



# City of Madison

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

## Meeting Minutes - Approved PLAN COMMISSION

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Monday, December 4, 2017

5:30 PM

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

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### CALL TO ORDER/ROLL CALL

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

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

**Excused:** 2 - Ledell Zellers and Andrew J. Statz

Ken Opin was chair for the meeting.

Staff Present: heather Stouder and Colin Punt, Planning Division

### PUBLIC COMMENT

There were no registrants for public comment.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

Ald. King informed the Plan Commission that he would not be present at the January 8, 2018 Plan Commission Meeting.

Cantrell informed the Plan Commission that he would not be present at the January 8, 2018 Plan Commission Meeting.

### MINUTES OF THE NOVEMBER 20, 2017 MEETING

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

### SCHEDULE OF MEETINGS

Regular Meetings: January 8, 22 and February 5,19, 2018

Special Work Sessions on the Comprehensive Plan: Thursday, January 18 and Tuesday, January 30, 2018; time and location TBA.

### ROUTINE BUSINESS

1. [49505](#) Authorizing the Mayor and the City Clerk to execute a Consent to Occupy Easement for the benefit of Jan G. Eisner and James R. Eisner to permit private improvements within the existing sanitary sewer easement, for the property located at 5114 Spring Court.

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

There were no registrants on this item.

- 2. [49546](#) Determining a Public Purpose and Necessity and adopting a Transportation Project Plat Numbers. 5992-09-09 - 4.01 thru 5992-09-09 - 4.03, East Johnson Street - North Baldwin Street to First Street for the acquisitions per the Plat of Land Interests required. Located in part of the SE ¼ of Section 12, T7N, R9E and the SW ¼ of Section 6, T7N, R10E, in the City of Madison. (2nd and 12th AD)

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

There were no registrants on this item.

- 3. [49567](#) Authorizing a declaration of change in use from Madison Water Utility use to a combination of Public Street Right-of-Way and General City of Madison Purposes pertaining to the Well House #3 property located at 212 N. First Street as part of the land and interest acquisitions required per Transportation Project Plat 5992-09-09, E. Johnson St - N. Baldwin St to First St.

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

There were no registrants 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 Amendment & Related Request**

- 4. [49166](#) Creating Section 28.022 - 00304 and Section 28.022 - 00305 of the Madison General Ordinances to change the zoning of properties generally located at 118 and 122 State 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 voted to recommend this item be referred to the January 8, 2018 meeting pending a recommendation by the Urban Design Commission. The motion to refer passed by voice vote/other.

**A motion was made by Cantrell, seconded by Berger, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and**

should be returned by 1/8/2018. The motion passed by voice vote/other.

- 5. [48786](#) Consideration of a demolition permit to demolish a six-story commercial building located at 122 State Street as part of Planned Development to construct nine-story, 120-room hotel with restaurant-taverns at 118 and 122 State Street; 4th Ald. Dist.

On a motion by Cantrell, seconded by Berger, the Plan Commission referred the demolition permit to the January 8, 2018 meeting pending a recommendation by the Urban Design Commission. The motion to refer passed by voice vote/other.

**A motion was made by Cantrell, seconded by Berger, to Refer to the PLAN COMMISSION and should be returned by 1/8/2018. The motion passed by voice vote/other.**

There were no registrants on Items 4 and 5.

**Conditional Use & Demolition Permits**

- 6. [48782](#) Consideration of a conditional use for outdoor recreation at an existing restaurant-tavern at 802 Atlas Avenue; 3rd Ald. Dist.

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

Registered in support of this request and available to answer questions was Dale Beck of Roth Street. Registered neither in support or opposition and available to answer questions was Roger Smith of Atwood Avenue, representing Dale Beck.

- 7. [49138](#) Consideration of a demolition permit and conditional use to demolish a grocery store and construct a mixed-use building with 5,600 square feet of commercial space and 56 apartments at 5533 University Avenue; Urban Design Dist. 6; 19th Ald. Dist.

On a motion by Cantrell, seconded by Berger, the Plan Commission voted to recommend this item be referred to the January 8, 2018 meeting pending a recommendation by the Urban Design Commission. The motion to refer passed by voice vote/other.

**A motion was made by Cantrell, seconded by Berger, to Refer to the PLAN COMMISSION and should be returned by 1/8/2018. The motion passed by voice vote/other.**

There were no registrants on this item.

- 8. [49293](#) Consideration of conditional uses to construct an accessory building exceeding 576 square feet in TR-C2 (Traditional Residential-Consistent 2 District) zoning containing an accessory dwelling unit at 1824 Vilas Avenue; 13th Ald. Dist.

On a motion by Cantrell, seconded by Hagenow, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions in the Plan Commission materials and the following two conditions:

1) That no exterior lights shall be placed on the accessory building at a height greater than eight feet from the ground.

