



City of Madison

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

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Monday, December 6, 2010

5:30 PM

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

CALL TO ORDER/ROLL CALL

Present: 8 -

Lauren Cnare; Julia S. Kerr; Nan Fey; Judy K. Olson; Judy Bowser;
Michael A. Basford; Tim Gruber and Anna Andrzejewski

Excused: 3 -

Michael Schumacher; Eric W. Sundquist and Michael G. Heifetz

Fey was chair for the meeting. Ms. Olson arrived during the discussion of item 1.

Staff present: Brad Murphy, Michael Waidelich, and Kevin Firchow, Planning Division; Jerry Lund, Real Estate; Anne Zellhoefer; City Attorney's Office; Matthew Mikolajewski, Office of Business Resources, and Mario Mendoza, Mayor's Office.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

PUBLIC COMMENT

There was no public comment provided under this item.

MINUTES OF THE November 11, 2010 ZONING CODE RE-WRITE SPECIAL MEETING

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

MINUTES OF THE November 15, 2010 ZONING CODE RE-WRITE SPECIAL MEETING

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

MINUTES OF THE November 22, 2010 REGULAR MEETING

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

SCHEDULE OF MEETINGS

December 20, 2010 and January 10, 24, 2011

SPECIAL ITEM OF BUSINESS

1. [20053](#) Information and Discussion on the Draft Recommendations for the Downtown Plan.
Brad Murphy and Michael Waidelich provided an overview of this item. No action was taken on this item.
Speaking in neither support nor opposition were Dick Wagner, 739 Jenifer Street, representing the Urban Design Commission, and Susan Schmitz, 210 Marinette Trail, representing Downtown Madison, Inc.

ROUTINE BUSINESS

2. [20601](#) Authorizing the execution of an Underground Utility Easement to Wisconsin Bell, d/b/a AT&T, across a portion of Elizabeth Link Peace Park located at 229 West Gilman Street.
The Plan Commission unanimously recommended approval of this item.
A motion was made by Olson, seconded by Kerr, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.
3. [20636](#) Authorizing the execution of an Offer to Sell and Gift Real Estate with Scott M. Faust ("Seller") for the purchase of two lots located at 2724 and 2728 Waunona Way for the expansion of Esther Beach Park and authorizing the amendment of the 2010 Parks Capital Budget for the acquisition of the lots.
The Plan Commission unanimously recommended approval of this item.
A motion was made by Kerr, seconded by Bowser, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by voice vote/other.
Speaking in support of this item was Ald. Tim Bruer, 3310 Leyton Lane, representing the 14th District.
4. [20660](#) Authorizing the Mayor and City Clerk to execute an amendment to the lease with Madeline J. Rice allowing for the City's continued use of space at 204 Cottage Grove Road for the operation of the Pinney Branch Library.
The Plan Commission unanimously recommended approval of this item.
A motion was made by Cnare, seconded by Bowser, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

NEW BUSINESS

5. [20664](#) Authorizing the Mayor and City Clerk to execute a Public Access Management Agreement with Edgewater Hotel Company LLC to govern the use, access, maintenance, operation and management of certain components of the proposed expansion of the Edgewater Hotel

Referral unanimously recommended. As part of the motion to refer, the Commission also recommended the following revisions and requested additional information be included when this item is returned to the Plan Commission:

- That the conditions of pier access be provided;
- That specificity of areas to be closed under section 2 be provided;
- That policies regarding temporary structures be provided including times for setup and take-down;
- That the hours of operation for all events and allowable fees associated with these events be provided;
- That noise provisions be provided; and
- That the hotel operator's rules for the site and the draft public access management agreement with the City be attached.

The above amendment was added to the main motion after being moved by Ald. Kerr, second by Ald. Cnare, and approved unanimously. During discussion, Commission members and staff from Planning and the City Attorney's office discussed the enforceability of the agreement and how the conditional uses for the outdoor eating areas related to enforcement.

A motion was made by Cnare, seconded by Kerr, to Re-refer to the PLAN COMMISSION, due back on 1/10/2011. The motion passed by voice vote/other.

