



City of Madison

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

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Monday, June 17, 2013

5:30 PM

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

CALL TO ORDER/ROLL CALL

Present: 7 -

Steve King; Ledell Zellers; Scott J. Resnick; Eric W. Sundquist; Michael W. Rewey; Bradley A. Cantrell and Tonya L. Hamilton-Nisbet

Excused: 4 -

Ken Opin; Melissa M. Berger; Michael G. Heifetz and John L. Finnemore

Cantrell was chair for this meeting. Ald. Resnick arrived for the beginning of the public hearing at 6:00 p.m.

Staff present: Steve Cover, Secretary; Katherine Cornwell, Kevin Firchow and Tim Parks, Planning Division; Matt Tucker, Zoning Administrator; Aaron Olver, Economic Development Division, and; Don Marx, Office of Real Estate Services.

PUBLIC COMMENT

There were no registrations for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures or recusals.

MINUTES OF THE JUNE 3, 2013 MEETING

A motion was made by Rewey, seconded by Zellers, to Approve the Minutes.

The motion passed by the following vote:

Ayes: 5 -

Ledell Zellers; Scott J. Resnick; Eric W. Sundquist; Michael W. Rewey and Tonya L. Hamilton-Nisbet

Abstentions: 1 -

Steve King

Excused: 3 -

Ken Opin; Melissa M. Berger; Michael G. Heifetz and John L. Finnemore

Non Voting: 1 -

Bradley A. Cantrell

SCHEDULE OF MEETINGS

July 8, 22 and August 5, 26, 2013

ROUTINE BUSINESS

- 1. [30366](#) Vacation/Discontinuance of portions of public alleys as platted by Grandview Commons, being located in part of the Southeast one-quarter (1/4), of the Northwest one-quarter (1/4) and the Southwest one-quarter (1/4), of the Northeast one-quarter (1/4) of Section 11, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin. (3rd AD)

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

- 2. [30381](#) Authorizing the execution of an easement to the County of Dane for public bicycle path purposes across a portion of Dunn’s Marsh open space, located at 4899 Crescent Road.

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

- 3. [30450](#) Accepting a Selection Committee’s recommendation of the Gebhardt Development, LLC proposal for the purchase and redevelopment of City-owned properties located at 802 and 854 East Washington Avenue and authorizing the execution of a Purchase and Sale Agreement with Gebhardt Development, LLC for the purchase and redevelopment of these properties.

A motion was made by Zellers, seconded by Sundquist, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by voice vote/other.

Registered in support of the resolution and available to answer questions were Nathan Wauthier, Reinhart Boerner Van Deuren s.c. of Madison and Chris Gosch of Westport, both representing the developer, Gebhardt Development, LLC.

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

- 4. [29870](#) SUBSTITUTE Creating Section 28.022 -- 00056 of the Madison General Ordinances rezoning property from PD(GDP) Planned Development (General Development Plan) District to PD(GDP and SIP) Planned Development (General Development Plan and Specific Implementation Plan) District.

Proposed Use: Construct multi-family building complex containing 80 apartment units in 2 buildings; 1st Aldermanic District; 1723 Waldorf Boulevard.

The Plan Commission found that the standards and criteria met and recommended approval of the proposed zoning map amendment subject to the comments and conditions contained in the Plan Commission materials with the following revisions:

- That condition #3 of the June 3, 2013 Planning Division staff report be removed.

- That condition #31 of the report be revised as follows: "The developer shall pay ~~approximately \$188,272.00~~ for park dedication and development fees for the new 80 MF unit development."

The recommendation of approval passed by voice vote/ other.

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

Speaking in support of the proposed development was J. Randy Bruce, Knothe & Bruce Architects, LLC of Middleton, representing the developer, James Imhoff, Waldorf Midtown, LLC.

Zoning Text Amendments

5. [30149](#) Amending Section 28.060(2)(a) of the Madison General Ordinances to eliminate requirement that primary entrance face a public street.
- The Plan Commission recommended approval of the proposed zoning text amendment by voice vote/ other.
- A motion was made by King, seconded by Rewey, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**
6. [30370](#) Amending Section 28.051 of the Madison General Ordinances to allow for greater density in the TR-U2 District.
- The Plan Commission recommended approval of the proposed zoning text amendment by voice vote/ other.
- A motion was made by King, seconded by Sundquist, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.**
- There were no registrants on Items 5 and 6.

