



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://www.cityofmadison.com)

## Meeting Minutes - Approved PLAN COMMISSION

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Monday, August 14, 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:** 11 - Steve King; Ledell Zellers; Sheri Carter; Ken Opin; Maurice C. Sheppard; Melissa M. Berger; James F. Oeth; Michael W. Rewey; Bradley A. Cantrell; James E. Polewski and Jason S. Hagenow

**Excused:** 1 - Fatima Bendada

Opin was chair for this meeting.

Staff present: Kevin Firchow, Sydney Prusak and Tim Parks, Planning Division, and; Matt Tucker, Zoning Administrator.

### PUBLIC COMMENT

There were no registrants for public comment.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

Ald. King recused himself from consideration of Item 15.

### MINUTES OF THE JULY 20, 2017 SPECIAL MEETING

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

### MINUTES OF THE JULY 24, 2017 REGULAR MEETING

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

### MINUTES OF THE AUGUST 3, 2017 SPECIAL 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: August 28 and September 18, 2017

**ROUTINE BUSINESS**

1. [48195](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction and maintenance of a portion of the Demetral Park Path, a new shared-use (bicycle and pedestrian) path from E. Johnson Street at Pennsylvania Avenue to connect to the existing path in Demetral Park. Located in part of the NE ¼ of the SW ¼ of Section 6, T7N, R10E. (12th AD)

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

2. [48206](#) Authorizing the City of Madison to accept ownership of a "Little Free Library" from the Junction Ridge Neighborhood Association located in Junction Ridge Park at 8502 Elderberry Road.

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

3. [48215](#) Authorizing the execution of an Underground Electric Easement to Madison Gas and Electric Company across a portion of property owned by the City of Madison located at 435 Milky Way.

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

4. [48220](#) Authorizing the execution of an Underground Electric Easement to Madison Gas and Electric Company across a portion of the City's property located at 917 E. Mifflin St.

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

5. [48222](#) Authorizing the execution of an Underground Electric Easement to Madison Gas and Electric Company across a portion of Olbrich Park located at 3527 Atwood Avenue.

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

**NEW BUSINESS**

6. [47510](#) SUBSTITUTE Authorizing the development of a neighborhood plan for the Triangle and Monona Bay area and the creation of a neighborhood plan steering committee

On a motion by Rewey, seconded by Cantrell, the Plan Commission recommended adoption of the substitute resolution to authorize the neighborhood planning effort by a voice vote / other.

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

There were no registrants on the Routine Business or New Business items.

## **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**

Note: Item 7 should be referred to August 28, 2017 at the request of the applicant.

7. [45036](#) Creating Sections 28.022 - 00260 and 28.022 - 00261 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan and Specific Implementation Plan, at 1004-1032 South Park Street, 13th Aldermanic District
- A motion was made by Cantrell, seconded by Oeth, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by August 28, 2017. The motion passed by voice vote/other.**

There were no registrants on Item 7.

### **Zoning Text Amendments**

8. [47763](#) Amending Section 28. 151 of the Madison General Ordinances to clarify that any change in a limited production and processing use requires a conditional use alteration.

On a motion by Cantrell, seconded by Oeth, the Plan Commission recommended approval of the zoning text amendment. The motion to recommend approval passed by voice vote/ other.

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

9. [48006](#) Creating Sections 28.078(5) and 28.079(4) of the Madison General Ordinances to create site standards for surface parking in the Downtown Residential 1 (DR1) and Downtown Residential 2 (DR2) districts.

On a motion by Cantrell, seconded by Oeth, the Plan Commission recommended approval of the zoning text amendment. The motion to recommend approval passed by voice vote/ other.

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

10. [48025](#) Creating Section 28.185(6)(a)3. of the Madison General Ordinances to exempt from the demolition permit process buildings identified for demolition in an approved campus master plan in a Campus Institutional District.
- On a motion by Ald. Zellers, seconded by Berger, the Plan Commission recommended approval of the following substitute zoning text amendment presented at the meeting:
- "The building or buildings proposed for demolition are identified for demolition during the 10-year effective period of in-a Campus Institutional Master Plan approved by the Common Council pursuant to Sec. 28.097(6)."
- The motion to recommend approval of the substitute passed by voice vote/ other.
- A motion was made by Zellers, seconded by Berger, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**
11. [48026](#) Creating Sections 28.097(8), (9) and renumbering current Sec. 28.097(8) to (10) of the Madison General Ordinances to require review of final building design by university area committees and to allow for an appeal from a decision of an architectural review committee.
- On a motion by Cantrell, seconded by Oeth, the Plan Commission recommended approval of the zoning text amendment. The motion to recommend approval passed by voice vote/ other.
- A motion was made by Cantrell, seconded by Oeth, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**
- There were no registrants on the zoning text amendments, Items 8- 11.

