



City of Madison

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

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Monday, June 4, 2012

5:30 PM

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

CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:35 p.m.

Present: 7 -

Marsha A. Rummel; Chris Schmidt; Nan Fey; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell and Tonya L. Hamilton-Nisbet

Excused: 4 -

Steve King; Eric W. Sundquist; Anna Andrzejewski and John L. Finnemore

Fey was chair for this meeting.

Staff present: Steve Cover, Secretary; David Trowbridge, Brad Murphy & Tim Parks, Planning Division; Matt Tucker, Zoning Administrator, and; Tom Woznick, Parking Utility.

PUBLIC COMMENT

There were no registrants for public comment.

DISCLOSURES AND RECUSALS

Cantrell noted that he lived near 2 S. Bedford Street (Item 8) but that he did not think that would affect his consideration of that proposal.

Hamilton-Nisbet stated that she knew individuals in the Dunkin' Donuts organization but that she did not think that would affect her consideration of Item 2.

MINUTES OF THE MAY 21, 2012 REGULAR MEETING

The May 21, 2012 minutes were approved by voice vote/ other with the following clarification requested by Ald. Rummel regarding Item 7 of that agenda:

"That the Plan Commission recommended approval of Tax Incremental Finance District 42 to the Board of Estimates with the following addition:

- That the project plan be amended to include a 10-percent affordable housing set-aside be included in the final project plan based on the value of the entire proposed district."

The May 21 minutes and legislative file will be revised accordingly.

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

SCHEDULE OF MEETINGS

Regular Meetings: June 18 and July 9, 23, 2012

Special Meetings and Working Sessions: Monday, June 11, 2012

Fey noted that the regular Plan Commission meetings in July and August would be relocated from Room 201 of the City-County Building due to the scheduled renovation of that room. Staff noted that the location of those meetings would be indicated on the next agenda.

NEW BUSINESS

- 26332** A SUBSTITUTE accepting the Report of the Judge Doyle Square Staff Team dated March 20, 2012 and Directing Further Follow-up Actions.

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

George Austin, 2316 Chamberlain Avenue, manager for the Judge Doyle Square project, presented a summary of the staff report and answered questions from members of the Plan Commission.

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 Amendments/Subdivision

- 24673** Creating Section 28.06(2)(a)3573. of the Madison General Ordinances rezoning property from PUD(SIP) Planned Unit Development (Specific Implementation Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3574. of the Madison General Ordinances rezoning property from Amended PUD(GDP) Planned Unit Development (General Development Plan) District to Amended PUD(SIP) Planned Unit Development Plan (Specific Implementation Plan) District. Proposed Use: 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; 13th Aldermanic District: 801 South Park Street.

The Plan Commission recommended approval of the proposed zoning map amendment subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- That bike parking be provided internally as presented at the Plan Commission meeting, with the final details to be approved by Planning Division staff prior to the final approval of the PUD and issuance of building permits;

- That the hours of operation for the drive-up service window be the same as the business except that the speaker for the drive-up service window only be operational between the hours of 6:00 a.m. and 9:00 p.m. daily.

The motion passed by voice vote/other.

A motion was made by Heifetz, seconded by Hamilton-Nisbet, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - RECESSED PUBLIC HEARING.

The motion passed by voice vote/other.

Speaking in support of the project was John Bieno, TJK Design Build, 634 W. Main Street, representing the applicant, Patrick McCaughey, 914 West Shore Drive, who was registered in support and available questions.

Also speaking in support of the project was Ald. Sue Ellingson, 1922 Vilas Avenue, representing the 13th District.

3. [26309](#)

Creating Section 28.06(2)(a)3610. of the Madison General Ordinances rezoning property from Temp A (Agriculture) District to R2 (Single-Family Residence) District and creating Section 28.06(2)(a)3611. of the Madison General Ordinances rezoning property from Temp A (Agriculture) District to R4 (General Residence) District and creating Section 28.06(2)(a)3612. of the Madison General Ordinances rezoning property from Temp A (Agriculture) District to R5 (General Residence) District.

Proposed Use: 44 Single-Family Lots, 4 Multi-Family Lots and 1 Outlot. 1st Aldermanic District; 901, 951 & 1001 Sugar Maple Lane.

The Plan Commission recommended re-referral of this zoning map amendment and the related preliminary plat of Soaring Hawk to its July 9, 2012 meeting to allow the applicant to revise the plat to reflect the design modifications and concerns discussed during the public hearing and in the staff report.

The referral motion passed by voice vote/other.

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

4. [26512](#)

Approving the preliminary plat of Soaring Hawk located at 901-1001 Sugar Maple Lane; 1st Ald. Dist.

The Plan Commission recommended re-referral of the preliminary plat of Soaring Hawk and the related zoning map amendment (ID 26309) to its July 9, 2012 meeting to allow the applicant to revise the plat to reflect the design modifications and concerns discussed during the public hearing and in the staff report.

The referral motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Schmidt, to Refer to the PLAN COMMISSION and should be returned by July 9, 2012. The motion passed by voice vote/other.

Speaking neither in support nor opposition to the proposed subdivision (Items 3 & 4) was Eric W. Sandsnes, Royal Oaks Associates, 3678 Kinsman Boulevard, representing the applicant, Jim Bourne, Sugar Maple, LLC, 112 Ineichen Drive; Verona, who spoke in support of the project.

- 5. [26310](#) Creating Section 28.06(2)(a)3608. of the Madison General Ordinances rezoning property from PCD(SIP) Planned Community Development (Specific Implementation Plan) District to Amended PCD(GDP) Planned Community Development (General Development Plan) District and creating Section 28.06(2)(a)3609. of the Madison General Ordinances rezoning property from PCD(GDP) Planned Community Development (General Development Plan) District to PCD(SIP) Planned Community Development (Specific Implementation Plan) District. Proposed Use: Construct 30-unit assisted living facility on undeveloped portion of property. 19th Aldermanic District; 6550 Schroeder Road.

