



City of Madison

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

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Monday, August 3, 2009

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; Eric W. Sundquist; Judy K. Olson;
James C. Boll; Judy Bowser; Michael A. Basford; Michael G. Heifetz; Tim
Gruber and Douglas J. Pearson

Excused: 2 -

Julia S. Kerr and Nan Fey

Boll was chair for the meeting.

Staff present: Jule Stroick, Heather Stouder & Tim Parks, Planning Division; George Dreckmann,
Streets Division, and; Mario Mendoza, Mayor's Office.

MINUTES OF THE July 20, 2009 MEETING

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

SCHEDULE OF MEETINGS

Regular Plan Commission Meetings: August 17 and September 14, 2009
Scheduled Zoning Code Rewrite Working Sessions: September 3 and 23, 2009
Tentative Zoning Code Rewrite Working Sessions: September 10, 2009

ROUTINE BUSINESS

1. [15436](#) Authorizing the Common Council to accept ownership from Leopold Neighborhood Association of two neighborhood entrance signs with landscaping to be located in the Cannonball Bike Path corridor at the West Beltline Highway frontage road and at the Post Road intersections.

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

NEW BUSINESS

2. [12086](#) THIRD SUBSTITUTE - Creating Section 10.185 and amending Section 1.08(3)(a) of the Madison General Ordinances to require recycling of construction and demolition site waste.

The Plan Commission recommended approval of the ordinance to the Solid Waste Advisory Committee with the following revisions:

- That the title of Section (2) be revised to now read "Recycling and Reusing Requirement for Multi-Family Dwellings Constructed with Steel Beams and Concrete and Commercial Buildings."
 - That the title of Section (3) be revised to now read "Recycling and Reusing Requirements for Residential Buildings, Including Multi-Family Buildings of Primarily Wood Construction and Remodeling Projects."
- The motion passed by voice vote/other.

A motion was made by Cnare, seconded by Gruber, to Return to Lead with the Recommendation for Approval to the SOLID WASTE ADVISORY COMMITTEE. The motion passed by voice vote/other.

Speaking in support of the proposed ordinance was George Dreckmann of the City's Streets Division.

Speaking neither in support nor opposition to the proposed ordinance was Kent Disch, Madison Area Builders Association, 5936 Seminole Centre Court.

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.

Neighborhood Plan

3. [15260](#) Adopting the Midvale-Westmorland Neighborhood Plan and recommendations contained therein as a supplement to the City's adopted Comprehensive Plan. Ald. Districts 11 & 20.

The Plan Commission recommended adoption of the neighborhood plan to the Common Council with the recommendations of the Long Range Transportation Planning Commission, Urban Design Commission and Pedestrian/Bicycle/Motor Vehicle Commission. The motion passed by voice vote/other.

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.

Speaking in support of the neighborhood plan were: Jule Stroick, Planning Division; Jon Hoffman, 506 Orchard Drive & Denise Lamb, 4409 Mineral Point Road, both representing the Midvale Heights-Westmoreland Joint Steering Committee.

Registered in support of the neighborhood plan were: Ken Maly, 1705 Legacy Lane, representing the Midvale Heights and Westmoreland neighborhood associations; Judy Skog, 626 Orchard Drive, representing the Midvale Heights-Westmoreland Joint Steering Committee, and; Ald. Chris Schmidt, 4210 Odana Road, representing the 11th District.

Registered in support of the neighborhood plan but not wishing to speak was Dave Brouin, 3918 Paunack Avenue, representing the Westmoreland Neighborhood Association.

Zoning Map Amendments/ Subdivision

4. [15122](#) Creating Section 28.06(2)(a)3441. 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: Construct 2 Residential Buildings with a Total of 88 Apartment Units; 1st Aldermanic District: 8101 & 8119 Mayo Drive.

This matter was referred to the August 17, 2009 meeting at the request of the applicants to allow for a neighborhood meeting. The motion passed by voice vote/other.

A motion was made by Olson, seconded by Cnare, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION, due back on 8/17/2009. The motion passed by voice vote/other.

- 5. [15123](#) Creating Section 28.06(2)(a)3442. of the Madison General Ordinances rezoning property from A Agriculture District to RPSM Research Park - Specialized Manufacturing District. Proposed Use: 9 Retail/Office Lots & 1 Outlot, Building Demolition & Site Master Plan; 9th Aldermanic District: 9414 Silicon Prairie Parkway.

The Plan Commission recommended referral of the proposed zoning text amendment at the request of the applicant. The motion passed by voice vote/other.

A motion was made by Sundquist, seconded by Bowser, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION. The motion passed by voice vote/other.

- 6. [15499](#) Approving the preliminary and final plats of Silicon Prairie Community Plat located at 9414 Silicon Prairie Parkway. 9th Ald. Dist.

This matter was referred at the request of the applicant.

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

There were no registrants on Items #5 & 6. The applicant verbally requested referral of both items in a meeting with staff earlier in the day.

