item.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

Mr. Rewey disclosed that he was a client of Associated Bank, which is related to Agenda Item 12. He stated this would not impact his ability to consider this item. Ms. Berger disclosed that she lives adjacent to TID #43, which is the subject of Agenda Item 4. She stated this would not impact her ability to consider this item.

### MINUTES OF THE APRIL 3, 2017 MEETING

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

### SCHEDULE OF MEETINGS

Regular Meetings: May 8, 22 and June 5, 19, 2017

Special Meetings:

- Tuesday, May 30, 2017: Plan Commission/ Long-Range Transportation Planning Committee Bus Tour (Time, route and departure point TBD)

- Monday, June 26, 2017: Comprehensive Plan Work Session (Future Land Use Map); 5:00-8:00 p.m. (Location TBD)

### ROUTINE BUSINESS

1. [46660](#) Authorizing the execution of a Lease between the City of Madison and 727 Lorillard LLC for the installation and maintenance of a boundary fence along the WisDOT railroad corridor and North Shore Drive, at 727 Lorillard Court.

On a motion by Rewey, seconded by Hagenow, the Plan Commission recommended approval of this item. The motion passed by voice vote / other.

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

There were no registrations on this item.

2. [46805](#) Extending the life of Tax Increment District (TID) #32 for twelve (12) months for the purposes of the creation of affordable housing and improving City housing stock in the City of Madison.

On a motion by Rewey, seconded by Hagenow, the Plan Commission recommended approval of this item. The motion passed by voice vote / other.

**A motion was made by Rewey, 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 registrations on this item.

3. [46808](#) Extending the life of Tax Increment District (TID) #27 for twelve (12) months for the purposes of the creation of affordable housing and improving City housing stock in the City of Madison.

On a motion by Rewey, seconded by Hagenow, the Plan Commission recommended approval of this item. The motion passed by voice vote / other.

**A motion was made by Rewey, 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 registrations on this item.

4. [46811](#) Extending the life of Tax Increment District (TID) #43 for twelve (12) months for the purposes of the creation of affordable housing and improving City housing stock in the City of Madison.

On a motion by Rewey, seconded by Hagenow, the Plan Commission recommended approval of this item. The motion passed by voice vote / other.

**A motion was made by Rewey, 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 registrations on this item.

5. [46836](#) Accepting a Permanent Easement for Public Transportation Purposes from 149 East Wilson, LLC across property located at 151 East Wilson Street and, in exchange, authorizing the Mayor and City Clerk to execute an Access Easement Agreement with 149 East Wilson, LLC across the City-owned rail corridor located behind 151 East Wilson Street.

On a motion by Rewey, seconded by Hagenow, the Plan Commission recommended approval of this item. The motion passed by voice vote / other.

**A motion was made by Rewey, 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 registrations on this item.

## NEW BUSINESS

6. [46294](#) Accepting the report entitled, "Ensuring a Vibrant Downtown Retail Destination: A Retail Assessment and Strategy for Downtown Madison", directing staff to begin implementing key recommendations of the report, and repealing resolution RES-15-00206 (Legislative File # 36697)

On a motion by King, seconded by Cantrell, the Plan Commission recommended approval of this item.  
The motion passed by voice vote / other.

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

There were no registrations on this item.

## 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: Items 7 and 8 are related and should be considered together.

7. [46546](#) Creating Section 28.022 -- 00275 of the Madison General Ordinances to change the zoning of property located at 707-713 E. Johnson Street , 2nd Aldermanic District, from TR-V2 (Traditional Residential-Varied 2) District to NMX (Neighborhood Mixed-Use) District

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 46546) and approved the demolition permit and conditional use (ID 46285) subject to the comments and conditions contained within the Plan Commission materials. 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 public hearings for items 7-10 were considered together. Speaking in support of this item was Chris Oddo of East Main Street, representing the applicant. Also speaking in support was Patty Prime of Sidney Street. Registered in support and available to answer questions were the applicant, Michael Matty of Fordem Avenue; Jeff Vercauteren of East Main Street, representing the applicant; and Patrick Heck, representing the Tenney Lapham Neighborhood Association .

8. [46285](#) Consideration of a demolition permit and conditional use to allow demolition of two (2) two-family residences and construction of a mixed-use building containing 3,000 square feet of commercial space and 21 apartments at 707-713 E. Johnson Street; 2nd Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 46546) and approved the demolition permit and conditional use (ID 46285) subject to the comments and conditions contained within 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 motion passed by voice vote/other.**

The public hearings for items 7-10 were considered together. Speaking in support of this item was Chris Oddo of East Main Street, representing the applicant. Also speaking in support was Patty Prime of Sidney Street. Registered in support and available to answer questions were the applicant, Michael Matty of Fordem Avenue; Jeff Vercauteren of East Main Street, representing the applicant; and Patrick Heck, representing the Tenney Lapham Neighborhood Association .

