



City of Madison

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

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Monday, November 20, 2017

5:30 PM

210 Martin Luther King, Jr. Blvd.
Room 354 (City-County Building)

NOTE ROOM CHANGE

CALL TO ORDER/ROLL CALL

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

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

Excused: 2 - Sheri Carter and Andrew J. Statz

Ken Opin was chair for the meeting.

Staff Present: Heather Stouder, Chris Wells, and Colin Punt, Planning Division.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Ald. Zellers informed the Plan Commission that she would not be present at the December 4, 2017 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 6, 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: December 4, 2017 and January 8, 22, 2018.

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.

Conditional Use & Demolition Permits

- 1. [48971](#) Consideration of a demolition permit and conditional use to allow a single-family residence to be demolished and a new single-family residence to be constructed, and for an addition to be constructed to an existing accessory building (boathouse) on a lakefront property at 529 Woodward Drive; 18th Ald. Dist.

On a motion by Cantrell, seconded by Ald. King, the Plan Commission found the standards met and approved the demolition permit and conditional use subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed on the following 6-2 vote: AYE: Ald. King, Rewey; Berger, Cantrell, Hagenow, Oeth; NAY: Ald. Zellers and Polewski; NON-VOTING: Opin; EXCUSED: Ald. Carter and Statz.

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

Ayes: 6 - Steve King; Melissa M. Berger; James F. Oeth; Michael W. Rewey; Bradley A. Cantrell and Jason S. Hagenow

Noes: 2 - Ledell Zellers and James E. Polewski

Excused: 2 - Sheri Carter and Andrew J. Statz

Non Voting: 1 - Ken Opin

Speaking in support and available to answer questions were Mark Udvari-Solner of University Avenue, representing the homeowner, and Pat Elliot of Woodward Drive, the homeowner. Speaking in support was Rory Wood of Woodward Drive. Registered in support was Matt Meier of Bayside Drive.

Speaking in opposition and available to answer questions was Jennifer Richardson of Woodward Drive. Registered in opposition and available to answer questions was Bob Richardson of Woodward Drive.

- 2. [49135](#) Consideration of a conditional use for a restaurant-tavern with outdoor eating area in a multi-tenant commercial building zoned NMX (Neighborhood Mixed-Use District) at 305 N. Fourth Street; 12th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and approved the conditional use subject to comments and conditions contained in the Plan Commission materials and the following revised condition:

- That Condition #3 be revised to state: "The capacity of the outdoor eating area located in front of the tenant space addressed as 305 N. Fourth Street, Suite B shall be up to nine persons (note: the final details of the seating plan and capacity to be approved by the Building Inspection Unit). Future modifications to the capacity of the outdoor eating area may be requested by the applicant in the future as a minor alteration of the conditional use following a recommendation by the district alder and approval from the Building Inspection Unit.

The motion to approve passed by voice vote/ other.

A motion was made by Cantrell, seconded by Rewey, to Approve with Amendment(s). The motion passed by voice vote/other.

Speaking in support and available to answer questions were Blanca Ramirez, representing applicants with El Sabor de Puebla, LLC and Timothy Heller of 2202 E. Johnson Street.

Speaking neither in support nor in opposition and available to answer questions was Jessica Platz of N. Fourth Street.

Zoning Text Amendments

- 3. [49324](#) Amending Sections 28.151, 28.032(1), 28.037(2), 28.039(2), 28.040(2), 28.045(2), 28.047(2), 29.048(2), 28.050(2), and 28.051(2) of the Madison General Ordinances clarifying requirements for the use of two-family twin homes in residential districts.

On a motion by Cantrell, seconded by Berger, 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 Berger, 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 4 and 5 are related and should be referred to December 4, 2017 pending a recommendation by the Urban Design Commission.

- 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 December 4, 2017 (January 16, 2018 Common Council meeting). The motion to re-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 December 4, 2017. The motion passed by voice vote/other.

There were no registrants on this item.

- 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 December 4, 2017 meeting at the request of the applicant. 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 12/4/2017. The motion passed by voice vote/other.

There were no registrants on this item.

- 6. [49221](#) Creating Section 28.022-00308 and Section 28.022-00309 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan and Specific Implementation Plan at property located at 5102 Silvertree Run, 19th Aldermanic District.

On a motion by Cantrell, seconded by Berger, the Plan Commission found that the standards were met and recommended approval of the planned development to the Common Council 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 Berger, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

Registered in support and available to answer questions were Doug Hursh, representing Potter Lawson of University Row; and Paul Lenhart of S. Allen Street.

- 7. [49222](#) Creating Section 28.022 - 00306 and Section 28.022 - 00307 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan and Specific Implementation Plan at property located at 36 South Brooks Street, 13 Aldermanic District.

On a motion by Cantrell, seconded by Berger, the Plan Commission found that the standards were met and recommended approval of the planned development to the Common Council 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 Berger, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

Registered in support and available to answer questions was Jim Horavec of Haywood Ave , Middleton representing the applicant.

- 8. [49342](#) Creating Section 15.01(604) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Aldermanic Districts and Wards" attaching to the 19th Aldermanic District the Royal Partners, LLC, Attachment; creating Section 15.02(141) of the Madison General Ordinances to assign the attached property to Ward 141; assigning a permanent zoning classification of CC - Commercial Center District and assigning the property to Urban Design District No. 2.

On a motion by Cantrell, seconded by Berger, the Plan Commission recommended approval of the zoning map amendment and amendment to Urban Design District #2 to the Common Council. The motion was approved by voice vote/other.

A motion was made by Cantrell, seconded by Berger, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. 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.

- Upcoming Matters - December 4, 2017

- 5533 University Avenue - Demolition Permit and Conditional Use - Demolish grocery store and construct mixed-use building with 8,100 square feet of commercial space and 52 apartment units in Urban Design Dist. 6
- 802 Atlas Avenue - Conditional Use - Allow outdoor recreation at a restaurant-tavern
- 1824 Vilas Avenue - Conditional Use - Construct detached accessory building with accessory dwelling unit
- 1804 S. Park Street - Conditional Use - Allow auto repair station tenant in existing multi-tenant building in CC-T zoning

- 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
- 5402 Congress Avenue & 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 & 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

ANNOUNCEMENTS

Heather Stouder informed the Commission of the upcoming Special Work Sessions regarding the Comprehensive Plan. They will be held on Thursday, January 18, 2018 and Tuesday, January 30, 2018.

ADJOURNMENT

A motion was made by King, seconded by Zellers, to Adjourn at 6:48 p.m. The motion passed by voice vote/other.