



City of Madison

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

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Monday, September 18, 2017

5:30 PM

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

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: 1 - Sheri Carter

Opin was the chair for the meeting.

Staff present: Heather Stouder, Tim Parks and Chris Wells, Planning Division.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Ald. Zellers and Rewey disclosed that they knew Adam Chern, one of the applicants for Items 5-9, but that it would not affect their vote.

Polewski disclosed that while he knew the applicants for Item 13, he did not realize he knew them until arriving at the meeting. He stated that it would not affect his vote because he came with an idea of how he would vote, based on the application materials, formed before coming to the meeting.

MINUTES OF THE AUGUST 28, 2017 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: October 2, 16 and November 6, 20, 2017.

ROUTINE BUSINESS

1. [48504](#) Discontinuing and vacating a portion of the public street right-of-way of East Campus Mall, being located in the SE ¼ of the NW 1/4 of Section 23, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin. (4th 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.

- 2. [48576](#) Accepting a Public Sidewalk Easement from Redan Green, LLC across property located at 1435 E. Main Street.
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.
- 3. [48605](#) Authorizing the Acceptance of Deed Restrictions to Allow for Certain Residential Land Divisions in the Town of Burke and Town of Blooming Grove Under Their Respective Cooperative Plans
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.
- 4. [48614](#) Authorizing a License Agreement with Centurylink Communications, LLC allowing for the installation and maintenance of underground telecommunications facilities in a portion of the City's Cannonball Bike Path corridor located at 1998 West Beltline Highway.
A motion was made by Cantrell, seconded by Rewey, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

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 Requests

Note: Items 5-9 are related and should be considered together

- 5. [48610](#) Discontinuing and vacating the remaining portion of the public street right-of-way of Linden Court, being located in the SW ¼ of the SE 1/4 of Section 6, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin. (6th AD)
On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended this item be returned to lead with a recommendation for approval.
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.
- 6. [48227](#) Creating Section 28.022 - 00295 of the Madison General Ordinances to change the zoning of property located at 2114 Winnebago Street, 6th Aldermanic District, from TSS (Traditional Shopping Street) District to TE (Traditional Employment) District to rezone portion of property as part of a three-lot planned multi-use site proposed to occur all in TE zoning.

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

7. [48156](#)

Consideration of a demolition permit and conditional use to demolish a commercial building and construct a mixed-use building containing 3,850 square feet of commercial space and 45 cohousing units on land generally addressed as 2048 Winnebago Street; 6th Ald. Dist.

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

- The developer shall work with the city to resolve any construction-related issues. A detailed construction plan shall be provided showing all access and staging areas. The public sidewalk on Winnebago Street shall be maintained at all times or protected on-street walkways shall be provided. Provide a detailed construction plan to Traffic Engineering for review by the Traffic Control Specialist prior to final signoff.
- The applicant shall consider adding visitor bicycle parking along Winnebago Street.

The motion to approve with conditions passed by voice vote/ other.

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

8. [48157](#)

Consideration of a demolition permit and conditional use to demolish a commercial building and construct a 10,300 square-foot trade arts/ technical/ trade school on land generally addressed as 2100 Winnebago Street; 6th Ald. Dist.

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

- The developer shall work with the city to resolve any construction-related issues. A detailed construction plan shall be provided showing all access and staging areas. The public sidewalk on Winnebago Street shall be maintained at all times or protected on-street walkways shall be provided. Provide a detailed construction plan to Traffic Engineering for review by the Traffic Control Specialist prior to final signoff.
- The driveway entrance shall be constructed as a standard commercial driveway.

The motion to approve with conditions passed by voice vote/ other.

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

9. [48145](#)

Approving a Certified Survey Map of property owned by Accipiter Real Estate, LLC located at 2048, 2100 and 2114 Winnebago Street; 6th Ald. Dist., and releasing a land use restriction recorded against a portion of the subject properties.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and recommended approval of the Certified Survey Map 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 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.