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

9. [46548](#) Creating Section 28.022 - 00276 and Section 28.022 - 00277 of the Madison General Ordinances to change the zoning of properties located at 201-215 N. Blount Street, 2nd Aldermanic District, from TR-V2 (Traditional Residential - Varied 2) District to PD(GDP-SIP) (Planned Development (General Development Plan, Specific Implementation Plan)) District.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 46548) and approved the demolition permit (ID 46286) subject to the comments and conditions contained within the Plan Commission materials. 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 public hearings for items 7-10 were considered together. Speaking in support of this item was Chris Oddo of East Main Street, representing the applicant. Also speaking in support was Patty Prime of Sidney Street. Registered in support and available to answer questions were the applicant, Michael Matty of Fordem Avenue; Jeff Vercauteren of East Main Street, representing the applicant; and Patrick Heck, representing the Tenney Lapham Neighborhood Association .

10. [46286](#) Consideration of a demolition permit to allow a single-family residence to be demolished as part of a Planned Development that proposes construction of an eight-unit apartment building and renovation of three (3) existing two-family residences with shared parking and open space at 201-215 N. Blount Street; 2nd Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 46548) and approved the demolition permit (ID 46286) subject to the comments and conditions contained within 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 motion passed by voice vote/other.**

The public hearings for items 7-10 were considered together. Speaking in support of this item was Chris Oddo of East Main Street, representing the applicant. Also speaking in support was Patty Prime of Sidney Street. Registered in support and available to answer questions were the applicant, Michael Matty of Fordem Avenue; Jeff Vercauteren of East Main Street, representing the applicant; and Patrick Heck, representing the Tenney Lapham Neighborhood Association .

### Conditional Use & Demolition Permits

11. [42563](#) Consideration of a demolition permit and conditional use to allow two commercial buildings to be demolished and an automotive sales facility to be constructed at 5702-5712 Odana Road; Urban Design District 3; 19th Ald. Dist.

The Plan Commission found that the standards were met and approved the demolition and conditional use requests subject to the comments and conditions contained within the Plan Commission materials.

**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 Jim Triatik of Emil Street , representing the applicant.

12. [46282](#)

Consideration of a major alteration to an approved conditional use for a mixed-use building to allow a vehicle access sales and service window at 1603-1609 Monroe Street; 13th Ald. Dist.

The Plan Commission found that the standards were met and approved the conditional use request subject to the comments and conditions contained within the Plan Commission materials with the following modification:

- That Condition 13 of the April 24, 2017 Planning Division Staff Report, as recommended by the Traffic Engineering Division, be deleted and not made part of this approval. That condition had stated "The applicant shall reverse traffic so all vehicles enter off the alley and exit onto Oakland Avenue . This will limit negative internal circulation issues, ensure there will not be a time vehicle queuing will back onto Oakland Avenue and address vision issues of vehicles exiting onto the alley ."

That motion passed by voice vote/other.

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

Speaking in support of this item were Paul Cuta of South Patterson Street, representing the applicant and Nathan Wautier representing Reinhart Boerner Van Deuren . Registered in support and available to answer questions was the applicant Gregg Shimanski of Monroe Street. Speaking in opposition to this item was Eileen H. Thompson of Campbell Street. Registered in opposition and not wishing to speak were Tim Schmit of Madison Street and Mary Ellen Schmit of Madison Street .

13. [46490](#)

Consideration of a conditional use to convert an existing building into a light manufacturing facility, distillery and tavern at 1401 Northern Court; 6th Ald. Dist.

The Plan Commission found that the standards were met and approved the conditional use request subject to the comments and conditions contained within the Plan Commission materials. The motion passed by voice vote/other. Prior to the vote on this item, the chair acknowledged the Marquette Neighborhood Association's request for a discussion with City staff regarding the subject of transferability of conditional uses.

**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 the applicant, Hatings Cameron of Regent Street.

14. [46491](#)

Consideration of a conditional use to establish a health/sports club/ fitness center in a multi-tenant building in IL (Industrial-Limited District) zoning at 4009 Felland Road; 17th Ald. Dist.

The Plan Commission found that the standards were met and approved the conditional use request subject to the comments and conditions contained within the Plan Commission materials.

