



City of Madison

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

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Monday, July 12, 2010

5:30 PM

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

CALL TO ORDER/ROLL CALL

Present: 10 -

Michael Schumacher; Lauren Cnare; Julia S. Kerr; Nan Fey; Eric W. Sundquist; Judy K. Olson; Michael G. Heifetz; Judy Bowser; Michael A. Basford and Tim Gruber

Fey was chair for the meeting. Michael Heifetz arrived during the discussion of agenda item 5.

Staff Present: Brad Murphy and Kevin Firchow, Planning Division; Anne Zellhoefer, City Attorney's Office; and Mario Mendoza, Mayor's Office.

MINUTES OF THE June 21, 2010 MEETING

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

SCHEDULE OF MEETINGS

- Regular Meetings: July 26 and August 9, 23, 2010

- Zoning Code Rewrite Special Meetings: July 15, 19 and August 2, 16, 2010 (Room 260, Madison Municipal Building) and August 30 (Room 300, Madison Municipal Building)

ROUTINE BUSINESS

1. [18937](#) Resolution authorizing the Mayor and City Clerk to execute a Termination of Agreement with Bayview Foundation, Inc. to release the City's future ownership rights in the Bayview Foundation's property located in the Triangle Plat in the City of Madison.

A motion was made by Bowser, seconded by Schumacher, to Return to Lead with the Recommendation for Approval to the COMMON COUNCIL. The motion passed by voice vote/other.

Speaking in support of this item was Ald. Julia Kerr, 1626 Madison Street, representing District 13. Registered in support and available to answer questions was David Haas, 601 Bayview Triangle and Sharon Wade 406 Bayview Triange, both representing the Bayview Foundation, Inc.

2. [19033](#) Determining a Public Purpose and Necessity and adopting Transportation Project Plat No. 5420-03-21-4.01 - Relocation Order STH 113- (First Street to Knutson Drive) City of Madison for the acquisition of Plat of Land Interests required for the STH 113- (First Street to Knutson Drive) Engineering Project No. 53W0321 and authorizing the Mayor and City Clerk to execute all

necessary documents relative to the acquisition of the necessary real estate interests to perform the improvements for STH 113- (First Street to Knutson Drive), WDOT Right-of-Way Transportation Project Plat No. 5420-03-21-4.01.

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

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.

Zoning Map Amendment

3. [18737](#) Creating Section 28.06(2)(a)3486. of the Madison General Ordinances rezoning property from R6 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3487. 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 Single-Family Residence to Allow Construction of a 4-Unit Apartment Building; 4th Aldermanic District: 431 West Dayton Street.

Approval recommended subject to the comments and conditions contained within the Plan Commission materials. The motion passed by voice vote/other.

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

Speaking in support of this item was the applicant, Dan Bohl, 440 W. Dayton Street. Registered in support and available to answer questions was David Ferch, 2704 Gregory Street, representing the applicant. Registered in support and not wishing to speak were Dennis L. Grosse, 1613 Red Tail Drive; Sarah Dobrick, 438 W. Dayton Street; Katie DenBoer, 438 W. Dayton Street; and Dennis Marlin, 434 W. Dayton Street.

Conditional Use

4. [19107](#) Consideration of a major alteration to an existing conditional use to allow construction of an addition in excess of 500 square feet to a single-family residence on a lakefront lot at 2612 Waunona Way. 14th Ald. Dist.

The Plan Commission found the standards were met and granted approval subject to the comments and conditions contained within the Plan Commission materials with the following clarification:

-That condition 7, recommended by the Zoning Administrator, be revised to state: "The applicant shall provided the required inventory of trees and shrubs for Zoning staff approval."

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

Registered in support and available to answer questions were the applicants, Thomas and Winifer Eckert, 2612 Waunona Way.

Planned Unit Development Alteration

5. [19108](#) Consideration of an alteration to an approved Planned Unit Development-Specific Implementation Plan to allow construction of a 30-bed addition to the existing Coventry Village Assisted Living Facility at 7710 South Brookline Drive. 1st Ald. Dist.

The Plan Commission found that the applicable standards were met and approved the alteration subject to the following two conditions:

- Enclose the generator with a masonry enclosure up to the top of the generator and associated mufflers;
- Install landscaping, for approval by Planning Division staff, that reduces lighting from trucks making deliveries that affect neighboring houses.

While not a condition of approval, the Commission directed Planning staff to contact the Fire Department to discuss emergency vehicle access along South Brookline Drive, in response to concerns raised during the public hearing.

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

Registered in support and available to answer questions were the applicant, Harris Webber, Coventry Village, 7710 South Brookline Drive, and J. Randy Bruce, Knothe Bruce Architects, 7601 University Avenue, Middleton, representing the applicant.

Speaking in neither support nor opposition was Alex Stoltz, 22 Naylor Circle.

