



City of Madison

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

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Monday, January 22, 2018

5:30 PM

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

CALL TO ORDER/ROLL CALL

Present: 10 - Steve King; Ledell Zellers; Sheri Carter; Ken Opin; Melissa M. Berger; James F. Oeth; Michael W. Rewey; Bradley A. Cantrell; James E. Polewski and Jason S. Hagenow

Excused: 1 - Andrew J. Statz

Ken Opin was chair for the meeting.

Hagenow arrived at 5:40 p.m., prior to the public hearing portion of the meeting.

Staff Present: Heather Stouder, Secretary; Kevin Firchow and Chris Wells, Planning Division.

Also: Ald. Bidar-Sielaff and Ald. Eskrich.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Ald. Carter informed the Commission that she had two meetings occurring simultaneously that she would be moving between.

Rewey informed the Commission that he wouldn't be present for the January 30th or February 5th Plan Commission meetings.

Ken Opin disclosed that he is friends with a principal for the company who is developing the project in Items 11 & 12 (ULI) but stated that it would not impact his ability to consider this item.

MINUTES OF THE JANUARY 8, 2018 REGULAR 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: January 5, 19, 2018 and February 5, 19, 2018

Special Work Session on the Comprehensive Plan: Tuesday, January 30, 2018; 5:00-8:00 p.m. in Room GR-27, City-County Building.

ROUTINE BUSINESS

- 1. [50002](#) Authorizing the execution of an Underground Electric Easement to Madison Gas and Electric Company across a portion of Cherokee Park, located at 6098 North Sherman Avenue.

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

- 2. [50088](#) Authorizing the acceptance of a Public Storm & Sanitary Sewer Easement, a Public Sanitary Force Main Easement, and a Temporary Limited Easement from Silver Oak Bay, LLC across portions of the property located at 5010 Lake Mendota Drive.

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

- 3. [50099](#) Authorizing the Mayor and the City Clerk to execute a Consent to Occupy Easement for the benefit of Dane County and Madison College to allow athletic field improvements within a public sanitary sewer easement and a public water main easement located on a portion of the property at 2999 and 3201 Anderson Street.

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

There were no registrants for any of the Routine 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 Text Amendment

- 4. [49900](#) Amending the table of Section 28.206 of the Madison General Ordinances by increasing the building plan review fee and creating an Early Start Permit review fee.

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.

Conditional Use & Demolition Permits

5. [48769](#) Consideration of a conditional use to construct a hotel at 2810 Coho Street; 14th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, 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 and the following additional conditions:

- Hotel security plan be submitted to the MPD South District Captain for review prior to the opening of the hotel, and reviewed annually with MPD South District Captain, owners, and management staff;
- Monthly meetings with the MPD neighborhood officer or with the South District Captain if there is no neighborhood officer;
- All staff will participate in the MPD human trafficking training, and any refresher training annually;
- Alcohol license restricted to hotel guests only;
- Security camera should be installed (focusing on common areas, entrances and exit) This should be the norm for any new hotel development;
- Staff designated as security.

The motion 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 and available to answer questions was Antoni Deshazor of W. North Avenue, Milwaukee. Speaking in support were Karl Rajani of W. Seeboth Street, Milwaukee; Patrick Prabhu of N. Humbolt Avenue, Milwaukee; and Erv Bendorf of Greenway View, representing the Leopold Neighborhood Association. Registered in support and available to answer questions was John Tyborski of S. Whitehall Avenue, Milwaukee.

Speaking in opposition and available to answer questions was Muneer Effi of Luann Lane.

6. [49294](#) Consideration of a conditional use to construct an outdoor eating area for a restaurant-tavern at 453 W. Gilman Street; 4th Ald. Dist.

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

Registered neither in support nor opposition and available to answer questions was the applicant, Marc Torres of W. Gilman Street, representing Cheba Hut.

7. [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 Rewey, the Plan Commission referred the demolition permit and conditional use to the Feb 5, 2018 Plan Commission meeting, pending a review and recommendation from the Urban Design Commission in accordance with MGO 28.183(6)(a)9. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Rewey, to Re-refer to the PLAN COMMISSION and should be returned by 2/5/2018. The motion passed by voice vote/other.

There were no registrants on this item.

- 8. [49806](#) Consideration of a conditional use for a service business tenant (barbershop) in an existing multi-tenant commercial building in SEC (Suburban Employment Center District) zoning at 8025 Excelsior Drive; 9th Ald. Dist.