**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 Justin Niles of Saddle Brook Trail , Sun Prairie, WI, representing the applicant.

## Zoning Text Amendment

15. [46540](#) Amending Section 28.082(1) of the Madison General Ordinances to allow banks and financial institutions as a permitted use in Suburban Employment Center Districts

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and recommended approval of the zoning text amendment (ID 46540). The motion passed by voice vote/ other.

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

There were no registrations on this item.

### Land Division

16. [46113](#) Approving a Certified Survey Map of property owned by David and Maria Grams located at 205-221 N. Gammon Road; 19th Ald. Dist., which proposes a deep residential lot.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and approved the land division subject to the comments and conditions contained within the Plan Commission materials. The motion to approve 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.**

Registered in support of this item and available to answer questions were David Grams of North Gammon Road, and Michael S Marty of New Glarus, WI, representing the applicant.

### Judge Doyle Project-Related (Items 17-21)

Note: The Plan Commission may hold a single public hearing for the overall Judge Doyle project but shall take separate actions on Item 17; Items 18 and 19; and Items 20 and 21.

17. [39493](#) Approving a Certified Survey Map of properties owned by the City of Madison and City of Madison Parking Utility located at 215 Martin Luther King, Jr. Boulevard and 215 S. Pinckney Street; 4th Ald. Dist.

On a motion by Cantrell, seconded by Ald. Carter, the Plan Commission found the standards met and approved the land division subject to the comments and conditions contained within the Plan Commission materials.

**A motion was made by Cantrell, seconded by Carter, 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 public hearings for items 17-21 were considered together. Speaking in support of these items were George Austin of Chamberlain Avenue, representing the City of Madison; John Paul Beitler III of North Michigan Avenue, Chicago IL; Sabrina Tolley of West Mifflin Street representing the Madison Parking Utility and speaking on items 18 and 19; and Ald. Mike Verveer of West Doty Street representing District 4. Registered in support and available to answer questions were J. Paul Beitler of North Michigan Avenue, Chicago, IL; Patrick O'Brien of North Michigan Avenue, Chicago IL; James R. Destafano of Grand Avenue, Chicago IL; Peter Ostlind of West Main Street representing Capitol Neighborhoods; and Eli Judge of West Doty Street. Registered in opposition and not wishing to speak was Stephen Smith of East Wilson Street.

Note: Items 18 and 19 (Block 88, 210 S. Pinckney Street) are related and should be considered together.

18. [46547](#) Creating Section 28.022 - 00278 and Section 28.022 - 00279 of the Madison General Ordinances to change the zoning of property generally located at 210 S. Pinckney Street, 4th Aldermanic District, from DC (Downtown Core) District to PD(GDP-SIP) (Planned Development (General Development Plan, Specific Implementation Plan)) District.

On a motion by Cantrell, seconded by Berger, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 46547) and approved the conditional use (ID 46293) subject to the comments and conditions contained within the Plan Commission and the following additional conditions:

- The overhead doors for loading docks be brought out to the building façade. Material details for these doors shall be provided.
- At open parking garage entries the exterior finishes shall be extended into the opening to effectively provide a finished and continuous aesthetic sense to the pedestrian realm.
- At the hotel parking garage entry an overhead door shall be provided at the building façade. Material details for this door shall be provided.
- The locations and details for all parking garage intake and exhaust louvers shall be provided. Any other large venting requirements for mechanical equipment which will not be located within the louvers shown above windows or doors shall also be provided.
- Locations of street trees and planters shall be reviewed with appropriate city staff and identified consistently on the submitted plans.
- Details for exterior visitor bicycle parking shall be provided for hotel, retail and apartment guests.
- Access and security for the Public Garage Bicycle Parking be reviewed to provide usable entry for persons with bicycles. Consideration should be given to making this a secured parking area for cyclists on a rental basis rather than an open access 24 hour facility.
- For the Block 105 proposal the applicant shall continue to work with staff and the Urban Design Commission on design elements along Doty St. at the base of the building to provide a design more contextually compatible.

The motion to approve passed by voice vote / other.

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

The public hearings for items 17-21 were considered together. Speaking in support of these items were George Austin of Chamberlain Avenue, representing the City of Madison; John Paul Beitler III of North Michigan Avenue, Chicago IL; Sabrina Tolley of West Mifflin Street representing the Madison Parking Utility and speaking on items 18 and 19; and Ald. Mike Verveer of West Doty Street representing District 4. Registered in support and available to answer questions were J. Paul Beitler of North Michigan Avenue, Chicago, IL; Patrick O'Brien of North Michigan Avenue, Chicago IL; James R. Destafano of Grand Avenue, Chicago IL; Peter Ostlind of West Main Street representing Capitol Neighborhoods; and Eli Judge of West Doty Street. Registered in opposition and not wishing to speak was Stephen Smith of East Wilson Street.