BUSINESS BY MEMBERS

There was no business by members.

COMMUNICATIONS

Brad Murphy noted the two communications provided to the Plan Commission. The first communication, dated June 30, 2010, is a memorandum from Tim Cooley, Economic Development Division Director, regarding the City Development Review and Approval Initiative. The second communication is a memorandum from Brad Murphy providing questions to guide the Plan Commission's discussion of the development review and approval process, scheduled for the July 26, 2010 meeting. Mr. Murphy also provided the Commission a copy of "Participating in the Development Process- A Best Practices Guide for Developers, Neighborhoods and Policymakers." Chair Fey noted that the Urban Design Commission and Landmarks Commission will also be providing comments, and she recommended that the Plan Commission focus specifically on its role in the process. There will be an opportunity to consider how the recommendations made by different boards and commissions fit together after the recommendations have been made.

Ald. Kerr noted it is a good idea to review the process, though she noted that the review and approval process for the Edgewater Redevelopment was atypical and she did not believe it is representative of the development process being broken. She raised concerns about the proposed schedule to review the development process because it does not provide the Plan Commission an opportunity to review and comment on final recommended process changes, including those related to the work of the Plan Commission. Mr. Murphy responded that a comment could be provided to the Economic Development Committee recommending that proposed changes relating to the processes administered by the Plan Commission, as well as other boards and Commissions, be referred back to those bodies for consideration. She also requested that Planning staff invite members of the Economic Development Committee and their staff to the upcoming Plan Commission discussion on this item. Chair Fey noted that joint meetings between different bodies were considered, though it was decided that input should be provided by the individual committees.

Ms. Bowser inquired about the materials and feedback provided to applicants prior to making an application. Mr. Murphy indicated that there are a variety of materials that are available, with different materials provided based on the type of project and application. He further noted that during pre-application meetings, staff provide information related to plan consistency and other

considerations such as landmark or urban design commission requirements that may apply to particular proposal.

Ald. Cnare questioned whether the Plan Commission should review the approval standards guide prior to the upcoming discussion. She further inquired whether staff anticipated many ordinance changes resulting from this process. She asked how much should the Commission focus on the planned unit development process considering that one intent of the zoning ordinance is to limit the number of new planned unit developments. Finally she inquired as to whether staff would be providing additional recommendations in addition to comments from the Plan Commission. Mr. Murphy responded that standards document could be reviewed and that it is possible that ordinance changes may be proposed for consideration by the Common Council. The development of future planned unit developments and frequency to which they are used depend on the success of the new zoning districts. He indicated that the Plan Commission may want to consider process changes to the planned unit development process as part of the zoning code rewrite. Finally, he noted that staff could consider additional recommendations in addition to other changes that have been previously recommended.

Ald. Kerr requested that members of the Economic Development Committee be provided copies of the approval standards guide and sample staff report materials to provide information on the different elements considered by the Plan Commission. She also noted that consideration should also be given to improving the role of Alderpersons in the development review process.

SECRETARY'S REPORT

Kevin Firchow noted the upcoming matters for the Plan Commission.

Upcoming Matters - July 26, 2010

- Tax Increment Financing District #32 Amendment public hearing
- 517-523 East Main Street - Demolition permit and R5 & C3 to PUD-GDP-SIP to demolish former Water Utility building to allow construction of a 21-unit apartment building
- 117 North Charter Street - PUD-SIP to Amended PUD-SIP - Phase 1 SIP to allow construction of gas-fired boiler building at Charter Street Heating Plant
- 3098 Hope Hollow Trail - Extraterritorial CSM to create 2 lots in the Town of Cottage Grove
- 3287 Field View Lane - Extraterritorial CSM to create 1 lot in the Town of Cottage Grove
- 3682 CTH N - Extraterritorial CSM to create 1 lot in the Town of Cottage Grove
- 2 South Mills Street/ 1107 Regent Street - Conditional use for an outdoor eating area for restaurant and expansion of existing football bear garden
- 4701 American Parkway - Conditional use for accessory off-site parking for restaurant located at 4601 American Parkway
- 2202 South Stoughton Road - Demolition permit and conditional use to demolish furniture store and renovate and expand Farm & Fleet (large-format retail building)

Upcoming Matters - August 9, 2010

- 1522 University Avenue - OR to PUD-GDP-SIP demolish former UW Health Services building to construct Phase 1 of Wisconsin Energy Institute
- 1101 North Sherman Avenue - Conditional use to re-establish fuel pumps, canopy, and tanks for gas station/convenience store
- 5206 Harbor Court - Conditional use to demolish existing single-family residence and construct new residence on lakefront lot

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

**A motion was made by Heifetz, seconded by Gruber, to Adjourn at 6:35 p.m.
The motion passed by voice vote/other.**