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

Registered in support and available to answer questions was Jeremy Frommert of Demming Way .

Zoning Map Amendments & Related Requests

- 9. [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 Berger, the Plan Commission recommended to the Common Council that the zoning map amendment (ID 49694) be re-referred to the Plan Commission and returned on February 5, 2018 and referred the related preliminary plat of Northeast Addition to Grandview Commons (ID 49693) 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 Berger, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 2/5/2018. The motion passed by voice vote/other.

The public hearings for items 9 & 10 were considered together.

Registered neither in support nor opposition was Tom Schroeckenthaler of Venus Way .

- 10. [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 Berger, the Plan Commission recommended to the Common Council that the zoning map amendment (ID 49694) be re-referred to the Plan Commission and returned on February 5, 2018 and referred the related preliminary plat of Northeast Addition to Grandview Commons (ID 49693) 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 Berger, to Re-refer to the PLAN COMMISSION and should be returned by 2/5/2018. The motion passed by voice vote/other.

The public hearings for items 9 & 10 were considered together.

Registered neither in support nor opposition was Tom Schroeckenthaler of Venus Way .

11. [49895](#) Creating Section 28.022 - 00315 and Section 28.022 - 00316 of the Madison General Ordinances to change the zoning of properties located at 1720 Monroe Street and 625 S. Spooner Street, 13th Aldermanic District, from TR-C2 (Traditional Residential - Consistent 2) District and PD (Planned Development) District to PD(GDP-SIP) (Planned Development (General Development Plan - Specific Implementation Plan) District.

On a motion by Cantrell, seconded by Rewey, the Plan Commission did not find that the standards for Planned Developments were met and recommended to the Common Council that the zoning map amendment (ID 49895) be placed on file without prejudice. Specifically, the Plan Commission found that Planned Development Approval Standards 28.098(2)(a), 28.098(2)(b), and 28.098 (e) were not met. As part of the same motion, the Plan Commission did not find that Demolition Permit Standard 28.185(7)(a)2 was met and placed the demolition permit request on file without prejudice. In stating their reasons for not finding these standards met, members of the Plan Commission stated that the building, as proposed, was believed to be too large for the neighborhood and nearby residences to the north. Members of the Commission also noted concerns regarding the height, massing, and rhythm of the proposed structure and concerns that it was not specifically demonstrated that no other base district could be used to achieve a substantially similar pattern of development. Commission members also noted questions regarding inconsistencies with adopted plans in regards to these standards.

A motion was made by Cantrell, seconded by Rewey, to RECOMMEND TO COUNCIL TO PLACE ON FILE - PUBLIC HEARING. The motion passed by the following vote:

Ayes: 8 - Ledell Zellers; Sheri Carter; Melissa M. Berger; James F. Oeth; Michael W. Rewey; Bradley A. Cantrell; James E. Polewski and Jason S. Hagenow

Noes: 1 - Steve King

Excused: 1 - Andrew J. Statz

Non Voting: 1 - Ken Opin

The public hearings for items 11 & 12 were considered together.

Speaking in support and available to answer questions were Anne Morrison and Jacob Morrison, both of Keyes Avenue, and both representing Urban Land Interests (the developer); Luther Turherson of Nancy Lane, representing the Clarendon Association; and Richelle Andrae of Monroe Street. Speaking in support were Tom Neujahr of Lincoln Street, and Doug Hursh of University Row, both representing Urban Land Interests; Rene Heider of Fritz Road, Verona; John Paul Croake of Terry Place; and Nicole Solheim of Rowley Avenue. Registered in support and available to answer questions was Brian Reed, representing Urban Land Interests.

Speaking in opposition were Muriel Frone of S. Spooner Street; Peter Schofer of Grant Street; Gera Bodley of Grant Street; Dan Scanlon of S. Spooner Street; Mark Salerno of S. Spooner Street; Susan Hanley of Keyes Avenue; and Wendy Fearnside of Van Buren Street. Registered in opposition and available to answer questions was Richard Scott and registered in opposition was L. Endnes of Monroe Street.

Speaking neither in support nor opposition and available to answer questions was Carole Ziglin of Conservancy Lane, Middleton representing Madison Homeworks, LLC and the tenants and residents of 619. S. Spooner Street. Registered neither in support nor opposition and available to answer questions were Joel Bodilly of Monroe Street, representing the Dungeon Monroe Neighborhood Association Zoning Committee; and David Hoffert of Monroe Street, representing the Dungeon Monroe Neighborhood Association.

