



City of Madison

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

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Monday, July 20, 2009

5:30 PM

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

CALL TO ORDER/ROLL CALL

Present: 11 -

Michael Schumacher; Lauren Cnare; Julia S. Kerr; Nan Fey; Eric W. Sundquist; Judy K. Olson; James C. Boll; Judy Bowser; Michael A. Basford; Michael G. Heifetz and Douglas J. Pearson

Excused: 1 -

Tim Gruber

Fey was chair for this meeting. Heifetz arrived after approval of minutes and during the special item of business.

Staff present: Mark A. Olinger, Secretary; Brad Murphy, Rick Roll & Tim Parks, Planning Division; Matt Tucker, Zoning Administrator; Anne Zellhoefer, City Attorney's Office; Dan Rolfs, Office of Real Estate Services, and; Mario Mendoza, Mayor's Office.

MINUTES OF THE MEETING

**A motion was made by Basford, seconded by Bowser, to Approve the Minutes.
The motion passed by the following vote:**

Excused: 2 -

Michael G. Heifetz and Tim Gruber

Ayes: 6 -

Michael Schumacher; Eric W. Sundquist; Judy K. Olson; James C. Boll; Judy Bowser and Michael A. Basford

Abstentions: 2 -

Lauren Cnare and Julia S. Kerr

Non Voting: 2 -

Douglas J. Pearson and Nan Fey

SCHEDULE OF MEETINGS

August 3, 17 and September 14, 2009

Nan Fey also noted that there was a Zoning Code Re-write Advisory Committee meeting scheduled for July 23, 2009 at 6:30 p.m. at the Central Library.

SPECIAL ITEM OF BUSINESS

The Plan Commission received an informational presentation by Robert Dunn of the Hammes Company, 22 E. Mifflin Street, regarding the proposed expansion of the Edgewater Hotel located at 666 Wisconsin Avenue.

Following the informational presentation, the Plan Commission took testimony from the following:

- Speaking in support of the proposed hotel redevelopment were: Harvey Wendel, 531 N. Pinckney Street; Jeffrey Knapp, 4633 Livna Way, DeForest, representing the Wisconsin Laborers District Council; Dan Burke, 2025 Atwood Avenue, representing the Laborers of Madison; Judy Karofsky, 317 N. Pinckney Street, and; Scott Watson, 6217 Piedmont Road, representing Carpenters Local #314.

- Speaking in opposition to the proposed hotel redevelopment were: Doreen Adamany, 504 Wisconsin Avenue, representing the CNI Mansion Hill Steering Committee; Fred Mohs, 512 Wisconsin Avenue; Gene Devitt, 28 E. Gilman Street, and; Ledell Zellers, 510 N. Carroll Street.

- Speaking neither in support nor opposition to the hotel redevelopment was Peter Ostlind, 533 W. Main Street, representing the Capitol Neighborhoods, Inc. Development Review Oversight Committee.

Also registered on this matter were Amy Supple, Hammes Company, 22 E. Mifflin Street and Scott Faulkner, 666 Wisconsin Avenue, both registered in support but not wishing to speak.

ROUTINE BUSINESS

- 1. [15113](#) Authorizing the execution of an Offer to Purchase and Sell Real Estate with Metro Tech LLC, (the "Seller") for the purchase of a portion of Lot 2 of MetroTech Plat for the future siting of a fire station.

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

- 2. [15147](#) Authorizing the preparation of a Neighborhood Conservation Study for the East Wilson Street/Schley Pass/Dewey Court area.

A motion was made by Olson, seconded by Kerr, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Excused: 1 -
Tim Gruber

Ayes: 7 -
Lauren Cnare; Julia S. Kerr; Eric W. Sundquist; Judy K. Olson; Judy Bowser; Michael A. Basford and Michael Schumacher

Noes: 1 -
James C. Boll

Non Voting: 3 -
Michael G. Heifetz; Douglas J. Pearson and Nan Fey

- 3. [15272](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of Plat of land interests required for the construction of the Cannonball Run Pipeline Water Main Project located within the Allied-Dunn's Marsh Neighborhood Plan near Crescent Road / Carling Drive, located in part of the Northwest 1/4 of Section 5, Town 6 North, Range 9 East, portions in both the City of Madison and City of Fitchburg, Dane County, Wisconsin. (10th AD)

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

NEW BUSINESS

- 4. [15063](#) Authorizing staff to amend the Project Plan and Boundary to TID #39 (Stoughton Road) and authorizing staff to request an extra-territorial expenditure from the TIF Joint Review Board upon Common Council adoption of a Project Plan and Boundary and Amendment to TID #39.