2) That the planned parking pad extension adjacent the back alley be shown on the revised site plan for review by Zoning staff.

The motion to approve passed on the following 7-1 vote: AYE: Ald. King, Ald. Carter, Oeth, Berger, Polewski, Hagenow, Cantrell; NAY: Rewey; NON-VOTING: Opin; EXCUSED: Ald. Zellers, Statz.

A motion by Rewey to amend the motion to add a condition that would restrict the ADU occupant from obtaining a residential parking permit failed for lack of a second.

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

**Ayes:** 7 - Steve King; Sheri Carter; Melissa M. Berger; James F. Oeth; Bradley A. Cantrell; James E. Polewski and Jason S. Hagenow

**Noes:** 1 - Michael W. Rewey

**Excused:** 2 - Ledell Zellers and Andrew J. Statz

**Non Voting:** 1 - Ken Opin

Registered to speak in support were David Herkert of Division Street representing the applicant, Mary Pilling Engberts of Vilas Avenue, Lee Lazar of Vilas Avenue, and Mac Robertson of Adams Street. Registered in support and available to answer questions of Thomas Rutherford of Vilas Street, the property owner.

Registered to speak in opposition were Bradford Ricker of Adams Street, Mark Quinn of Adams Street, and Tom Richardson of Adams Street. Registered in opposition not wishing to speak were Jim Standridge of Edgewood Avenue, Barbara Sanford of Garfield Street, Pete Daly of Lincoln Street, and Doug Carlson of Oakland Avenue.

Wishing to speak not in support nor opposition was Emily Desai of Harrison Street.

**9. [49295](#)**

Consideration of a conditional use for an auto repair station tenant in an existing multi-tenant building in CC-T (Commercial Corridor-Transitional District) zoning at 1804 S. Park Street; 14th Ald. Dist.

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

Registered in support of this request and available to answer questions was Gary Oien of Century Avenue representing GO/A Architects, Inc.

**BUSINESS BY MEMBERS**

There was no business by members.

**SECRETARY'S REPORT**

Heather Stouder summarized the upcoming matters.

**- Upcoming Matters - January 8, 2018**

- 801 W. Badger Road - Demolition Permit and Conditional Use - Demolish office building and construct two-story 43,000 sq. ft. Madison College facility in Urban Design Dist. 7
- 5402 Congress Avenue and 3325 Ambassador Drive - Amended PD(GDP-SIP) - Amend General Development Plan and Specific Implementation Plan to construct 36-unit apartment building at 5402 Congress Avenue and detached garage at 3325 Ambassador Drive
- 566 Schewe Road - Temp. A to TR-C3, Demolition Permit and Preliminary Plat - Demolish single-family residence, and approve the preliminary plat of Eagle Trace, creating 235 single-family lots, one outlot for a public park, one outlot for future development, and four outlots for public stormwater management

- 502-506 E. Washington Avenue and 7-11 N. Franklin Street - Demolition Permit and Conditional Use - Demolish four residential buildings to construct five-story, 45-room hotel with 1,000 square-foot first floor commercial tenant space in Urban Design Dist. 4
- 135 East Towne Mall - Conditional Use - Construct restaurant with vehicle access sales and service window
- 5006 Hammersley Road - Demolition Permit - Demolish single-family residence with no proposed use
- 2025 S. Stoughton Road - Conditional Use - Establish garden center in multi-tenant commercial complex
- 1710 Rowland Avenue - Conditional Use - Establish home occupation in detached garage at single-family residence
- 2213 Lakeland Avenue - Conditional Use - Renovate and construct minor additions to existing single-family residence on a lakefront parcel

**- Upcoming Matters - January 22, 2018**

- 1720 Monroe Street and 625 S. Spooner Street - PD and TR-C2 to PD and Demolition Permit - Preserve existing single-family residence and demolish bank to construct five-story mixed-use bldg. with 16,000 sq. ft. of commercial space and 65 apartments
- 2901 University Avenue and 2902-2912 Harvey Street - TR-U1 to CC-T, Demolition Permit and Conditional Use - Demolish liquor store and three apartment buildings to construct a five-story mixed-use building with 10,600 sq. ft. of commercial space and 39 apartments, and a two-story, eight-unit townhouse building in Urban Design Dist. 6
- 6202 Driscoll Drive, generally - PD to TR-P and TR-C3 and Preliminary and Final Plat - Replat of Eastlawn as Northeast Addition to Grandview Commons, creating 141 single-family lots, nine lots for four-unit dwellings, and five public outlots

**ANNOUNCEMENTS**

There were no announcements.

**ADJOURNMENT**

**A motion was made by King, seconded by Hagenow, to Adjourn at 6:59 p.m.  
The motion passed by voice vote/other.**