The public hearings for Items 5-9 were considered together. The following were registered on these items:

Speaking in support were Greg Rosenberg, representing Coho Madison of Buena Vista Street; Adam Chern of School Road; John Young of Farwell Road, and; Jim Glueck of N. Few Street.

Registered in support and available to answer questions was Carol Weidel of E. Dayton Street.

Conditional Use & Demolition Permits

10. [48150](#) Consideration of a demolition permit to demolish greater than fifty (50) percent of a commercial building at 2003 Freeport Road; 10th Ald. Dist., with no new construction proposed.

On a motion by Rewey, seconded by Ald. Zellers, the Plan Commission found that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials and the following condition:

- That condition 3 of the September 18 staff report be revised to state that "Remove gravel and pavement within this property between the designated stalls and the east property line. There shall be no vehicular access permitted between this property and the adjacent bike path/former railroad corridor unless an easement or lease has been granted by Wisconsin Department of Transportation."

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

Ayes: 7 - Steve King; Ledell Zellers; Melissa M. Berger; James F. Oeth; Michael W. Rewey; Bradley A. Cantrell and Jason S. Hagenow

Noes: 1 - James E. Polewski

Excused: 2 - Sheri Carter and Fatima Bendada

Non Voting: 1 - Ken Opin

Speaking in support were Eugene Bennett of Freeport Road and Steve Melahn of Freeport Road. Speaking in support and available to answer questions was Brandon Alder, representing Bouril Design Studio, LLC of Odana Road.

Speaking in opposition was Hector Garcia Campos of Freeport Road.

11. [48152](#) Consideration of a demolition permit and conditional use to demolish a single-family residence and construct a two-family two-unit residence at 1139 Williamson Street; Third Lake Ridge Historic Dist.; 6th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials. This item passed by voice/vote/other.

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

Speaking in support was Todd Barnett, Barnett Architecture, LLC of N. Breese Terrace.

12. [48336](#) 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 on a lakefront property at 5114 Spring Court; 19th Ald. Dist.

On a motion by Cantrell, seconded by Oeth, the Plan Commission found that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials. This item passed by voice/vote/other.

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

Registered in support were Lisa Andrews and Eric Gaumnitz of Spring Court.

13. [48337](#)

Consideration of a conditional use for a nightclub at 3116 Commercial Avenue; 15th Ald. Dist.

On a motion by Cantrell, seconded by King, the Plan Commission found that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials. This item 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 were: Jason Socha of Ridgeway Avenue, and Greg Kvebery of Stonehaven Drive, both representing Alabaster Holdings, LLC; Michael Desbarres of W. Madison Street, Spring Green, with the architectural firm MDB Design, LLC, representing Alabaster Holdings, LLC; Denis Zdanovsky of Goldfinch Drive.

Speaking in opposition was Dawn Cunningham of Powers Avenue.

Registered in support were Amy Owen of Buena Vista Street and Steve Kaffianski of E. Washington Avenue.

14. [48263](#)

Consideration of a demolition permit and conditional use to demolish three commercial buildings and an existing building addition to construct a new five-story addition to an existing five-story building as part of the conversion of the building into a 144-room hotel at 901-939 E. Washington Avenue and 910-924 E. Main Street; Urban Design Dist. 8; 6th Ald. Dist.

On a motion by Cantrell, seconded by Polewski, the Plan Commission found that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials. This item passed by voice/vote/other.

In an earlier motion by Rewey, seconded by Berger, to find that the building at 910 E. Main Street not be demolished as part of this proposal, failed on the following 2-6 vote: AYE: Berger, Rewey; NAY: Polewski, Ald. King, Hagenow, Ald. Zellers, Oeth, Cantrell; NON-VOTING: Opin; EXCUSED: Carter and Bendata.

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

Speaking in support were: John Thousand of Eastpark Boulevard representing 901 Hospitality, LLC; John Kothe and Kevin Page of E. Wilson Street, representing the Wilson Street Hotel Group, LLC; Curtis Brink of E. Washington Avenue; and Doug Hursh and Andy Laufenberg, Potter Lawson, Inc., representing 901 Hospitality, LLC.

