



City of Madison

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

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Monday, July 23, 2012

5:30 PM

215 Martin Luther King, Jr. Blvd.
Room 260 (Madison Municipal Building)

CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:30 p.m.

Present: 9 -

Steve King; Marsha A. Rummel; Nan Fey; Anna Andrzejewski; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell; Melissa M. Berger and Tonya L. Hamilton-Nisbet

Excused: 3 -

Chris Schmidt; Eric W. Sundquist and John L. Finnemore

Fey was chair for the meeting.

Staff Present: Brad Murphy and Kevin Firchow, Planning Division.

PUBLIC COMMENT

Ald. Bridget Maniaci, District 2, addressed the Plan Commission regarding a conditional use approved by the Plan Commission on June 4, 2012 on 3030 Darbo Drive for the Salvation Army. She was informed and was raising concerns that conditions by the Plan Commission had incurred significant new design costs.

DISCLOSURES AND RECUSALS

Brad Cantrell disclosed that he resides in the 500 block of W. Main Street, within close proximity to the subject properties that will be considered under agenda items 3 and 4. Melissa Berger indicated she lives and owns income property within one block of the subject properties that will be considered under agenda items 1 and 2. Both indicated that these factors would not impact their ability to evaluate the proposals.

MINUTES OF THE JULY 9, 2012 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: Monday, August 6, Monday, August 20, and Wednesday, September 12, 2012

Special Meetings and Working Sessions on Zoning Code: Thursday, August 30, Thursday, September 6, and Thursday, September 27, 2012.

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 & Related Requests

1. [26848](#) Creating Section 28.06(2)(a)3621. of the Madison General Ordinances rezoning property from R4 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3622. 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: Construction of 2 new two-family residences; 1201-1211 Mound Street; 13th Aldermanic District.
The Plan Commission recommended approval of the proposed Planned Unit Development subject to the comments and conditions contained within the Plan Commission materials and the following conditions:

-The revised site plan presented by the applicant at the meeting, which moved Building 4 to the north and included nine (9) parking stalls along the alley, was recommended for approval;

-That Building 4 be moved closer to South Charter Street; and

-That the landscape plan be revised to include additional parking lot landscaping along Charter Street.

The motion passed by voice vote/ other.

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

2. [27079](#) Approving a Certified Survey Map of property owned by 1200 Mound Street, LLC located at 1201-1211 Mound Street; 13th Ald. Dist.
The Plan Commission recommended approval of the Certified Survey Map subject to the comments and conditions contained within the Plan Commission materials, final agency comments on the survey, and upon the final approval and recording of the Planned Unit Development zoning district for this property (ID 26848).

A motion was made by Rewey, seconded by Heifetz, 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.

The following were registered on items 1 & 2:

Speaking in support of the project was J. Randy Bruce, Knothe & Bruce Architects, 7601 University Avenue, Middleton, representing the applicant, Mike Fisher, 1200 Mound Street LLC, 3515 Blackhawk Drive, who was registered in support and available to answer questions.

3. [26851](#) Creating Section 28.06(2)(a)3616. 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)3617. 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: Construction of a 58-unit apartment building.

4th Aldermanic District; 541-553 W. Doty Street and 211 S. Bedford Street.

The Plan Commission recommended approval subject to the comments and conditions contained within the Plan Commission materials and the following conditions:

-That the applicant consult with City Forestry regarding whether the existing walnut tree near the southeast corner of the site could be retained.

-That condition 2 in the July 23, 2012 report to the Plan Commission be clarified to state: That if the Traffic Engineer and Zoning Administrator determine that the project needs additional moped parking, they shall have the ability to require the conversion of other parking to provide additional moped parking. This provision shall be included in the zoning text.

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 - PUBLIC HEARING. The motion passed by voice vote/other.

4. [27081](#) Consideration of a demolition permit to allow 5 residences and 1 commercial building to be demolished as part of a Planned Unit Development rezoning at 541-553 W. Doty Street & 211 S. Bedford Street; 4th Ald. Dist.

The Plan Commission found that the standards were met and approved the demolition request, subject to the comments and conditions contained within the Plan Commission materials and the following conditions:

-That the applicant consult with City Forestry regarding whether the existing walnut tree near the southeast corner of the site could be retained.

-That condition 2 in the July 23, 2012 report to the Plan Commission be clarified to state: That if the Traffic Engineer and Zoning Administrator determine that the project needs additional moped parking, they shall have the ability to require the conversion of other parking to provide additional moped parking. This provision shall be included in the zoning text.

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

The following were registered on items 3 & 4:

Speaking in support of the project were John W. Sutton, Sutton Architecture, 104 King Street, representing the applicant, and Ald. Mike Verveer, 614 W. Doty Street, #407, representing District 4.

Speaking in neither support nor opposition was Rosemary Lee, 111 W. Wilson Street.

Registered in support and available to answer questions was Douglas Kozel, 621 Williamson Street, representing the applicant.