19. [46293](#) Consideration of a conditional use for projections into the Capitol View Preservation Limit as part of the proposed "Judge Doyle" mixed-use Planned Development on land generally addressed as 210 S. Pinckney Street; 4th Ald. Dist.



On a motion by Cantrell, seconded by Berger, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 46547) and approved the conditional use (ID 46293) subject to the comments and conditions contained within the Plan Commission and the following additional conditions:

- The overhead doors for loading docks be brought out to the building façade. Material details for these doors shall be provided.
- At open parking garage entries the exterior finishes shall be extended into the opening to effectively provide a finished and continuous aesthetic sense to the pedestrian realm.
- At the hotel parking garage entry an overhead door shall be provided at the building façade. Material details for this door shall be provided.
- The locations and details for all parking garage intake and exhaust louvers shall be provided. Any other large venting requirements for mechanical equipment which will not be located within the louvers shown above windows or doors shall also be provided.
- Locations of street trees and planters shall be reviewed with appropriate city staff and identified consistently on the submitted plans.
- Details for exterior visitor bicycle parking shall be provided for hotel, retail and apartment guests.
- Access and security for the Public Garage Bicycle Parking be reviewed to provide usable entry for persons with bicycles. Consideration should be given to making this a secured parking area for cyclists on a rental basis rather than an open access 24 hour facility.
- For the Block 105 proposal the applicant shall continue to work with staff and the Urban Design Commission on design elements along Doty St. at the base of the building to provide a design more contextually compatible.

The motion to approve passed by voice vote / other.

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

The public hearings for items 17-21 were considered together. Speaking in support of these items were George Austin of Chamberlain Avenue, representing the City of Madison; John Paul Beitler III of North Michigan Avenue, Chicago IL; Sabrina Tolley of West Mifflin Street representing the Madison Parking Utility and speaking on items 18 and 19; and Ald. Mike Verveer of West Doty Street representing District 4. Registered in support and available to answer questions were J. Paul Beitler of North Michigan Avenue, Chicago, IL; Patrick O'Brien of North Michigan Avenue, Chicago IL; James R. Destafano of Grand Avenue, Chicago IL; Peter Ostlind of West Main Street representing Capitol Neighborhoods; and Eli Judge of West Doty Street. Registered in opposition and not wishing to speak was Stephen Smith of East Wilson Street.

Note: Items 20 and 21 (Block 105 (partial), 215 S. Pinckney Street) are related and should be considered together.

20. [46549](#) Creating Section 28.022 - 00280 and Section 28.022 - 00281 of the Madison General Ordinances to change the zoning of property located at 215 S. Pinckney Street, 4th Aldermanic District, from DC (Downtown Core) District to PD(GDP-SIP) (Planned Development (General Development Plan, Specific Implementation Plan)) District.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 46549) and approved the demolition permit and conditional use (ID 46287) subject to the comments and conditions contained within the Plan Commission and the following additional conditions:

- The overhead doors for loading docks be brought out to the building façade. Material details for these doors shall be provided.



- At open parking garage entries the exterior finishes shall be extended into the opening to effectively provide a finished and continuous aesthetic sense to the pedestrian realm.
- At the hotel parking garage entry an overhead door shall be provided at the building façade. Material details for this door shall be provided.
- The locations and details for all parking garage intake and exhaust louvers shall be provided. Any other large venting requirements for mechanical equipment which will not be located within the louvers shown above windows or doors shall also be provided.
- Locations of street trees and planters shall be reviewed with appropriate city staff and identified consistently on the submitted plans.
- Details for exterior visitor bicycle parking shall be provided for hotel, retail and apartment guests.
- Access and security for the Public Garage Bicycle Parking be reviewed to provide usable entry for persons with bicycles. Consideration should be given to making this a secured parking area for cyclists on a rental basis rather than an open access 24 hour facility.
- For the Block 105 proposal the applicant shall continue to work with staff and the Urban Design Commission on design elements along Doty St. at the base of the building to provide a design more contextually compatible.