Conditional Use/ Demolition Permits

- 7. [15500](#) Consideration of a conditional use to allow construction of a truck terminal and waste transfer station at 4002-4058 Kipp Street. 16th Ald. Dist.

This matter was referred to the August 17, 2009 meeting at the request of the applicants to allow for a neighborhood meeting. The motion passed by voice vote/other.

A motion was made by Cnare, seconded by Olson, to Rerefer to the PLAN COMMISSION, due back on 8/17/2009. The motion passed by voice vote/other.

Land Divisions

- 8. [15501](#) Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating three lots at 5756 Portage 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.

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

Registered in support of the proposed land division was the applicant, Mark Orvick, 5756 Portage Road.

- 9. [15502](#) Approving a Certified Survey Map of the Mark Tyler Wood property located at 1421 MacArthur Road. 17th Ald. Dist.

The Plan Commission granted approval of the proposed land division subject to the comments and conditions contained in the Plan Commission materials.

A motion was made by Heifetz, seconded by Olson, 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 proposed land division was the applicant, Reed Peterson, 4174 Cherokee Drive.

Planned Unit Development Alteration

10. [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.

The Plan Commission referred this matter to the August 17, 2009 meeting at the request of staff to allow the Planning Division to confer with the Building Inspection Division about any concerns regarding a longer referral Building Inspection might have related to public safety or their existing code enforcement case against the applicant for the subject property.

The motion to refer to August 17 replaced an earlier motion by Olson, seconded by Ald. Schumacher, to refer this matter until March 1, 2010, which was made a substitute for a motion by Heifetz, seconded by Basford, to approve the proposed alteration in its entirety, including the ability to issue permits for the already completed renovation work for the 119 N. Butler Street building and for that building to be moved to 520-524 E. Johnson Street without the developer providing the proof of financing required by the existing condition of approval.

A motion was made by Olson, seconded by Gruber, to Rerefer to the PLAN COMMISSION, due back on 8/17/2009. The motion passed by voice vote/other.

Speaking in support of the proposed alteration were James McFadden, 1 Langdon Street and Buck Sweeney, Axley Brynelson, 2 E. Mifflin Street, Suite 200, both representing the applicant, Cliff Fisher, 107 N. Hancock Street, who was registered in support and wishing to speak but absent when the matter was called.

BUSINESS BY MEMBERS

Ald. Schumacher noted that he would not be present for the August 17, 2009 meeting.

COMMUNICATIONS

None

SECRETARY'S REPORT

Tim Parks summarized the upcoming Plan Commission items and provided members with an update on the room assignments for the Zoning Code Rewrite working sessions scheduled for September and October. The room assignments are as follows:

- September 3: Room LL-110, Madison Municipal Building
- September 10: Room 300, Madison Municipal Building
- September 23: Room 108 (Parks Conf. Room), City-County Building
- October 8: Room 300, Madison Municipal Building
- October 22: Room 300, Madison Municipal Building
- October 29: Room LL-110, Madison Municipal Building

The Commission requested that all of the meetings begin at 5:30 p.m. Staff noted that the dates, times and locations of the meetings would be listed on future Plan Commission agendas.

Members of the Commission also asked staff to clarify when the dates listed as tentative would be confirmed. Staff indicated that it would work with the chair to confirm those dates.

Upcoming Matters - August 17, 2009

Update on the June 1, 2009 referral of zoning map amendments at 430 South Thornton Avenue et al and 1148 Jenifer Street for 60 days: The Plan Commission requested that the 60-day referral continue until such time as the applicant has met the conditions of the referral, which included the submittal of a solar study for the project and a meeting with the neighborhood to discuss the most current version of the plans.

Other August 17, 2009 items scheduled to be considered:

- Northeast Neighborhoods Development Plan
- 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
- 3023 CTH BB - ETJ CSM to create 2 lots in the Town of Cottage Grove
- 1302 Wheeler Road - Temp A to C & Certified Survey Map to provide City zoning for addition to Cherokee Marsh Conservation Park
- 2039 Winnebago Street - Conditional use to convert a commercial building to include a total of 7 apartments and 1 commercial space
- 7017 Mineral Point Road - Conditional use to construct a 6,000 sq. ft multi-tenant retail building at West Towne Mall
- 1300 Linden Drive - Demolish two buildings to allow an addition to UW School of Human Ecology
- 1202 Gilbert Road - Demolish a single-family residence and construct a new residence
- 312 North Hamilton Street - Demolish a multi-family residence to create open space for adjacent residential building

Upcoming Matters - September 14, 2009

- Royster-Clark Special Area Plan
- Northport-Warner-Sherman Neighborhood Plan
- 1 Hawks Landing Circle - Amended PUD-GDP-SIP to construct 30-unit apartment building instead of office building previously approved
- 5801 Gemini Drive - Amended PUD-GDP-SIP to construct 66-unit senior housing/ RCAC instead of 33 market-rate apartments previously approved
- 452 State Street/ 229 West Gilman Street - Conditional use to construct visitors center/ restroom building in Lisa Link Peace Park

ANNOUNCEMENTS

None

ADJOURNMENT

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