5. [26854](#) Creating Section 28.06(2)(a)3620. of the Madison General Ordinances rezoning property from Temp A Agriculture District to C2 General Commercial District.
Proposed Use: Construct accessory off-site parking lot for Ho-Chunk Gaming Madison. 16th Aldermanic District; 3822-3902 Evan Acres Road.
The Plan Commission found that the standards were met and recommended approval subject to the comments and conditions contained within the Plan Commission materials. The motion passed by voice vote/ other.
- A motion was made by Rewey, seconded by Heifetz, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.**
6. [27083](#) Consideration of a conditional use for an accessory off-site parking lot at 3822-3902 Evan Acres Road to serve Ho-Chunk Gaming Madison; 16th Ald. Dist.
The Plan Commission found that the standards were met and approved the conditional use request subject to the comments and conditions contained within the Plan Commission materials.
- A motion was made by Rewey, seconded by Heifetz, to Approve. The motion passed by voice vote/other.**
- There were no registrations on this items 5 & 6.*

Conditional Use/ Demolition Permits

7. [25178](#) Consideration of a revised demolition permit to allow 3 buildings located at 117-119, 121-123 and 127-129 State Street to be demolished, and approval of a revised conditional use application for new construction of a building or addition to an existing building, or major alteration to the exterior face of a building in the C4 Central Commercial District to allow construction of a new retail/ office building that includes restoration of three buildings located at 125 State Street and 120 and 122-124 W. Mifflin Street; 4th Ald. Dist.
The Plan Commission found the standards were met and approved the demolition and conditional use requests unanimously, subject to the comments and conditions contained within the Plan Commission materials.
- A motion was made by Cantrell, seconded by Rewey, to Approve. The motion passed by voice vote/other.**
- Speaking in support of the project were George Austin, 2316 Chamberlain Avenue, representing the applicants, the Block 100 Foundation, Inc., and Ald. Mike Verveer, 614 W. Doty Street, #407, representing District 4.*
- Registered in support and available to answer questions was Doug Hursh, Potter Lawson, Inc., 15 Ellis Potter Court, representing the Block 100 Foundation.*
8. [25219](#) Consideration of a major alteration to an approved conditional use to allow 8 units in an existing 40-unit senior apartment building at 2801 Dryden Drive to be converted to non-age-restricted units; 12th Ald. Dist.

Referred to the August 20, 2012 meeting at the request of the applicant.

A motion was made by Cantrell, seconded by Rummel, to Re-refer to the PLAN COMMISSION and should be returned by August 20, 2012. The motion passed by voice vote/other.

There were no registrations on this item.

9. [27084](#)

Consideration of a demolition permit to allow a vacant restaurant to be demolished with no proposed alternative use at 3077 East Washington Avenue; 6th Ald. Dist.

The Plan Commission found the standards were met and approved this request subject to the comments and conditions contained within the Plan Commission materials.

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

There were no registrations on this item.

10. [27085](#)

Consideration of a conditional use to allow construction of a 99,995 square-foot retail building and creation of a planned commercial site at 2101-2115 East Springs Drive; 17th Ald. Dist.

The Plan Commission found the standards were met and approved this request subject to the comments and conditions contained within the Plan Commission materials.

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

Registered in support and available to answer questions were Alan Theobald, 901 Deming Way; Gary Steinhafel, W231 N 1013 County F, Waukesha, and; Juliette Wegner W231 N1013 County F, Waukesha, all representing the applicant, Steinhafel's.

BUSINESS BY MEMBERS

Brad Cantrell questioned staff on how the revised landscape plan for 204 W. Main Street, including new walkways, revised plantings, and the removal of trees was approved. Brad Murphy summarized the approval process, noting this was a permitted use. Ald. King questioned whether there were penalties that could be applied for the applicant removing trees that were required to remain. Mr. Murphy indicated he would follow up with the Zoning Administrator.

In response to the comments raised by Ald. Maniaci under Public Comments, the Plan Commission requested that staff provide an update at a future meeting on the status of the proposal for 303 Darbo Drive. This update should include an update from the applicant on the design costs incurred and construction costs anticipated for the design changes required by the Commission at its June 4 meeting.

COMMUNICATIONS

There were no communications.

SECRETARY'S REPORT

Brad Murphy summarized the upcoming matters and noted that a revised land use application form has been drafted will be used for future Plan Commission submittals, requiring additional larger plan sets for use by the Plan Commission.

- Upcoming Matters - August 6, 2012

- 3863 Clover Lane - Continuing jurisdiction review by the Plan Commission of an approved conditional use for an automobile upholstery business (referred by the Plan Commission to this meeting on August 8, 2011)*
- 502 S. Park Street & 917-925 Drake Street - Demolition Permit and R3 & C2 to PUD-GDP-SIP - Demolish auto body shop and three residences to allow construction of mixed-use building containing 4,300 square feet of first floor commercial space and 62 apartments*
- 1108 Moorland Road - Conditional Use Alteration-Planned Residential Development - Renovate existing apartment complex, construct new clubhouse and multi-space garages*
- 1445 Regent Street - Conditional Use - Establish non-accessory event area (beer garden) for events at Camp Randall Stadium*
- 911 Midland Street - Demolition Permit - Demolish single-family residence with no proposed alternative use*

- Upcoming Matters - August 20, 2012

- Public hearing on Section 28E of the new Zoning Code - Downtown and Urban Districts*
- 201-205 S. Mills Street - Demolition Permit & Amended PUD-SIP - Demolish 2 residences to allow construction of daycare facility for Meriter Hospital*
- 1321-1331 Everett Street - Demolition Permit and C3 to M1 - Demolish single-family residence to allow construction of mini-storage warehouses*
- 5692-5696 Monona Drive (Tentative) - Conditional Use - Accessory parking lot in R4 zoning to serve restaurant in C1 zoning on same lot and approval of an outdoor eating area*

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Heifetz, seconded by King, to Adjourn at 7:10 pm. The motion passed by voice vote/other.