A motion was made by Olson, seconded by Cnare, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

ZONING CODE REWRITE UPDATE

Matt Tucker and Brad Murphy lead a discussion of the proposed Residential zoning districts.

Brad Murphy noted that Commission members were provided a copy of the Unresolved Issues Memo sent by the Cuningham Group. Discussion of most of the items identified in the memo will occur during upcoming Plan Commission meetings and working session on the proposed new Zoning Code.

The Commission also scheduled working sessions to discuss the proposed new Zoning Code.

Meeting dates were set as follows:

- Scheduled working sessions: Thursday, September 3; Wednesday, September 23, and; Thursday, October 29, 2009.

- Tentative working sessions: September 9 or 10; October 7 or 8, and; October 21 or 22. The Commission was asked to hold these dates for potential working sessions. Staff will work with the chair on the need to schedule meetings on some or all of these dates in the coming weeks.

PUBLIC HEARING-6:00 p.m.

Note: The public hearing began at 7:15 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 Amendments/Subdivisions

- 5. [15027](#) Creating Section 28.06(2)(a)3438. of the Madison General Ordinances rezoning property from Temp A Agriculture District to R1 Single-Family Residence District. Proposed Use: 21 Future Single-Family Lots and 1 Outlot; 1st Aldermanic District: 2055 Woods Road.

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

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

6. [15407](#) Approving the preliminary plat of Hawks Woods Estates, located at 2055 Woods Road. 1st Ald. Dist.
- Approval recommended subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/ other.
- A motion was made by Boll, seconded by Kerr, 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.**
7. [15408](#) Approving a Certified Survey Map of property owned by Heidi Stiller located at 2055 Woods Road. 1st Ald. Dist.
- Approval recommended subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/ other.
- A motion was made by Boll, seconded by Kerr, 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.**
- Registered in support of the rezoning, preliminary plat and Certified Survey Map (Items #5-7) were the applicants, Heidi Stiller & John Eskrich, 2055 Woods Road.
8. [15028](#) Creating Section 28.06(2)(a)3439 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)3440 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: PUD to Allow Additions and Renovations to an Existing Single-Family Residence and a Three-Unit Residence, Creating 7 Total Dwelling Units; 4th Aldermanic District: 115 & 117 South Bassett Street.
- This matter was referred pending a recommendation by the Urban Design Commission. The motion passed by voice vote/ other.
- A motion was made by Boll, seconded by Kerr, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION. The motion passed by voice vote/other.**

Miscellaneous

9. [15413](#) Consideration of an alteration to an approved Planned Unit Development - Specific Implementation Plan for 119-125 North Butler Street and 120-124 North Hancock Street. 2nd Ald. Dist.
- This matter was referred to August 3, 2009 to allow additional public notification for this request. The motion passed by voice vote/ other.
- A motion was made by Basford, seconded by Boll, to Rerefer to the PLAN COMMISSION, due back on 8/3/2009. The motion passed by voice vote/other.**

Conditional Use/ Demolition Permits

10. [15409](#) Consideration of a conditional use for an outdoor eating area to serve a restaurant located at 2501 West Beltline Highway. 14th Ald. Dist.
- The Plan Commission found that the standards were met and approved this item subject to the comments and conditions contained within the Plan Commission materials. The motion passed by voice vote/ other.

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

Registered in support of the proposal and registered to speak were: Melissa Destree, 222 W. Washington Avenue, representing the applicant, Arbor Gate Hospitality, LLC; Duane Steinhauer, 912 Erin Street, and; Ald. Tim Bruer, 3310 Leyton Lane, representing the 14th District.

Registered in support of the proposal and available to answer questions was Sean Baxter, 714 Oneida Place.

11. [15410](#) Consideration of a demolition permit to allow a fire-damaged single-family residence to be razed and a new residence constructed at 205 Judd Street. 15th Ald. Dist.

The Plan Commission found that the standards were met and approved this item 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 Olson, to Approve. The motion passed by voice vote/other.

There were no registrants on this item.

Land Divisions

12. [14706](#) Approving a Certified Survey Map of the Peter Melone property located at 1022-24 Sherman Avenue. 2nd Ald. Dist.

The Plan Commission found that the land division criteria were met and approved this CSM subject to the comments and conditions contained within the Plan Commission materials. The motion passed by voice vote/ other.

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

There were no registrants on this item.