15. [48496](#)

Consideration of a conditional use to convert an office building into a counseling/ community services organization facility at 890 W. Wingra Drive; 13th Ald. Dist.

On a motion by Cantrell, seconded by Oeth, the Plan Commission found that the standards were met and approved this item subject to comments and conditions contained in the Plan Commission materials. This item passed by voice/vote/other.

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

There were no registrants for this item.

BUSINESS BY MEMBERS

There was no Business by Members.

SECRETARY'S REPORT

Heather Stouder summarized the upcoming matters.

- Upcoming Matters - October 2, 2017

- Report from Planning Division staff on the recommendations contained in the White House Housing Development Toolkit
- Cottage Grove Road Activity Centers Plan
- 4207 Bellgrove Lane - A to SR-C2 and Certified Survey Map - Create four single-family residential lots
- Zoning Text Amendment - Amend Secs. 28.211, 28.061, and 28.072(1) to remove tattoo shop as a separate use and, instead, treat it as a subcategory of service business
- Zoning Text Amendment - Amend Section 28.082(1) to allow garden centers as a conditional use in IL zoning
- 2500-2502 Calypso Road - Conditional Use - Convert dwelling unit in eight-unit apartment building into office for human services
- 302 S. Gammon Road - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish office building and construct an office building, office/ telecommunications center building, and two general commercial buildings with outdoor eating areas, and revised CSM to create four-lot planned multi-use site
- 5209 Harbor Court - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel
- 1005 Woodward Drive - Conditional Use - Construct accessory building exceeding 800 square feet in SR-C1 on lakefront parcel
- 131 S. Fair Oaks Avenue - Demolition Permit and Conditional Use - Demolish warehouse building to construct mixed-use building with 11,000 square feet of commercial space and 161 apartments.

- Upcoming Matters - October 16, 2017

- 645-703 South Point Road - Temp. A to TR-P, TR-C3 and CC-T and Preliminary Plat - Acacia Ridge, creating 401 single-family lots, 6 lots for (3) two-family twin homes, 2 lots for future mixed-use and multi-family development, 1 outlot for a future MMSD school, 3 outlots for private open space, 1 outlot for a public park, and 1 outlot for public stormwater management
- 630 Forward Drive - Demolition Permit - Demolish laboratory building to construct additional parking to serve office and laboratory complex in Urban Design Dist. 2
- 2810 Coho Street - Conditional Use - Construct five-story, 112-room hotel, and remove deed restriction against property
- 4706 E. Washington Avenue - Demolition Permit - Demolish office building with no proposed use
- 1018 E. Washington Avenue - Conditional Use - Establish arts/technical/trade school tenant (bicycling gym) in mixed-use building
- 7173 Manufacturers Drive - Conditional Use - Convert existing building into general manufacturing facility
- 4301 Maher Avenue - Demolition Permit - Demolish single-family residence and construct new residence
- 141 Langdon Street - Demolition Permit and Conditional Use - Demolish existing lodging house and construct new lodging house
- 600 Williamson Street - Conditional Use - Establish restaurant-tavern tenant in multi-tenant commercial building in TE zoning
- 335 W. Lakeside Street - Conditional Use - Add dwelling unit in existing mixed-use building
- 802 Atlas Avenue - Conditional Use - Allow outdoor recreation at a restaurant-tavern

ANNOUNCEMENTS

Stouder announced that the work sessions for January had been scheduled for January 18 and 30, 2017 from 5:00 to 8:00 pm. The room location is still TBD.

Parks informed the Commission that they had been supplied with a copy proposed dates for the 2018 Plan Commission meetings. He asked for feedback prior to the beginning of October when the Planning Division hoped to publish the calendar.

Cantrell informed the Commission that he would not be present at the October 16, 2017 Plan Commission meeting.

ADJOURNMENT

**A motion was made by King, seconded by Cantrell, to Adjourn at 8:27 p.m..
The motion passed by voice vote/other.**