



City of Madison

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

Meeting Minutes - Approved PLAN COMMISSION

This meeting can be viewed LIVE on Madison City Channel, cable channel 98, digital channel 994, or at www.madisoncitychannel.tv.

Monday, December 19, 2011

5:30 PM

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

CALL TO ORDER/ROLL CALL

Present: 10 -

Steve King; Marsha A. Rummel; Chris Schmidt; Eric W. Sundquist; Judy K. Olson; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell; Anna Andrzejewski and Tonya L. Hamilton-Nisbet

Excused: 1 -

Nan Fey

Judy Olson was chair for the meeting. Ald. Rummel arrived during the discussion of item 1.

Staff Present: Steven Cover, Secretary and Brad Murphy and Kevin Firchow, Planning Division

PUBLIC COMMENT

There was no public comment under this item.

DISCLOSURES AND RECUSALS

Michael Heifetz recused himself on item 8.

MINUTES OF THE DECEMBER 5, 2011 MEETING

A motion was made by Ald. Schmidt, seconded by Hamilton-Nisbet, to Approve the Minutes. The motion passed by the following vote:

Excused: 1 -

Nan Fey

Abstentions: 1 -

Eric W. Sundquist

Ayes: 9 -

Steve King; Marsha A. Rummel; Chris Schmidt; Judy K. Olson; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell; Anna Andrzejewski and Tonya L. Hamilton-Nisbet

SCHEDULE OF MEETINGS

January 9, 23 and February 6, 20, 2012

NEW BUSINESS

- 1. [24755](#) Effectuating the settlement agreement and stipulation in Adams Outdoor Advertising v. City of Madison, Dane County Circuit Court Cases 2007 - CV - 2201, etc.

The Plan Commission recommended to approve this item by the following vote: 7:2 [AYE: Ald. Rummel, Ald. Schmidt, Ald. King, Heifetz, Rewey, Cantrell, and Andrzejewski; NO: Sundquist and Hamilton-Nisbet; NON-VOTING: Olson.]

A motion was made by Heifetz, seconded by Cantrell, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES,. The motion passed by the following vote:

Excused: 1 -
Nan Fey

Noes: 2 -
Eric W. Sundquist and Tonya L. Hamilton-Nisbet

Ayes: 7 -
Marsha A. Rummel; Chris Schmidt; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell; Anna Andrzejewski and Steve King

There were no registrations on this item.

PUBLIC HEARING-6:00 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 6:00 p.m. where there are no registrants wishing to speak in opposition regardless of its placement on the agenda.

Planned Unit Development - 202-210 N. Bassett Street, 512-520 W. Dayton Street and 507 W. Johnson Street

- 2. [24619](#) Creating Section 28.06(2)(a)3568. of the Madison General Ordinances rezoning property from R6 General Residence District and C2 General Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3569. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development (Specific Implementation Plan) District. Proposed Use: GDP plan for the future construction of up to 242 apartment units in a 12-story, 155-unit building and a 3-story, 42-unit building following the future demolition a single-family home, office building and 3 multi-family buildings; SIP for existing uses. 4th Aldermanic District; 202-210 North Bassett Street, 512-520 West Dayton Street and 507 West Johnson Street.

Referred to the January 9, 2012 meeting pending a recommendation by the Urban Design Commission.

A motion was made by Rewey, seconded by Ald. Rummel, to Re-refer to the PLAN COMMISSION and should be returned by 1/9/2012. The motion passed by voice vote/other.

There were no registrations on this item.

Planned Unit Development - 3210 Maple Grove Drive

- 3. [24617](#) Creating Section 28.06(2)(a)3572. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development (Specific Implementation Plan) District. Proposed Use: Demolish church/school to allow construction of 106 apartments in 4 buildings. 7th Aldermanic District, 3210 Maple Grove Drive.

Referred to the January 9, 2012 meeting at the request of the applicant.

A motion was made by Ald. King, seconded by Cantrell, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 1/9/2012. The motion passed by voice vote/other.

- 4. [24677](#) Consideration of a demolition permit to allow a church/ school building to be demolished as part of a Planned Unit Development-Specific Implementation Plan approval for 3210 Maple Grove Drive; 7th Ald. Dist.

Referred to the January 9, 2012 meeting at the request of the applicant.

A motion was made by Ald. King, seconded by Cantrell, to Re-refer to the PLAN COMMISSION and should be returned by 1/9/2012. The motion passed by voice vote/other.

There were no registrations on items 3 & 4.

Conditional Use/ Demolition Permits

- 5. [24821](#) Consideration of a conditional use to allow automobile sales as part of an auto repair business in M1 Limited Manufacturing District zoning at 945 Stewart Street; 14th Ald. Dist.

The Plan Commission found that the standards were met and granted approval subject to the comments and conditions contained within the Plan Commission materials.

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

There were no registrations on this item.

- 6. [24822](#) Consideration of a major alteration to an existing conditional use to allow the renovation and expansion of the Memorial Union at 800 Langdon Street, including improvements to the north and west sides of Union Terrace and renovation of the adjacent shoreline; 8th Ald. Dist.

