



# City of Madison

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

## Meeting Minutes - Approved PLAN COMMISSION

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Monday, February 5, 2018

5:30 PM

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

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**\*\*Note\*\*** Quorum of the Common Council may be in attendance at this meeting.

### CALL TO ORDER/ROLL CALL

**Present:** 8 - Ledell Zellers; Sheri Carter; Ken Opin; Melissa M. Berger; James F. Oeth; Bradley A. Cantrell; James E. Polewski and Jason S. Hagenow  
**Excused:** 3 - Steve King; Michael W. Rewey and Andrew J. Statz

Ken Opin was chair for the meeting.

Staff Present: Heather Stouder, Secretary; Colin Punt, Planning Division

Also: Ald. Hall

### PUBLIC COMMENT

There were no registrants for public comment.

### COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures, or recusals.

### MINUTES OF THE JANUARY 18, 2018 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 JANUARY 22, 2018 REGULAR MEETING

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

### MINUTES OF THE JANUARY 30, 2018 SPECIAL 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: February 19 and March 5, 19, 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.

**Zoning Map Amendments & Related Requests**

- 1. [49894](#) Creating Section 28.022 - 00317 and Section 28.022 - 00318 of the Madison General Ordinances to change the zoning of property located at 6202 Driscoll Drive, 3rd Aldermanic District, from TR-C3 (Traditional Residential - Consistent 3) and PD (Planned Development) Districts, to TR-P (Traditional Residential - Planned) and TR-C3 (Traditional Residential-Consistent 3) Districts.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission found the standards were met and recommended approval of the zoning map amendment (ID 49894) and the preliminary plat and final plat of Northeast Addition of Grandview Commons (ID 49693) subject to the comments and conditions contained in the Plan Commission materials and the following additional conditions:

- Galileo Drive's northern terminus shall be Driscoll Drive, and it shall not extend to intersect with Milwaukee Street. Condition #1 on the Addendum to the Staff Report shall be deleted.
- Planning Division condition of approval #1 in the Staff Report dated January 22, 2018 shall be changed to read "The four-unit multi-family buildings not along North Star Drive may be constructed similar to those shown along North Star Drive in the TR-P Master Plan exhibit. Buildings may be oriented toward a shared green space with alley-loaded townhouse-style dwellings sharing a driveway."
- Driscoll Drive shall be completed across the plat in the first phase and North Star Drive shall be completed and connected to the section of North Star Drive to the south before Galileo Drive is connected to the section of Galileo Drive in the plat to the south.

The motion passed by voice vote/other.

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

The public hearings for items 1 & 2 were considered together.

Registered in support and wishing to speak were Brian Munson of East Lakeside Street, Dan Day of Westward Way, and Roger Guest and Todd Wozniak, both of South Towne Drive, all representing the applicant, Veridian Homes; and Barbara Davis of Orion Trail representing McClellan Park Neighborhood Organization. Registered in opposition and wishing to speak was John Tuehy of Traveler Lane.

- 2. [49693](#) Approving the preliminary plat and final plat of *Northeast Addition to Grandview Commons* on land generally addressed as 6202 Driscoll Drive; 3rd Ald. Dist.

On a motion by Cantrell, seconded by Ald. Zellers, the Plan Commission found the standards were met and recommended approval of the zoning map amendment (ID 49894) and the preliminary plat and final plat of Northeast Addition of Grandview Commons (ID 49693) subject to the comments and conditions contained in the Plan Commission materials and the following additional conditions:

- Galileo Drive's northern terminus shall be Driscoll Drive, and it shall not extend to intersect with Milwaukee Street. Condition #1 on the Addendum to the Staff Report shall be deleted.

- Planning Division condition of approval #1 in the Staff Report dated January 22, 2018 shall be changed to read "The four-unit multi-family buildings not along North Star Drive may be constructed similar to those shown along North Star Drive in the TR-P Master Plan exhibit. Buildings may be oriented toward a shared green space with alley-loaded townhouse-style dwellings sharing a driveway."

- Driscoll Drive shall be completed across the plat in the first phase and North Star Drive shall be completed and connected to the section of North Star Drive to the south before Galileo Drive is connected to the section of Galileo Drive in the plat to the south.

The motion passed by voice vote/other.

**A motion was made by Cantrell, seconded by Zellers, 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 1 & 2 were considered together. The registrants are listed under item 1.

