



City of Madison

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

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Monday, March 20, 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: 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: Heather Stouder, Jessica Vaughn, Brian Grady, Kristi Laatsch and Colin Punt, Planning Division.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Rewey disclosed that he attended a holiday party at Hotel Red.

MINUTES OF THE MARCH 6, 2017 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: April 3 and 24, and May 8

SPECIAL ITEM OF BUSINESS

1. [44190](#) Planning Division staff update on Comprehensive Plan - Imagine Madison

Planning Division staff presented an update on Comprehensive Plan - Imagine Madison

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 and Demolition Permits

2. [44569](#) Consideration of a demolition permit and conditional use to allow demolition of a two-family residence and four-unit apartment building and construction of a 52-unit apartment building at 119-125 N. Butler Street as part of a residential building complex that will include two existing two-family residences at 120-124 N. Hancock Street; 2nd Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended referral of a demolition permit and conditional use (ID 44569) to April 3, 2017 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 Rewey, to Refer to the PLAN COMMISSION and should be returned by 4/3/2017. The motion passed by voice vote/other.

There were no registrants on this matter.
3. [45803](#) Consideration of a conditional use to construct a residential building complex containing 170 apartments in four buildings on land generally addressed as 5501 Spring Tide Way (Lot 520, Village at Autumn Lake Replat); 17th 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 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 of the project and available to answer questions was Randy Bruce, representing the applicants, Grosse, Hanzel and Simon.
4. [45804](#) Consideration of a demolition permit and conditional use to demolish an office building and construct an auto repair station at 2802 E. Johnson Street; Urban Design Dist. 5; 12th 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 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 of the project was John Seaman, representing the applicants, Jeff Bernstein/CarX.

Registered in support of the project and available to answer questions, Jeff Vercauteren, representing Mad Properties LLC and Jeff Bernstein.

- 5. [46114](#) Consideration of a conditional use to construct a 47-unit apartment building, pool and clubhouse (outdoor recreation) in CC-T (Commercial Corridor-Transitional District) zoning at 1704 Autumn Lake Parkway (Lot 564, Village at Autumn Lake Replat); 17th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended referral of a conditional use (ID 46114) to April 3, 2017 at the request of the applicant. The motion to refer passed by voice vote/other.

A motion was made by Cantrell, seconded by Rewey, to Refer to the PLAN COMMISSION and should be returned by 4/3/2017. The motion passed by voice vote/other.

There were no registrants on this matter.

- 6. [46115](#) Consideration of a major alteration to an approved conditional use to allow construction of a four-story addition to the hotel at 1501 Monroe Street; 13th Ald. Dist.

On a motion by Cantrell, seconded by Zellers, the Plan Commission found that the standards were not met and placed on file without prejudice the conditional use requests.

In placing this matter on file, the Plan Commission specifically stated that conditional use standards #9 and 12 were not met, concluding that the four-story addition to create an eight-story building would not create an environment of sustained aesthetic desirability compatible with the intended character of the area as recommended by the Comprehensive Plan and the Monroe Street Commercial District Plan, that the height of the eight-story building would be out of scale with adjoining streets, alleys, and public rights of ways; and that the public interest in exceeding the TSS district height limits was not met.

Members of the Commission noted that any new application for Hotel Red should be presented to the Urban Design Commission for an advisory recommendation before being reviewed by the Plan Commission.

The motion to place on file without prejudice passed by voice vote/ other.

A motion was made by Cantrell, seconded by Zellers, to Place On File Without Prejudice. The motion passed by voice vote/other.

Registered in support of the project and wishing to speak were Micheal Erikson of Monroe Street, Jason Ilstrup of Council Crest, Tim Lacy of Regent Street, and Elizabeth Repaske of Regent Street.

Registered in support of the project and wishing to speak Peter Tan , Strang Associates, of Mineral Point Road, Alan Fish of Morrison Street, and Bill White of Lakeland Avenue representing the applicant , Hotel Red/Red Hospitality

Registered in opposition to the project and wishing to speak were Fraser Gurdof Jefferson Street , Mary Diman of Jefferson Street, Peter Schofer of Grant Street, and Hans Borcharding of Jefferson Street.

Registered in opposition to the project and not wishing to speak were Barb Sanford of Gerfield Street, Gera Bodley of Grant Street, Richard Scott of Oakland Avenue, and Eileen Thompson of Campbell Street.

Registered in opposition to the project and available to answer questions was Neal Lord of Jefferson Street.