13. [15411](#) Consideration of a certified survey map within the City's extraterritorial jurisdiction creating three lots at 4246 Daentl Road, Town of Burke.

The Plan Commission found that the extraterritorial land division criteria were met and approved this CSM subject to the comments and conditions contained within the Plan Commission materials. The motion passed by voice vote/ other.

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

Registered in support of the land division and available to answer questions was Hans Justeson, JSD Professional Services, 161 Horizon Drive, Suite 101, Verona, representing the applicant, Vetesnik Enterprises, LLC.

14. [15412](#) Consideration of a certified survey map within the City's extraterritorial jurisdiction creating two lots at 3023 CTH BB, Town of Cottage Grove.

This matter was referred pending approval by the Dane County Dept. of Planning and Development. The motion passed by voice vote/ other.

A motion was made by Cnare, seconded by Olson, to Rerefer to the PLAN COMMISSION. The motion passed by voice vote/other.

BUSINESS BY MEMBERS

Nan Fey asked about the status of ID 12086 regarding requiring the recycling of construction and demolition site waste. Staff indicated that a discussion on this item was scheduled for the August 3 Plan Commission meeting.

Ald. Michael Schumacher asked about the review schedule for the draft Northport-Warner-Sherman Neighborhood Plan. Brad Murphy responded that he did not have the schedule with him but would follow up. Ald Schumacher concluded by asking that the plan not be scheduled for the August 17 Commission meeting, as he would not be in attendance that evening and part of the plan is in his district.

Judy Olson requested that staff provide her with a copy of the Public Review Draft of the Revised Zoning Code. Staff indicated it will provide her with a copy.

Nan Fey noted that she would not be in attendance at the August 3 meeting. Ald. Julia Kerr noted that she would not be in attendance at either the August 3 or 17 meetings.

COMMUNICATIONS

None

SECRETARY'S REPORT

Brad Murphy summarized the upcoming Plan Commission items and noted that due to referrals at the Sustainable Design and Energy Committee and Long Range Transportation Planning Commission the Plan Commission would not discuss the Northeast Neighborhoods Development Plan on August 3 as scheduled.

Members noted that they had not received copies of the draft Midvale Heights/ Westmoreland Neighborhood Plan. Staff responded that copies of the plan would be sent by mail to members in advance of the schedule August 3 public hearing.

Upcoming Matters - August 3, 2009

- (Tentative) 430 South Thornton Avenue et al - R4 to PUD-GDP-SIP to relocate existing 2-unit building, construct underground parking and new 4-unit
- (Tentative) 1148 Jenifer Street - R4A & R4L to PUD-GDP-SIP to relocate 2-unit from South Thornton Avenue onto vacant property
- 8101-8119 Mayo Drive - PUD-GDP to PUD-SIP to construct two residential buildings with a total of 88 apartment units
- 9414 Silicon Prairie Parkway - A to RPSM; Preliminary & Final Plats of Silicon Prairie Community Plat, creating 9 commercial/industrial lots and 1 outlot
- 1421 MacArthur Road - Certified Survey Map Referral to create 2 single-family lots (follow-up to rezoning of property in November 2008)
- 1300 Linden Drive - Demolish two buildings to allow an addition to UW School of Human Ecology
- 4002-4058 Kipp Street - Conditional Use to construct truck terminal/waste transfer station
- 5756 Portage Road - Certified Survey Map to create 3 lots in Town of Burke
- Midvale Heights/ Westmoreland Neighborhood Plan
- Northeast Neighborhoods Development Plan

Upcoming Matters - August 17, 2009

- (Tentative) 115-117 South Bassett Street - R6 to PUD-GDP-SIP to allow renovations and additions to 2 building creating 7 multi-family units
- 6322 Town Center Drive - PUD-GDP Amendment for Lots 1 & 2 of MetroTech to accommodate future fire station site
- 3502 Sargent Street - Certified Survey Map Referral to consider 2 single-family lots
- 1302 Wheeler Road - Temp A to C & Certified Survey Map to provide City zoning for addition to Cherokee Marsh Conservation Park

Update on Malt House outdoor eating area (2609 E. Washington Avenue)

Matt Tucker provided an update on the status of the Malt House outdoor eating area conditional use and noted that the project was nearing completion and the outdoor area could be operational soon. Brad Murphy briefly discussed potential approaches to handling future temporary or seasonal uses like outdoor eating areas and farmer markets that staff is currently discussing, which may lead to possible amendments to the current Zoning Code or revisions to the draft revised Zoning Code.

ANNOUNCEMENTS

None

ADJOURNMENT

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