### Conditional Use & Demolition Permits

12. [47756](#) Consideration of a conditional use to construct a four-story addition to a two-story commercial building at 668 State Street; 8th Ald. Dist.
- On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials and the following additional conditions:
- The applicant shall submit a management plan for approval by the Planning Division prior to final approval and issuance of building permits. The management plan shall include a plan for video monitoring for the fifth floor terrace, including a plan for retaining video.
  - Wall-mounted bike racks shall be provided in every dwelling unit.
  - The project shall be referred to the Urban Design Commission for additional consideration of the design of the western wall and the size and placement of the sign for UW Credit Union on State Street.
  - The fifth floor terrace shall include a five-foot setback on both the east and west sides.
- The motion to approve with the above conditions 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 of the project were J. Randy Bruce and Kevin Burow, Knothe & Bruce Architects, LLC of University Avenue, Middleton, representing the applicant, 668 State Street, LLC.
- Speaking in opposition to the project was Caryl Askins of State Street .
- Speaking neither in support nor opposition to the project was Cheryl Weisensel , UW Credit Union, of University Avenue.

Registered in support and available to answer questions was Harold Langhammer of E. Lakeside Street.

13. [47852](#)

Consideration of a conditional use to establish a brewery with tasting room in an existing multi-tenant commercial building at 931 E. Main Street; 6th Ald. Dist.

On a motion by Cantrell, seconded by Oeth, 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 Oeth, to Approve. The motion passed by voice vote/other.**

Registered in support of the request and available to answer questions were the applicants, Eric and Erika Jones, Giant Jones Brewing, LLC of Spaight Street, and Jill Oelke, Common Wealth Development of Williamson Street, the property owner.

14. [47853](#)

Consideration of a major alteration to an approved conditional use to allow construction of a three-story addition to the hotel at 1501 Monroe Street; 13th Ald. Dist.

On a motion by Berger, seconded by Rewey, the Plan Commission found the standards met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials and the following additional conditions:

- That solid (glass) screening be installed on the seventh floor balcony facing to the southeast and the neighborhood across the alley per staff approval;
- That the applicant increase the screening of the seventh floor mechanical equipment to provide the best possible screening of that equipment from the neighborhood;
- This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, covered sidewalks will be constructed and maintained as soon as possible, and little to no access to the public right-of-way on Monroe Street or Regent Street will be granted for construction purposes. Provide a detailed construction plan to Traffic Engineering for review by the Traffic Control Specialist (Mike Duhr) prior to final signoff.
- The Plan Commission incorporated as conditions of its approval the recommendations of the Urban Design Commission from their August 2, 2017 meeting, as approved by the Planning Division prior to issuance of permits for the addition.

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

An earlier motion by Cantrell, seconded by Zellers, to find that the conditional use standards, specifically standards #9 and 12, were not met and to place the request on file without prejudice, failed on the following 3-5 vote: AYE: Ald. Zellers, Cantrell, Oeth; NAY: Ald. Carter, Ald. King, Berger, Rewey, Sheppard; NON-VOTING: Opin, Hagenow, Polewski; EXCUSED: Bendada.

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

**Ayes:** 7 - Steve King; Ledell Zellers; Sheri Carter; Maurice C. Sheppard; Melissa M. Berger; James F. Oeth and Michael W. Rewey

**Noes:** 1 - Bradley A. Cantrell

**Excused:** 1 - Fatima Bendada

**Non Voting:** 3 - Ken Opin; James E. Polewski and Jason S. Hagenow

Speaking in support of the project were: Alan Fish of Morrison Street; Michael Erikson and Jason Illstrup, Hotel RED, of Monroe Street, the applicants; Betsy Repaske of Regent Street; Bernie Lange of Madison Street; Carol Schroeder of West Lawn Avenue, representing the Monroe Street Merchants Association; Gregg Shimanski of Monroe Street, and; Tim Lacy of Regent Street.