Certified Survey Map Referral

7. [30331](#) Approving a Certified Survey Map of property owned by the University of Wisconsin Board of Regents located at 130 E. Gilman Street; 2nd Ald. Dist.
- The Plan Commission referred this item to July 8, 2013 at the request of the applicant.
- A motion was made by Zellers, seconded by Sundquist, to Refer to the PLAN COMMISSION and should be returned by July 8, 2013. The motion passed by voice vote/other.**
- There were no registrants on this item.

Extraterritorial Subdivision

8. [29710](#) Approving the final plat of Wood Ger Development generally located at 3370 Burke Road, Town of Burke, within City of Madison's Extraterritorial Plat

Approval Jurisdiction.

The Plan Commission referred this item to July 8, 2013 at the request of the applicant.

A motion was made by Hamilton-Nisbet, seconded by Rewey, to Refer to the PLAN COMMISSION and should be returned by July 8, 2013. The motion passed by voice vote/other.

There were no registrants on this item.

Conditional Use/ Demolition Permits

9. [29875](#) Consideration of a demolition permit to allow a retail building at 6001 Odana Road to be demolished to accommodate expansion of an auto sales business at 5901 Odana Road; 19th Ald. Dist.
- The Plan Commission found that 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 Hamilton-Nisbet, seconded by King, to Approve. The motion passed by voice vote/other.**
- Registered in support of the project and available to answer questions was Allen Foster, Smart Motors, Inc. of Madison.
10. [30127](#) Consideration of a conditional use to allow an addition to an existing residence to be constructed creating a structure exceeding 10,000 square feet of floor area as part of the conversion to an adult family home at 402 Rustic Drive; 3rd Ald. Dist.
- The Plan Commission found that 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 Sundquist, seconded by Zellers, to Approve. The motion passed by voice vote/other.**
- Registered in support of the project and available to answer questions was Kate Shaw (Emerson) of Madison.
11. [30128](#) Consideration of a demolition permit and conditional use to allow a former restaurant/ tavern to be demolished and a mixed-use building with 6,700 square feet of commercial space and 61 apartment units to be constructed at 3302 Packers Avenue; 12th Ald. Dist.
- The Plan Commission found that the standards were met and approved the demolition permit and conditional use subject to the comments and conditions contained in the Plan Commission materials.
- A motion was made by Sundquist, seconded by Resnick, to Approve. The motion passed by voice vote/other.**
- Speaking in support of the proposed development was Lou Host-Jablonski, Design Coalition of Madison, representing the developer, Todd Gebhardt, Granite Ridge, LLC of Madison.
- Speaking in opposition to the project was Kathy Wuest of Madison.
12. [30130](#) Consideration of a conditional use to allow construction of an addition to an existing mixed-use building at 101-103 Dempsey Road within 200 feet of Eastmorland Park; 15th Ald. Dist.
- The Plan Commission found that 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 Hamilton-Nisbet, seconded by Sundquist, to Approve. The motion passed by voice vote/other.**

Registered in support and available to answer questions was Kelly Thompson of Madison.

13. [30132](#) Consideration of a demolition permit and conditional use to allow an existing single-family residence to be demolished and a new single-family residence to be constructed on a lakefront property at 5328 Lake Mendota Drive; 19th Ald. Dist.

The Plan Commission found that the standards were met and approved the demolition permit and conditional use subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- That the detached garage and deck to remain be shown on the final site plan per staff approval.

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

Speaking in support of the project was the applicant, Joan Korb of Egg Harbor.

Registered in support and available to answer questions was Jim Koons of Verona, representing the applicant.

14. [30133](#) Consideration of a demolition permit and conditional use to allow a bank to be demolished and a multi-tenant retail building with a vehicle access service window to be constructed at 6698 Odana Road; 19th Ald. Dist.