- 7. [46116](#) Consideration of a conditional use for a tavern in an existing multi-tenant commercial building in TE (Traditional Employment District) zoning at 1444 E. Washington Avenue; Urban Design Dist. 8; 2nd 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 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 of the project and available to answer questions was John Chandler of Atwood Avenue, Edward Kuharski of Sidney Street, Tom Christie of Division Street, and Jim Goronson of Division Street, representing the applicant, Parched Eagle Brewpub.

8. [46117](#)

Consideration of a conditional use for an outdoor eating area for a restaurant-tavern in a multi-tenant commercial building at 222 W. Washington Avenue; 4th 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 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 of the project and available to answer questions was Alder Mike Verveer , District 4.

9. [46118](#)

Consideration of a demolition permit and conditional use to allow an existing restaurant with vehicle access sales and service window to be demolished and a new restaurant with vehicle access sales and service window to be constructed at 6910 Odana Road; 19th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended referral of a demolition permit and conditional use (ID 46118) to April 3, 2017 at the request of the applicant. The motion to refer passed by voice vote/other.

A motion was made by Cantrell, seconded by Rewey, to Refer to the PLAN COMMISSION and should be returned by 4/3/2017. The motion passed by voice vote/other.

There were no registrants on this matter.

Land Division

10. [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 recommended referral of the land division and deep residential lot request (ID 46113) to April 3, 2017 at the request of the applicant. The motion to refer passed by voice vote/other.

This Resolution was Refer to the PLAN COMMISSION due back on 4/3/2017

There were no registrants on this matter.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

- Upcoming Matters - April 3, 2017

- 3808-3832 Eliot Lane - SR-C1 to SR-C2, Preliminary Plat and Final Plat of Tennyson Ridge Replat, creating 6 single-family lots and 1 outlot for private open space
- 4601 Frey Street - PD(SIP) to Amended PD(GDP-SIP) - Construct mixed-use bldg. containing 26,350 sq. ft. of office space and 182-room hotel

- 3758 E. Washington Avenue - SR-C2 to CC-T, Demolition Permit and Conditional Use - Demolish existing greenhouse and garden center and construct new greenhouse and garden center with outdoor storage and display in Urban Design Dist. 5
- 9824-9832 Cape Silver Way - SR-C1 to TR-C3 - Rezone three platted single-family lots in The Willows subdivision
- 1603-1609 Monroe Street - Conditional Use Alteration - Construct vehicle access sales and service window in approved mixed-use building
- 115 Langdon Street - Conditional Use - Renovate existing sorority house
- 1511 Williamson Street - Conditional Use - Establish restaurant-tavern in NMX zoning with outdoor eating area

- Upcoming Matters - April 24, 2017

- 201-215 N. Blount Street - Demolition Permit and TR-V2 to PD(GDP-SIP) - Demolish single-family residence and construct eight-unit apartment building, and renovate three (3) existing two-family residences with shared parking and open space
- 707-713 E. Johnson Street - TR-V2 to NMX, Demolition Permit and Conditional Use - Demolish two (2) two-family residences to construct mixed-use building with 3,000 square feet of commercial space and 21 apartment units
- 210 S. Pinckney Street - Judge Doyle [Block 88] - Conditional Use and DC to PD(GDP-SIP) - Construct mixed-use building with 8,000 square feet of retail, a 4,000 square-foot bike center, 148 apartments and 560-stall Parking Utility garage, with projections into Capitol View Limit
- 215 S. Pinckney Street - Judge Doyle [Block 105] - Demolition Permit, Conditional Use and DC to PD(GDP-SIP) Demolish Government East parking garage to construct mixed-use development with 250-room hotel (west tower), 204 apartments (east tower), and 1,150 square feet of retail, with projections into Capitol View Limit
- 5702-5712 Odana Road - Demolition Permit and Conditional Use - Demolish two commercial buildings and construct automotive sales facility in Urban Design Dist. 3
- 1401 Northern Court - Conditional Use - Convert existing building into light manufacturing facility, distillery and tavern in TE zoning
- 4009 Felland Road - Conditional Use - Establish health/sports center/fitness studio in multi-tenant industrial building

ANNOUNCEMENTS

Oeth and Zellers will be not be in attendance of the April 24 meeting.

Zellers and Hagenow will not be in attendance of the May 8 meeting.

ADJOURNMENT

A motion was made by King, seconded by Rewey, to Adjourn at 7:20 p.m. The motion passed by voice vote/other.