Speaking in opposition to the project were: Fraser Gurd of Jefferson Street; Mary Diman of Jefferson Street; Neal Lord of Jefferson Street; Carol Borcharding of Jefferson Street; Gera Bodley of Grant Street, and; Eileen Thompson of Campbell Street.

Registered in opposition but not wishing to speak were Barb Sanford of Garfield Street and Mary Clare Murphy of Jefferson Street.

Registered neither in support nor opposition and available to answer questions was Richard Scott of Oakland Avenue.

15. [47854](#)

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 5450 Lake Mendota Drive; 19th Ald. Dist.

On a motion by Cantrell, seconded by Berger, 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 by voice vote/other.

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

Speaking in support of the project was Katy Cox of Turnwood Circle.

Registered in support and available to answer questions were Andy Russell of Lake Mendota Drive, the applicant, and Chris Gosch of Salter Court, representing the applicant.

## BUSINESS BY MEMBERS

## SECRETARY'S REPORT

### - Upcoming Matters - August 28, 2017

- Darbo-Worthington Park Neighborhood Plan
- TIDs 46 and 47
- 550 Junction Road - Amended PD(GDP-SIP) - Construct five-story mixed-use containing 12,000 square feet of commercial space and 32 apartments
- 130 E. Gilman Street - DR-1 to PD(GDP-SIP) - Convert residence into eight-room hotel with café and event space in Mansion Hill Historic District
- 116 Juneberry Drive - Amended PD(GDP-SIP) and Certified Survey Map Referral - Amend PD zoning to create two lots for split two-family-twin homes
- 645-703 South Point Road - Temp. A to TR-P, TR-C3 and CC-T and Preliminary Plat of Acacia Ridge, creating 401 single-family lots, 3 lots for 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
- 204 Bernard Court - TR-U2 to CI - Rezone University-owned residential building into CI district
- 3922-3926 Mineral Point Road - Demolition Permit - Demolish two single-family residences to create open space for ex. place of worship
- 209 North Street - Conditional Use - Add unit to existing single-family residence to create two-family two-unit dwelling
- 1809 W. Beltline Highway - Demolition Permit and Conditional Use - Demolish auto sales facility and construct new auto sales facility
- 2224 Waunona Way - Conditional Use - Construct accessory building on lakefront parcel
- 1222 E. Mifflin Street - Conditional Use - Construct detached accessory dwelling unit
- 1139 Williamson Street - Demolition Permit - Demolish single-family residence and construct two-family two-unit residence in Third Lake Ridge Historic Dist.

- 3801 E. Washington Avenue - Conditional Use - Construct auto service station (electric vehicle charging station) in Urban Design Dist. 5
- 801 Williamson Street - Demolition Permit - Demolish converted residence to construct three-story mixed-use building with 1,000 square feet of commercial space and 4 apartments in Third Lake Ridge Historic Dist.
- 1823 S. Park Street - Conditional Use - Allow limited production and processing (wholesale production of food) at a retail establishment in Urban Design Dist. 7

#### **- Upcoming Matters - September 18, 2017**

- 2048-2114 Winnebago Street - (Partial) TSS to TE, Demolition Permit, Conditional Use and Certified Survey Map Referral - Rezone portion of property developed with a gym at 2114 Winnebago Street to TE; demolish two commercial buildings; construct three-story mixed-use building with 3,850 square feet of commercial space and 45 cohousing units; construct 10,300 square feet trade school; and create three commercial lots
- 302 S. Gammon Road - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish office building and construct first phase office and general retail complex, and revised CSM to create four-lot planned multi-use site
- 901-939 E. Washington Avenue and 910-924 E. Main Street - Demolition Permit and Conditional Use - Demolish three commercial buildings and an existing addition to construct a new addition as part of the conversion of an existing five-story commercial building into a 144-room hotel in Urban Design Dist. 8
- 2003 Freeport Road - Demolition Permit - Demolish greater than 50% of commercial building; no new construction proposed
- 5114 Spring Court - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel
- 3116 Commercial Avenue - Conditional Use - Convert existing commercial building into nightclub

## **ANNOUNCEMENTS**

The Plan Commission thanked Mr. Sheppard for his service to the Commission on the occasion of his last meeting.

Hagenow announced that he would not be present for the August 28, 2017 meeting.

## **ADJOURNMENT**

**A motion was made by King, seconded by Carter, to Adjourn at 8:45 p.m. The motion passed by voice vote/other.**