The Plan Commission referred this item to July 22, 2013 at the request of the applicant.

A motion was made by Sundquist, seconded by Hamilton-Nisbet, to Refer to the PLAN COMMISSION and should be returned by July 22, 2013. The motion passed by voice vote/other.

There were no registrants on this item.

15. [30330](#) Consideration of a conditional use to allow construction of an outdoor eating area for a restaurant and parking lot modifications for site containing adjacent residence at 605 E. Washington Avenue and 5 S. Blair Street; 6th Ald. Dist.

The Plan Commission referred this item to July 22, 2013 pending a recommendation by the Urban Design Commission.

A motion was made by Rewey, seconded by Hamilton-Nisbet, to Refer to the PLAN COMMISSION and should be returned by July 22, 2013. The motion passed by voice vote/other.

There were no registrants on this item.

16. [30131](#) Consideration of a conditional use to allow construction of an accessory building with an accessory dwelling unit at 939 E. Dayton Street; 2nd. Ald. Dist.

The Plan Commission found that the standards were met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- That the siding of the proposed accessory building be wood, fiber cement or engineered wood, and that the size of the siding on the accessory building match the size of siding on the principal residence.

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

Speaking in support of the project were Aaron Martinek and Ron Dorsch of Madison, both representing the applicant, Maria Stephan.

BUSINESS BY MEMBERS

Hamilton-Nisbet inquired whether the materials for 130 E. Gilman Street should be retained for a future meeting; staff replied that the Commission could hold onto those materials if they wished, but that new copies would likely be provided.

SECRETARY'S REPORT

Tim Parks summarized the upcoming matters for the Plan Commission.

- Upcoming Matters - July 8, 2013

- Zoning Text Amendment - Establish front yard setback standards for buildings smaller than those regulated by Sec. 33.24(4)(f) (ID 30451)
- Zoning Text Amendment - Amend Section 28.031(2)(d) to allow for an exception to the sidewall offset requirement for new single family homes with attached garages (ID 30452)
- 1615 Summit Avenue - Conditional Use - Convert apartment building into single-family residence and bed & breakfast
- 2620 Monroe Street & 665 Knickerbocker Street - Demolition Permit and Conditional Use - Demolish single-family residence and auto repair shop to allow construction of a mixed-use building containing 2,300 square feet of retail and 21 apartments
- 4702-4710 Femrite Drive - Demolition Permit - Demolish two single-family residences to allow future distribution facility expansion
- 313 N. Frances Street - PD-SIP Alteration - Change interior layout of 9 units in previously approved apartment project to have a bedroom with no windows
- 1 Hawks Landing Circle - PD-SIP Alteration - Convert commercial space in existing mixed-use building into 6 additional apartments

- Upcoming Matters - July 22, 2013

- 529-557 State Street, 431-441 N. Frances Street & 432 W. Gilman Street - UMX to DC, Demolition Permit and Conditional Use - Demolish apartment building and mixed-use hotel/ retail building to allow construction of a mixed-use building containing approximately 22,000 square feet of commercial space, 7,000 square feet of flex space, and 329 apartments
- 9414 Silicon Prairie Parkway - A to TR-U1, Certified Survey Map Referral, and Pioneer Neighborhood Development Plan Amendment - Change Pioneer NDP land use recommendation from Employment and rezone 10 acres of site for future multi-family development and subdivide property into 2 lots by CSM
- 4323 East Towne Boulevard - Conditional Use-Planned Multi-Use Site - Construct restaurant with outdoor eating area at East Towne Mall
- 420 Gammon Place - Demolition Permit and Conditional Use - Demolish restaurant to construct a multi-tenant retail building with vehicle-access service lanes
- 2101 Darwin Road - Conditional Use - Convert former auto repair business into an auto rental facility
- 712 Harrison Street & 1902 Monroe Street - Demolition Permit - Demolish single-family residence to allow construction of an addition to an existing mixed-use building containing 4 new dwelling units and 900 square feet of new retail space

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by King, seconded by Hamilton-Nisbet, to Adjourn at 7:20 p.m. The motion passed by voice vote/other.