Speaking in support of this item were Amy Supple, Hammes Co., 22 East Mifflin Street and Steve Breitlow, 1602 South Park Street, representing the Building Trades Council.

Speaking in opposition to this item were Fred Mohs, 512 Wisconsin Avenue; Ledell Zellers, 510 North Carroll Street; Gene Devitt, 28 East Gilman Street; Brenda Konkel, 30 North Hancock Street; and Adam Plotkin, 304 North Pinckney Street.

Speaking in neither support nor opposition was Peter Ostlind, 533 West Main Street.

Speaking on this item and requesting referral was Ald. Mike Verveer, 614 West Doty Street, #407, representing District 4. Also speaking on this item was Ald. Bridget Maniaci, representing District 2.

Registered in opposition and not wishing to speak was Joe Hoey, 1318 East Mifflin Street.

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

- 6. [20285](#) Creating Section 28.06(2)(a)3505. 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)3506. 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 Fourth Floor Addition to Existing Office Building to Create One Residential Unit and Additional Office Space: 13th Aldermanic District; 120 East Lakeside Street.

The Plan Commission unanimously recommended approval subject to the comments and conditions contained in the Plan Commission materials.

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

vote/other.

Registered in support and available to answer questions was Brian Munson, 120 East Lakeside Street, representing the Lakeside Condominium Association.

- 7. [20467](#) Creating Section 28.06(2)(a)3507. of the Madison General Ordinances rezoning property from M1 Limited Manufacturing District and W Wetland District to C2 General Commercial District, and creating Section 28.06(2)(a)3508. of the Madison General Ordinances rezoning property from M1 Limited Manufacturing District and W Wetland District to W Wetland District. Proposed Use: Rezoning to Facilitate Future Residential Redevelopment; 3rd Aldermanic District: 4002 Nakoosa Trail.

The Plan Commission unanimously recommended approval subject to the comments and conditions contained in the Plan Commission materials.

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

There were no registrations on this item.

Conditional Use/ Demolition Permits

- 8. [20708](#) Consideration of a conditional use for a payday loan establishment in an existing retail space at 2103 Zeier Road. 17th Ald. Dist.

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

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

There were no registrations on this item.

- 9. [20709](#) Consideration of a conditional use to allow construction of an accessory building on a lakefront lot at 1515 Morrison Street. 6th Ald. Dist.

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

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

Registered in support and available to answer questions were Linda Leighton, 1515 Morrison Street and Steve Larson, 715 Hill Street, #301. Registered in support and not wishing to speak was Bridget Pressentin, 572 Fargo Trail representing Architectural Building Arts.

BUSINESS BY MEMBERS

There was no business by members.

COMMUNICATIONS

There were no communications noted.

SECRETARY'S REPORT

Brad Murphy summarized the upcoming matters.

Discussion Regarding Future Presentation of the Consent Agenda

Members of the Commission requested that paper copies of the "Consent Agenda" continue to be provided.

Upcoming Matters - December 20, 2010

- Zoning text amendment to allow health clubs in the RPSM Research Park Specialized Manufacturing District
- Zoning text amendment to allow distribution of games in the SM Specific Manufacturing district
- 2052 Woods Road - Temp. A to R1 and R2T and Preliminary Plat of Hawks Valley, creating 82 future single-family lots and 3 outlots for public parkland and stormwater management
- 2508-2544 University Avenue & 516-518 Highland Avenue - C2 to PUD-GDP-SIP and Demolition Permit to raze 6 buildings and construct mixed-use building with 130 residential units and approximately 8,600 square feet of retail space
- 3897 Vilas Hope Road - Extraterritorial Certified Survey Map to create 3 lots in the Town of Cottage Grove

Upcoming Matters - January 10, 2011

- 1012 Fish Hatchery Road - PUD-GDP to Amended PUD-GDP to allow future construction of a 63-unit apartment building
- 5428 Lake Mendota Drive - Demolition permit to demolish single-family residence to provide open space for adjacent residence(s)
- 1609 North Stoughton Road - Demolition permit to demolish fire-damaged commercial building with no proposed alternative use

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Olson, seconded by Kerr, to Adjourn at 8:00 pm. The motion passed by voice vote/other.