



City of Madison

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

Meeting Minutes - Approved PLAN COMMISSION

This meeting may be viewed LIVE on Charter Spectrum Channel 994, AT&T U-Verse Channel 99 or at www.madisoncitychannel.tv.

Monday, January 8, 2018

5:30 PM

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

CALL TO ORDER/ROLL CALL

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

Opin was chair for this meeting.

Staff present: Natalie Erdman, Secretary; Heather Stouder, Chris Wells and Tim Parks, Planning Division; Matt Tucker, Zoning Administrator; and Tim Sobota, Metro Transit

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Rewey disclosed that he is a member of the Friends of Cherokee Marsh and a neighbor of the property discussed in Item 2, but that those relationships would not affect his consideration of the matter .

MINUTES OF THE DECEMBER 4, 2017 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: January 22 and February 5, 19, 2018

Special Work Sessions on the Comprehensive Plan: Thursday, January 18 and Tuesday, January 30, 2018; 5:00-8:00 p.m. in Room GR-27, City-County Building

ROUTINE BUSINESS

1. [49683](#) Authorizing the execution of a lease with the Town of Blooming Grove of space within the building located at 3325 Thurber Avenue for use as an artist studio.

A motion was made by Berger, seconded by Hagenow, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

2. [49975](#) Amending the 2018 Adopted Parks Division Capital Budget and Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and the owner of the property located at 1904 Wheeler Road for the expansion of the Cherokee Marsh Conservation Park.

A motion was made by Berger, seconded by Hagenow, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

There were no registrants on 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 Map Amendments & Related Requests

3. [49166](#) Creating Section 28.022 - 00304 and Section 28.022 - 00305 of the Madison General Ordinances to change the zoning of properties generally located at 118 and 122 State Street, 4th Aldermanic District, from DC (Downtown Core) District to PD(GDP-SIP) (Planned Development (General Development Plan, Specific Implementation Plan)) District.
- On a motion by Berger, seconded by Rewey, the Plan Commission recommended to the Common Council re-referral of the zoning map amendment (ID 49166) and referred the demolition permit (ID 48786) to a future meeting at the request of the applicant and pending a recommendation by the Urban Design Commission.
- A motion was made by Berger, seconded by Rewey, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION. The motion passed by voice vote/other.**
4. [48786](#) Consideration of a demolition permit to demolish a six-story commercial building located at 122 State Street as part of Planned Development to construct nine-story, 120-room hotel with restaurant-taverns at 118 and 122 State Street; 4th Ald. Dist.
- On a motion by Berger, seconded by Rewey, the Plan Commission recommended to the Common Council re-referral of the zoning map amendment (ID 49166) and referred the demolition permit (ID 48786) to a future meeting at the request of the applicant and pending a recommendation by the Urban Design Commission.
- A motion was made by Berger, seconded by Rewey, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.**
- There were no registrants on the Items 3 and 4.

Note: Items 5-7 are related and should be considered together

- 5. [49707](#) Creating Section 28.022 -- 00313 of the Madison General Ordinances to change the zoning of property located at 566 Schewe Road, 9th Aldermanic District, from Temp A (Temporary Agricultural) District TR-C3 (Traditional Residential-Consistent 3) District.

On a motion by Berger, seconded by Rewey, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 49707) and preliminary plat (ID 49534) to the Common Council, and approved the demolition permit (ID 49533), all subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- That the graphic accompanying the staff report be revised to remove references to the removal / non-extension of the north-south path from the proposed Outlot 3 park across "G" Street and proposed Outlot 4 such that the path may be constructed per condition #33 of the staff report if required by the City Engineer.

- On a motion by Ald. Carter, seconded by Rewey, the Plan Commission amended the motion to include a condition recommending that the applicant work with staff to relocate proposed Lots 1-3 further west along the White Oak Lane frontage if possible. The motion to amend passed by voice vote/ other.

The motion to recommend approval of the rezoning, demolition permit, and preliminary plat as amended passed by voice vote/ other.

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

- 6. [49533](#) Consideration of a demolition permit to demolish a single-family residence at 566 Schewe Road; 9th Ald. Dist. as part of the implementation of the *Eagle Trace* subdivision.

On a motion by Berger, seconded by Rewey, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 49707) and preliminary plat (ID 49534) to the Common Council, and approved the demolition permit (ID 49533), all subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- That the graphic accompanying the staff report be revised to remove references to the removal / non-extension of the north-south path from the proposed Outlot 3 park across "G" Street and proposed Outlot 4 such that the path may be constructed per condition #33 of the staff report if required by the City Engineer.

- On a motion by Ald. Carter, seconded by Rewey, the Plan Commission amended the motion to include a condition recommending that the applicant work with staff to relocate proposed Lots 1-3 further west along the White Oak Lane frontage if possible. The motion to amend passed by voice vote/ other.