The Plan Commission recommended approval of the proposed zoning map amendment subject to the comments and conditions contained in the Plan Commission materials.

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

Registered in support of the project and available to answer questions was the applicant, Jeff Shera, BrightStar Senior Living, 5650 DTC Parkway, Englewood, Colorado.

Conditional Use/ Demolition Permits

- 6. [26513](#) Consideration of a demolition permit to allow five commercial buildings to be demolished at 704-736 University Avenue to accommodate future University of Wisconsin-Madison redevelopment; 8th Ald. Dist.

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

A motion was made by Cantrell, seconded by Schmidt, to Approve. The motion passed by the following vote:

Ayes: 4 -
Chris Schmidt; Michael G. Heifetz; Bradley A. Cantrell and Nan Fey

Noes: 3 -
Marsha A. Rummel; Michael W. Rewey and Tonya L. Hamilton-Nisbet

Excused: 3 -
Steve King; Eric W. Sundquist; Anna Andrzejewski and John L. Finnemore

Registered in support of the request and available to answer questions was Gary Brown, Facility Planning & Management, University of Wisconsin–Madison, 610 Walnut Street.

- 7. [26514](#) Consideration of an alteration to an existing conditional use to allow construction of an addition to Water Utility Well 15 located at 3900 East Washington Avenue; 17th Ald. Dist.

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

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

Registered in support of the request were Al Larson, Madison Water Utility, 119 E. Olin Avenue and Andy Mullendore, Strand Associates, 910 W. Wingra Drive, representing the Water Utility.

Planned Unit Development Alteration

8. [26515](#) Consideration of an alteration to an approved Planned Unit Development - Specific Implementation Plan to allow a previously approved community room for an apartment complex at 2 South Bedford Street to be converted into an additional dwelling unit; 4th Ald. Dist.

The Plan Commission approved the proposed alteration subject to the comments and conditions contained in the Plan Commission materials, with the following revised condition:'

- That condition 1 of the staff report be revised to now read: "The previous PUD-SIP approvals called for a 10' x 35' loading zone to be available for its designated purpose including the loading of trash containers wheeled out from an inside storage room. Any proposal to store trash outside shall require a revised site plan showing the designated area and details of the trash enclosure(s) to be approved by the Plan Commission. This condition shall be satisfied prior to final approval and recording of the alteration and issuance of building permits to convert the community room into a dwelling unit."

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

Speaking in support of the request were Angela Black, Michael Best & Friedrich, 1 S. Pinckney Street, Suite 700, representing the applicant, Depot Development, LLC, and; Ald. Mike Verveer, 614 W. Doty Street #407, representing the 4th District.

Speaking in opposition to the request was Peter Ostlind, 533 W. Main Street, representing the Bassett District of Capitol Neighborhoods, Inc.

Zoning Text Amendment

9. [26410](#) Amending Sec. 28.03(2) and portions of Chapter 28 of the Madison General Ordinances of the conservancy, agriculture, residential, office, commercial, manufacturing and specific manufacturing districts to allow mobile grocery as a permitted use.

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

There were no registrants on this item.

BUSINESS BY MEMBERS

Rewey noted to the Plan Commission that the City's Ad Hoc Committee on Moped Parking has begun meeting.

COMMUNICATIONS

There were no communications noted.

SECRETARY'S REPORT

Brad Murphy noted the upcoming Plan Commission matters and indicated that the recently revised plans for the redevelopment of the 100-block of State Street are tentatively scheduled for review by the Commission at its July 23, 2012 meeting.

Steve Cover noted that staff would provide an update on the first phase of development review process improvements at the June 18, 2012 Plan Commission meeting.

- Upcoming Matters - June 18, 2012

- *Public Hearing on the Downtown Plan*
- *3370 Burke Road - Extraterritorial Preliminary Plat - Wood Ger Development, creating 9 future commercial lots, 1 lot for an existing residence, and 1 other future lot in the Town of Burke*
- *1026 Sherman Avenue - Demolition Permit & Conditional Use - Demolish single-family residence and construct new residence on lakefront lot*
- *3030 Darbo Drive - Conditional Use - Construct new parking lot for existing community center*
- *Staff update regarding Development Review Process Improvements, Phase 1*

- Upcoming Matters - July 9, 2012

- *6717-6733 Fairhaven Road - PUD-SIP to Amended PUD-GDP-SIP - Construct 51-unit apartment building*
- *1321-1331 Everett Street - Demolition Permit and C3 to M1 - Demolish single-family residence to allow construction of mini-storage warehouses*
- *5430 Lake Mendota Drive - Demolition Permit & Conditional Use - Demolish single-family residence and construct new residence on lakefront lot*
- *1422 Northport Drive - Demolition Permit & Conditional Use - Demolish commercial bldg to allow construction of credit union w/ drive-up window*
- *801-819 E. Washington Avenue - Demolition Permit - Demolish former auto dealership buildings to facilitate redevelopment by others*
- *802-854 E. Washington Avenue - Demolition Permit - Demolish former auto dealership buildings to facilitate redevelopment by others*

ANNOUNCEMENTS

Fey noted the importance of the Plan Commission completing its work on the Downtown Plan at its June 11, 2012 special meeting and before the scheduled June 18 public hearing.

ADJOURNMENT

A motion was made by Cantrell, seconded by Hamilton-Nisbet, to Adjourn at 7:25 p.m. The motion passed by voice vote/other.