The Plan Commission found that the standards were met and granted approval subject to the comments and conditions contained within the Plan Commission materials.

A motion was made by Ald. King, seconded by Ald. Rummel, to Approve. The motion passed by voice vote/other.

Speaking in support of this item were Gary Brown, University of Wisconsin-Madison, 610 Walnut Street; Ed Freer, 625 Williamson Street; and Del Wilson, 322 East Michigan Street; Milwaukee, WI 53217. Registered in support and available to answer questions were Hank Walter, 8417 Castle Pines Drive; and Angela Pakes Ahlman, 610 Walnut Street. Registered in support and not wishing to speak was Sam Calvin, 101 East Wilson Street; Division of State Facilities.

7. [24823](#)

Consideration of a demolition permit to allow an existing single-family residence to be demolished and new residence to be constructed at 5501 Greening Lane; 19th Ald. Dist.

The Plan Commission found that the standards were met and granted approval subject to the comments and conditions contained within the Plan Commission materials.

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

Registered in support and available to answer questions were the applicants Bill and Lisa Keenan, 710 Briar Hill Road and Todd Barnett, 118 North Breese Terrace, representing the applicants.

8. [24824](#)

Consideration of a demolition permit to allow a former community-based residential facility located on a parcel addressed as 8001 Raymond Road to be demolished with no proposed alternative use; 7th Ald. Dist.

The Plan Commission found that the standards were met and granted approval subject to the comments and conditions contained within the Plan Commission materials.

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

Excused: 1 -

Nan Fey

Recused: 1 -

Michael G. Heifetz

Ayes: 9 -

Marsha A. Rummel; Chris Schmidt; Eric W. Sundquist; Judy K. Olson; Michael W. Rewey; Bradley A. Cantrell; Anna Andrzejewski; Tonya L. Hamilton-Nisbet and Steve King

There were no registrations on this item.

Land Division

9. [24825](#)

Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating two lots at 3010 Shady Oak Lane, Town of Verona.

The Plan Commission found the criteria were met and granted approval of this extraterritorial land division subject to the comments and conditions contained in the Plan Commission materials. As part of its approval, the Plan Commission granted a waiver to the requirement in MGO Section 16.23(8)(d)2 that requires every lot in a subdivision or land division to front on or abut a public street.

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

Registered in support and available to answer questions was the applicant, Melissa Wee, 3010 Shady Oak Lane, Verona.

Zoning Text Amendment

10. [24275](#)

Creating Section 9.53 to provide for a license for keeping honeybees and amending portions of Chapter 28 of the Madison General Ordinances of the conservancy, agriculture, and residential districts to allow the keeping of honeybees as a permitted use.

Referred pending recommendations from the Sustainable Design And Energy Committee, Community Gardens Committee, and Board Of Health For Madison and Dane County.

A motion was made by Hamilton-Nisbet, seconded by Rewey, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION. The motion passed by voice vote/other.

There were no registrations on this item.

BUSINESS BY MEMBERS

Judy Olson reminded Plan Commissioners that their statements of interest are due.

COMMUNICATIONS

There were no communications.

SECRETARY'S REPORT

Brad Murphy summarized the upcoming matters.

- Upcoming Matters - January 9, 2012

- 801 S. Park Street - PUD-SIP to Amended PUD-GDP-SIP - Construct two-story mixed-use building with 3,400 square feet of retail space and 7 apartments, and a drive-thru window for a first floor tenant
- 2048-2100 Winnebago Street - Demolition Permit & R5, C3, M1 to PUD-GDP - Future demolition of two commercial buildings to allow future construction of four-story mixed-use building with 22,000 square feet of commercial space and 65 apartments
- Comprehensive Plan Generalized Future Land Use Map amendment to reflect previously approved Mid-Town Neighborhood Development Plan amendment for the Vetter property
- Initial hearing on a complaint against an approved conditional use at 1124 Colby Street & 116 Van Deusen Street
- 719 W. Badger Road - Rezoning to assign permanent City zoning (C2) to a commercial property attached to City in 2006
- 1822 Lynndale Road - Demolition Permit - Demolish fire-damaged single-family residence and construct new residence
- 3060 E. Washington Avenue - Demolition Permit - Demolish single-family residence with no proposed alternative use

- Upcoming Matters - January 23, 2012

- 6002 Cottage Grove Road, 5901-5939 Sharpsburg Drive & 857 Jupiter Drive - A, PUD-GDP & PUD-SIP to Amended PUD-GDP and R2T; and Amendments to the Sprecher Neighborhood Development Plan & Comprehensive Plan - General development plan for Grandview Commons Town Center, including plans for 109,000 square feet of future retail/ office, a 24,000 square-foot public library, 110 multi-family units and a subdivision plan for 18 single-family lots, 5 town center lots and 1 outlot
- 723 State Street - R6 to PUD-GDP - General development plan for the future demolition of St. Paul's University Catholic Center and construction of a new six-story building with church and student center
- 733 S. Gammon Road - Demolition Permit & Conditional Use - Demolish vacant bank to construct multi-tenant retail building with drive-thru window

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Ald. Schmidt, seconded by Sundquist, to Adjourn at 6:51 pm. The motion passed by voice vote/other.