The motion to recommend approval of the rezoning, demolition permit, and preliminary plat as amended passed by voice vote/ other.

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

- 7. [49534](#) Approving the preliminary plat of *Eagle Trace* on property generally addressed as 566 Schewe Road; 9th Ald. Dist.

On a motion by Berger, seconded by Rewey, the Plan Commission found the standards met and recommended approval of the zoning map amendment (ID 49707) and preliminary plat (ID 49534) to the Common Council, and approved the demolition permit (ID 49533), all subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- That the graphic accompanying the staff report be revised to remove references to the removal / non-extension of the north-south path from the proposed Outlot 3 park across "G" Street and proposed Outlot 4 such that the path may be constructed per condition #33 of the staff report if required by the City Engineer.

- On a motion by Ald. Carter, seconded by Rewey, the Plan Commission amended the motion to include a condition recommending that the applicant work with staff to relocate proposed Lots 1-3 further west along the White Oak Lane frontage if possible. The motion to amend passed by voice vote/ other.

The motion to recommend approval of the rezoning, demolition permit, and preliminary plat as amended passed by voice vote/ other.

A motion was made by Berger, 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 following were registered on Items 5-17, which were considered together as one hearing:

Speaking in support of the proposed subdivision were: Brian Munson, Vandewalle & Associates, Inc. of E. Lakeside Street, representing the applicant, Veridian Homes; John Welch of Cape Silver Way; Carrie Sanders of Eagle Nest Lane; Ryan Waite of Autumn Breeze Road; Jacquelyn Welch of Cape Silver Way, and; Todd Wozniak and Roger Guest, Veridian Homes of South Towne Drive, the applicants.

Speaking neither in support nor opposition to the proposed subdivision were Rachel Henderson of Autumn Breeze Road, and Sharon Goss of Straw Harvest Lane, representing the Elderberry Neighborhood Association.

8. [49708](#)

Creating Section 28.022 - 00311 and Section 28.022 - 00312 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan and Specific Implementation Plan at properties located at 5402 Congress Avenue and 3325 Ambassador Drive, 17th Aldermanic District.

On a motion by Berger, seconded by Rewey, the Plan Commission found the standards met and recommended approval of the amended planned development subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

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

Registered in support of the proposed development and available to answer questions were Patrick Carroll of Cambridge Avenue, Milwaukee, and Matt Schreiner of Greenhaven Circle, both representing Investors Associated, LLP, the applicant.

Zoning Text Amendment

9. [49552](#)

Amending Sections 28.088(3) and 28.089(3) of the Madison General Ordinances to allow a zero side yard setback in Industrial Limited (IL) and Industrial General (IG) Districts that are adjacent to other property zoned IG or IL, while preserving a 10-foot side yard setback if adjacent to any other district.

On a motion by Berger, seconded by Rewey, the Plan Commission found the standards met and recommended approval of the zoning text amendment by voice vote/ other.

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

There were no registrants on this matter.

Conditional Use & Demolition Permits

10. [48769](#) Consideration of a conditional use to construct a hotel at 2810 Coho Street; 14th Ald. Dist.
- On a motion by Berger, seconded by Rewey, the Plan Commission referred this request to January 22, 2018 at the request of staff.
- A motion was made by Berger, seconded by Rewey, to Refer to the PLAN COMMISSION and should be returned by January 22, 2018. The motion passed by voice vote/other.**
- There were no registrants on this matter.
11. [49138](#) Consideration of a demolition permit and conditional use to demolish a grocery store and construct a mixed-use building with 5,600 square feet of commercial space and 56 apartments at 5533 University Avenue; Urban Design Dist. 6; 19th Ald. Dist.
- On a motion by Berger, seconded by Rewey, 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 Berger, seconded by Rewey, to Approve. The motion passed by voice vote/other.**
- Registered in support of the proposed development were: Randy Bruce and Kevin Burow, Knothe & Bruce Architects of University Avenue, Middleton, and Marty O'Connor of Covered Bridge Trail, Sun Prairie, all representing the applicant, Realm Real Estate.
12. [49296](#) Consideration of a demolition permit and conditional use to demolish an office building and construct the two-story, 75,000 square-foot Madison College South Campus at 801 W. Badger Road; Urban Design Dist. 7; 14th Ald. Dist.
- On a motion by Berger, seconded by Rewey, 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 Berger, seconded by Carter, to Approve. The motion passed by voice vote/other.**
- Speaking in support of the proposed development were Michael Stark, Madison College of Wright Street, the applicant, and Kirk Keller, Plunkett Raysich Architects of Crossroads Drive, representing the applicant.
- Registered in support and available to answer questions was Wade Wyse, Wyser Engineering of E. Main Street, Mount Horeb, representing the applicant.
13. [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 Berger, seconded by Rewey, the Plan Commission referred this request to January 22, 2018 pending a recommendation by the Urban Design Commission.
- A motion was made by Berger, seconded by Rewey, to Refer to the PLAN COMMISSION and should be returned by January 22, 2018. The motion passed by voice vote/other.**

There were no registrants on this matter.