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 public hearings for items 17-21 were considered together. Speaking in support of these items were George Austin of Chamberlain Avenue, representing the City of Madison; John Paul Beitler III of North Michigan Avenue, Chicago IL; Sabrina Tolley of West Mifflin Street representing the Madison Parking Utility and speaking on items 18 and 19; and Ald. Mike Verveer of West Doty Street representing District 4. Registered in support and available to answer questions were J. Paul Beitler of North Michigan Avenue, Chicago, IL; Patrick O'Brien of North Michigan Avenue, Chicago IL; James R. Destafano of Grand Avenue, Chicago IL; Peter Ostlind of West Main Street representing Capitol Neighborhoods; and Eli Judge of West Doty Street. Registered in opposition and not wishing to speak was Stephen Smith of East Wilson Street.

21. [46287](#)

Consideration of a demolition permit to allow a parking garage to be demolished as part of the proposed "Judge Doyle" mixed-use Planned Development on land generally addressed as 215 S. Pinckney Street; 4th Ald. Dist., and a conditional use for projections into the Capitol View Preservation Limit.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 46549) and approved the demolition permit and conditional use (ID 46287) subject to the comments and conditions contained within the Plan Commission and the following additional conditions:

- The overhead doors for loading docks be brought out to the building façade. Material details for these doors shall be provided.
- At open parking garage entries the exterior finishes shall be extended into the opening to effectively provide a finished and continuous aesthetic sense to the pedestrian realm.
- At the hotel parking garage entry an overhead door shall be provided at the building façade. Material details for this door shall be provided.
- The locations and details for all parking garage intake and exhaust louvers shall be provided. Any

other large venting requirements for mechanical equipment which will not be located within the louvers shown above windows or doors shall also be provided.

- Locations of street trees and planters shall be reviewed with appropriate city staff and identified consistently on the submitted plans.
- Details for exterior visitor bicycle parking shall be provided for hotel, retail and apartment guests.
- Access and security for the Public Garage Bicycle Parking be reviewed to provide usable entry for persons with bicycles. Consideration should be given to making this a secured parking area for cyclists on a rental basis rather than an open access 24 hour facility.
- For the Block 105 proposal the applicant shall continue to work with staff and the Urban Design Commission on design elements along Doty St. at the base of the building to provide a design more contextually compatible.

The motion to approve passed by voice vote/ other.

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

The public hearings for items 17-21 were considered together. Speaking in support of these items were George Austin of Chamberlain Avenue, representing the City of Madison; John Paul Beitler III of North Michigan Avenue, Chicago IL; Sabrina Tolley of West Mifflin Street representing the Madison Parking Utility and speaking on items 18 and 19; and Ald. Mike Verveer of West Doty Street representing District 4. Registered in support and available to answer questions were J. Paul Beitler of North Michigan Avenue, Chicago, IL; Patrick O'Brien of North Michigan Avenue, Chicago IL; James R. Destafano of Grand Avenue, Chicago IL; Peter Ostlind of West Main Street representing Capitol Neighborhoods; and Eli Judge of West Doty Street. Registered in opposition and not wishing to speak was Stephen Smith of East Wilson Street.

## BUSINESS BY MEMBERS

There was no Business By Members.

## SECRETARY'S REPORT

Heather Stouder summarized the upcoming matters.

### - Upcoming Matters - May 8, 2017

- Adopting the Downtown Madison Bicycle & Moped Parking Study
- 5609 Taychopera Road - Conditional Use - Construct accessory building exceeding 576 square feet in TR-C1 zoning
- 5225 High Crossing Blvd. - Conditional Use - Allow limited production and processing for retail bakery
- 6202-6402 Manufacturers Drive - Conditional Use - Construct motor freight terminal
- 214 Waubesa Street - Conditional Use - Consider parking reduction to allow existing commercial building to be converted into community center
- 201 Corry Street - Conditional Use - Create private parking facility
- 117 N. Ingersoll Street - Demolition Permit - Demolish single-family residence and construct new single-family residence

### - Upcoming Matters - May 22, 2017

- 2318 S. Stoughton Road - Conditional Use - Convert auto repair building into accessory storage building for adjacent retail business at 2202 S. Stoughton Road
- 1313 Regent Street - Conditional Use - Addition of two sand volleyball courts and a small service bar to existing patio
- 4930 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish greater than 50% of exterior walls of single-family residence and construct addition in excess of 500 sq. ft. to residence and accessory bldg. on lakefront parcel
- 5200 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish single-family residence

and construct new residence on lakefront parcel

## **ANNOUNCEMENTS**

There were no announcements.

## **ADJOURNMENT**

The motion passed by voice vote / other.

**A motion was made by Rewey, seconded by King, to Adjourn at 9:16 pm. The motion passed by voice vote/other.**