- 3. [50129](#) Creating Section 28.022 - 00319 and Section 28.022 - 00320 of the Madison General Ordinances to change the zoning of property generally located at 222 N. Charter Street, 8th Aldermanic District, from TR-U2 (Traditional Residential - Urban 2) District to PD(GDP-SIP) (Planned Development (General Development Plan, Specific Implementation Plan)) District.

On a motion made by Cantrell, seconded by Oeth, the Plan Commission recommended to the Common Council that the zoning map amendment (ID 50129) be re-referred to the Plan Commission and returned on March 5, 2018 and referred the related demolition permit (ID 49807) to the same meeting at the request of the applicant. The motion to recommend referral passed by voice vote/other.

**A motion was made by Cantrell, seconded by Oeth, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 3/5/2018. The motion passed by voice vote/other.**

- 4. [49807](#) Consideration of a demolition permit to demolish a single-family residence located at 222 N. Charter Street, 8th Ald. Dist. as part of the consideration of a Planned Development to construct a twelve-story, 43-unit apartment building on the property.

On a motion made by Cantrell, seconded by Oeth, the Plan Commission recommended to the Common Council that the zoning map amendment (ID 50129) be re-referred to the Plan Commission and returned on March 5, 2018 and referred the related demolition permit (ID 49807) to the same meeting at the request of the applicant. The motion to recommend referral passed by voice vote/other.

**A motion was made by Cantrell, seconded by Oeth, to Re-refer to the PLAN COMMISSION and should be returned by 3/5/2018. The motion passed by voice vote/other.**

**Conditional Uses/ Demolition Permits**

- 5. [49535](#) Consideration of a demolition permit and conditional use to demolish four residential buildings and construct a five-story, 45-room hotel with a 1,000 square-foot first floor commercial space at 502-506 E. Washington Avenue and 7-11 N. Franklin Street; Urban Design Dist. 4; 2nd Ald. Dist.

On a motion by Cantrell, seconded by Oeth, the Plan Commission referred the conditional use and demolition permit (ID 49535) to a future meeting at the request of the applicant and 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 Oeth, to Refer to the PLAN COMMISSION at a future meeting. The motion passed by voice vote/other.**

6. [49914](#)

Consideration of a conditional use for an animal daycare at 1201 N. Sherman Avenue; 12th Ald. Dist.

On a motion by Cantrell, seconded by Berger, the Plan Commission found the standards were met and recommended approval of the conditional use subject to the comments and conditions contained in the Plan Commission materials and the following added conditions:

- The outdoor dog run relief area shall have dog waste turf pads for waste absorbency, and the applicant shall take necessary steps to mitigate waste runoff onto adjacent properties when cleaning the dog run. Applicant shall work with staff to finalize waste management and mitigation plan .

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

Registered neither in support nor opposition and wishing to speak were Leslie Luffroll of Kropf Avenue and Mary Hopkins of Sanstrom Street. Registered in support and available to answer questions was Jennifer St. Cyr of Hermina Street.

7. [49915](#)

Consideration of a conditional use for a nightclub at 1222 Williamson Street; Third Lake Ridge Historic Dist.; 6th Ald. Dist.

On a motion by Cantrell, seconded by Oeth, the Plan Commission found the standards were met and approved the conditional use subject to the comments and conditions contained in the Plan Commission Materials.

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

Registered in support and available to answer questions were Peter Ostlind of West Main Street and Hanah Jon Taylor of Rutledge Court. Scott Brandt of Hoard Street was registered in support.

8. [49917](#)

Consideration of a conditional use to construct a coffee shop with vehicle access sales and service window at 7402 Mineral Point Road; 9th Ald. Dist.

On a motion by Cantrell, seconded by Oeth, the Plan Commission found the standards were met and approved the conditional use subject to the comments and conditions contained in the Plan Commission Materials.

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

Registered in support and available to answer questions were Randy Bruce of University Avenue and Kevin Boger of Main Street.

9. [49919](#)

Consideration of a demolition permit to demolish an auto repair facility with no proposed use at 1032 E. Washington Avenue; Urban Design Dist. 8; 2nd Ald. Dist.

On a motion by Cantrell, seconded by Oeth, the Plan Commission found the standards were met and approved the demolition permit subject to the comments and conditions contained in the Plan Commission Materials and the following additional condition:

- The applicant is encouraged to undertake demolition on a weekend. If not feasible, the applicant shall be diligent to protect the nearby Lapham Elementary School from dust. Applicant shall work with the Recycling Coordinator to include these considerations in the reuse and recycling plan.