- 14. [49536](#) Consideration of a conditional use to construct a restaurant with a vehicle access sales and service window in a parking lot on land generally addressed as 135 East Towne Mall (proposed 4505 East Towne Boulevard); 17th 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. The motion to approve passed by voice vote/other.

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

Registered in support of the proposed development were: Skip Alexander, CBL Properties of Hamilton Place Boulevard, Chattanooga, Tennessee, the applicant; Jeff Vercauteren, Husch Blackwell, LLP of E. Main Street, and Justin Lee Frahm, JSD Professional Services of Horizon Drive, Verona, both representing the applicant, and; Wendy Hunter of Wolff Court, Westminster, Colorado, representing Portillo's, LLC.

- 15. [49537](#) Consideration of a demolition permit to demolish a single-family residence with no proposed use at 5006 Hammersley Road; 10th Ald. Dist.

On a motion by Berger, seconded by Rewey, the Plan Commission found the standards met and approved the demolition permit 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 Rewey, seconded by Berger, to Approve. The motion passed by voice vote/other.

Registered in support of the request and available to answer questions was David Keller of W. Washington Avenue.

- 16. [49540](#) Consideration of a conditional use for a garden center at 2025 S. Stoughton Road; 16th 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. The motion to approve passed by voice vote/other.

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

Registered in support of the request and available to answer questions were Edward Bure, Paradigm Garden of S. Stoughton Road, the applicant, and John Blaska of Wisconsin Avenue, Sun Prairie, representing the property owner, Oakleaf Properties.

- 17. [49686](#) Consideration of a conditional use for a home occupation at 1710 Rowland Avenue; 15th 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 condition:

- That the applicant keep the garage door closed during operation of the conditional use.

The motion to approve passed by voice vote/other.

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

Registered in support of the request and available to answer questions were: Walt Roth of Graceland Avenue; Jessica Lilley of Rowland Avenue; Steven Wright of Rowland Avenue, and; Ben Scalissi of Rowland Avenue.

18. [49687](#) Consideration of a conditional use to construct additions to an existing single-family residence on a lakefront parcel at 2213 Lakeland Avenue; 6th 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. The motion to approve passed by voice vote/other.

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

Registered in support of the request and available to answer questions was Jason Larkins of Muller Road, Columbus

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Heather Stouder summarized the upcoming matters for the Commission.

- Filing of Statement of Interest

Heather Stouder provided an update on the filing of statement of interest forms by the Commission.

- Upcoming Matters - January 22, 2018

- 1720 Monroe Street and 625 S. Spooner Street - PD and TR-C2 to PD and Demolition Permit - Preserve existing single-family residence and demolish bank to construct five-story mixed-use bldg. with 16,000 sq. ft. of commercial space and 65 apartments
- 2901 University Avenue and 2902-2912 Harvey Street - TR-U1 to CC-T, Demolition Permit and Conditional Use - Demolish liquor store and three apartment buildings to construct a five-story mixed-use building with 10,600 sq. ft. of commercial space and 39 apartments, and a two-story, eight-unit townhouse building in Urban Design Dist. 6
- 6202 Driscoll Drive, generally - PD to TR-P and TR-C3 and Preliminary and Final Plat - Replat of Eastlawn as Northeast Addition to Grandview Commons, creating 141 single-family lots, nine lots for four-unit dwellings, and five public outlots
- Zoning Text Amendment - Amend the table in Section 28.206 to increase the building plan review fee and create an Early Start Permit review fee.
- 501 Charmany Drive - Certified Survey Map Referral - Create one commercial lot and dedicate a public street
- 453 W. Gilman Street - Conditional Use - Re-approve outdoor eating area for restaurant-tavern
- 8025 Excelsior Drive - Conditional Use - Allow service business tenant (barbershop) in existing multi-tenant building in SEC zoning

- 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
- 2802 Willard Avenue - Conditional Use - Construct second accessory building that exceeds 10% of lot area
- 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

ANNOUNCEMENTS

Rewey announced that he would not be present for the February 5, 2018 regular meeting, and may possibly not be available for the January 30, 2018 special meeting.

ADJOURNMENT

**A motion was made by Hagenow, seconded by Zellers, to Adjourn at 8:05 p.m.
The motion passed by voice vote/other.**