12. [49690](#)

Consideration of a demolition permit to demolish a bank located at 1720 Monroe Street, 13th Ald. Dist. as part of Planned Development to construct a five-story mixed-use building on the property.

On a motion by Cantrell, seconded by Rewey, the Plan Commission did not find that the standards for Planned Developments were met and recommended to the Common Council that the zoning map amendment (ID 49895) be placed on file without prejudice. Specifically, the Plan Commission found that Planned Development Approval Standards 28.098(2)(a), 28.098(2)(b), and 28.098 (e) were not met. As part of the same motion, the Plan Commission did not find that Demolition Permit Standard 28.185(7)(a)2 was met and placed the demolition permit request on file without prejudice. In stating their reasons for not finding these standards met, members of the Plan Commission stated that the building, as proposed, was believed to be too large for the neighborhood and nearby residences to the north. Members of the Commission also noted concerns regarding the height, massing, and rhythm of the proposed structure and concerns that it was not specifically demonstrated that no other base district could be used to achieve a substantially similar pattern of development. Commission members also noted questions regarding inconsistencies with adopted plans in regards to these standards.

A motion was made by Cantrell, seconded by Rewey, to Place On File Without Prejudice. The motion passed by the following vote:

Ayes: 8 - Ledell Zellers; Sheri Carter; Melissa M. Berger; James F. Oeth; Michael W. Rewey; Bradley A. Cantrell; James E. Polewski and Jason S. Hagenow

Noes: 1 - Steve King

Excused: 1 - Andrew J. Statz

Non Voting: 1 - Ken Opin

The public hearings for items 11 & 12 were considered together. The registrants are listed under item 11.

13. [49896](#)

Creating Section 28.022 -- 00314 of the Madison General Ordinances to change the zoning of properties located at 2902-2912 Harvey Street, 5th Aldermanic District, from TR-U1 (Traditional Residential - Urban 1) District to CC-T (Commercial Corridor - Transitional) District.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards were met and recommended approval of the zoning map amendment (ID 49896) and approved the demolition and conditional use (ID 49692) subject to the comments and conditions contained in the Plan Commission materials and the following additional conditions:

- The applicant shall work with City staff, should staff determine that additional traffic analysis is necessary.

- The applicant shall work with City staff to provide improved commercial bicycle parking .

The motion to recommend approval 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.

The public hearings for items 13 & 14 were considered together.

Speaking in support and available to answer questions was Randy Bruce of University Avenue , representing the developer, Flad Development.

Speaking neither in support nor opposition was Roger Lane of Shephard Terrace .

- 14. [49692](#) Consideration of a demolition permit and conditional use to demolish a liquor store and three multi-family dwellings and construct a five-story mixed-use building with 10,600 square feet of commercial space and 39 apartments and a two-story, eight-unit townhouse building on property addressed as 2901 University Avenue and 2902-2912 Harvey Street; Urban Design Dist. 6; 5th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission found the standards were met and recommended approval of the zoning map amendment (ID 49896) and approved the demolition and conditional use (ID 49692) subject to the comments and conditions contained in the Plan Commission materials and the following additional conditions:

- The applicant shall work with City staff, should staff determine that additional traffic analysis is necessary.
- The applicant shall work with City staff to provide improved commercial bicycle parking .

The motion to recommend approval passed by voice vote/ other.

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

The public hearings for items 13 & 14 were considered together. The registrants are listed under item 13.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Heather Stouder summarized the upcoming matters.

- Filing of Statement of Interest

- Upcoming Matters - February 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
- 1201 N. Sherman Avenue - Conditional Use - Establish animal daycare in multi-tenant commercial complex
- 1222 Williamson Street - Conditional Use - Establish nightclub tenant in multi-tenant commercial building
- 7402 Mineral Point Road - Conditional Use - Construct coffee shop with vehicle access sales and service window
- 1032 E. Washington Avenue - Demolition Permit - Demolish auto repair facility with no proposed use
- 2512 Waunona Way - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront parcel
- 3010 Hope Road - Extraterritorial Certified Survey Map - Create one residential lot in the Town of Cottage Grove

- Upcoming Matters - February 19, 2018

- 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 and parking structure and proposed mixed-use development
- 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
- 6406 Westin Drive - Conditional Use - Establish home occupation in single-family residence (nail salon)

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by King, seconded by Rewey, to Adjourn at 8:25 p.m. The motion passed by voice vote/other.