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

Registered in support and available to answer questions was Richard Arneson of East Wilson Street .

- 10. [49920](#) 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 2512 Waunona Way; 14th Ald. Dist.

On a motion by Cantrell, seconded by Carter, the Plan Commission found the standards were met and approved the demolition permit and lakefront development subject to the comments and conditions contained in the Plan Commission Materials.

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

Registered in support and available to answer questions were Chris Schmidt of Rinpoche Lane and Jeff Madson of Oneida Way. Registered neither in support or opposition and wishing to speak were Brent Ruhland and Grian Goff, both of Waunona Way.

**Land Division**

- 11. [49923](#) Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating one lot at 3010 Hope Road, Town of Cottage Grove.

On a motion by Cantrell, seconded by Oeth, the Plan Commission found the standards were met and recommended approval of the certified survey map subject to the comments and conditions contained in the Plan Commission Materials.

**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**

- 12. [50399](#) Reconsideration of the Plan Commission's January 22, 2018 actions regarding 1720 Monroe Street and 625 S. Spooner Street (ID 49895 and ID 49690)

On a motion by Cantrell, seconded by Carter, the Plan Commission approved reconsideration of the Plan Commission's January 22, 2018 actions regarding the zoning map amendment (ID 48695) and demolition permit (ID 49690) for 1720 Monroe Street and 625 S. Spooner Street.

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

Registered in support and available to answer questions of Anne Morrison of Keyes Avenue .

**SECRETARY'S REPORT**

Heather Stouder summarized the upcoming matters

**- Upcoming Matters - February 19, 2018**

- 501 Charmany Drive - Certified Survey Map Referral - Create one commercial lot and dedicate a public street
- 1904 Wheeler Road - Certified Survey Map Referral - Create one lot for existing golf club-related uses and one lot for public parkland
- 2802 Willard Avenue - Conditional Use - Construct second accessory building that exceeds 10% of lot area
- 4146 Veith Avenue - Demolition Permit and Conditional Use - Demolish portion of existing single-family residence to construct addition to residence exceeding 500 square feet on lakefront parcel

- 208 Cottage Grove Road - Demolition Permit and Conditional Use - Demolish commercial building and construct four-story mixed-use building with 5,125 sq. ft. of commercial space and 35 apartments and four-story, 77-unit apartment building
- 929 Williamson Street - Demolition Permit - Demolish single-family residence with no proposed use in Third Lake Ridge Historic Dist.
- 6406 Westin Drive - Conditional Use - Establish home occupation in single-family residence (nail salon)

**- Upcoming Matters - March 5, 2018**

- 222 N. Charter Street - Demolition Permit and TR-U2 to PD(GDP-SIP) - Demolish single-family residence and construct 12-story, 43-unit apartment building
- 4802 Sheboygan Avenue - SE to PD(GDP) and Preliminary Plat - Approve General Development Plan for redevelopment of portion of the Hill Farms State Office Property and preliminary plat to create seven lots for State office building, parking structure and proposed mixed-use development in Urban Design Dist. 6
- 2147-2201 Rimrock Road - Demolition Permit, Conditional Use and Certified Survey Map Referral - Demolish four commercial buildings to construct four-story, 144-room hotel, and CSM to create two commercial lots and one outlot
- 2507 Winnebago Street - PD(GDP) to PD(SIP) - Construct two apartment buildings containing 60 total dwelling units
- Zoning Text Amendment - Amend Sections 28.032(1) and 28.151 of the Zoning Code to permit Health/Sports Club, Fitness Center or Studio as a conditional use in residential districts
- Zoning Text Amendment - Repeal and recreate Section 28.132(2)(f) to prohibit egress wells from projecting into the side yard setback area on any plat approved after October 1, 1994
- 2702 Waunona Way - Demolition Permit and Conditional Use - Demolish portion of existing single-family residence to construct addition to residence exceeding 500 square feet on lakefront parcel
- 26 N. Baldwin Street - Conditional Use - Construct accessory building exceeding 576 sq. ft. in TR-V1 zoning with accessory dwelling unit
- 6405 Mineral Point Road - Conditional Use - Construct outdoor eating area for restaurant-tavern

**ANNOUNCEMENTS**

There were no announcements.

**ADJOURNMENT**

**A motion was made by Hagenow, seconded by Oeth, to Adjourn. The motion passed by voice vote/other.**