



City of Madison

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

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Monday, June 6, 2011

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 6:40 p.m.

Present: 8 -

Steve King; Marsha A. Rummel; Chris Schmidt; Nan Fey; Eric W. Sundquist; Judy K. Olson; Michael G. Heifetz and Anna Andrzejewski

Excused: 1 -

Michael A. Basford

Fey was chair for this meeting.

Gruber arrived during consideration of item #1.

Staff present: Steve Cover, Secretary; Brad Murphy, Michael Waidelich, Heather Stouder & Tim Parks, Planning Division; Matt Tucker, Zoning Administrator.

PUBLIC COMMENT

There were no registrants for public comment.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals under this item.

MINUTES OF THE May 16, 2011 MEETING

Gruber noted that he was not in attendance at the last meeting. The minutes will be changed accordingly.

A motion was made by Olson, seconded by Ald. Rummel, to Approve the Minutes. The motion passed by voice vote/other.

SCHEDULE OF MEETINGS

Regular Meetings: June 20 and July 11, 25, 2011

Fey also noted that the Zoning Code Re-Write Advisory Committee will be meeting June 22, 2011 at 5:30 p.m. at the Senior Center.

NEW BUSINESS

1. [22456](#) Accepting the East Wilson Street/Schley Pass/Dewey Court Neighborhood Conservation Study Report dated April 20, 2011
The Plan Commission recommended that this report be accepted.

A motion was made by Ald. Rummel, seconded by Ald. King, to RECOMMEND TO COUNCIL TO ADOPT WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER - ACCEPT THE REPORT. The motion passed by voice

vote/other.

ROUTINE BUSINESS

2. [22385](#) Authorizing the Common Council to accept ownership from Capital City Chapter of Muskies Inc. and the Dane County Environmental Council of an interpretive sign to be located in Vilas Park adjacent to the Wingra Dam, along North Wingra Drive.

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

3. [22454](#) Accepting a Public Sanitary Sewer Easement from JDM Properties LLC across property located at 640 North Henry St.

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

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 Text Amendments

4. [22452](#) Amending Secs. 28.08(2)(f)3., 28.08(3)(g)3., and 28.08(4)(f)3. of the Madison General Ordinances to change the rear yard requirement in the R1, R2, and R3 Districts.

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

There were no registrants on this matter.

Conditional Use/ Demolition Permits

5. [22648](#) Consideration of a demolition permit to allow an existing restaurant to be razed and a multi-tenant retail building to be constructed at 515 South Gammon Road. 19th 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 Heifetz, seconded by Olson, to Approve. The motion passed by voice vote/other.

Registered in support of the project and available to answer questions was the applicant, Steve Harms, Tri-North Builders, 2625 Research Park Boulevard.

6. [22649](#) Consideration of a demolition permit and a major alteration to an existing conditional use to allow a fire-damaged water tower to be razed and a new water tower to be constructed at 2829 Prairie Road. 7th 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 Olson, seconded by Andrzejewski, to Approve. The motion passed by voice vote/other.

Registered in support of the project and available to answer questions was the applicant, Dennis Cawley, Madison Water Utility, 119 E. Olin Avenue.

7. [22650](#) Consideration of a conditional use to allow automobile sales as part of an auto repair business in M1 Limited Manufacturing District zoning at 2310 Pennsylvania Avenue. 12th 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 Ald. Rummel, seconded by Olson, to Approve. The motion passed by voice vote/other.

There were no registrants on this matter.

8. [22651](#) Reconsideration of a conditional use and demolition permit to allow an existing gas station/convenience store to be demolished and a new gas station convenience store to be constructed at 4624 Monona Drive. 15th Ald. Dist. across from Monona Golf Course

On a motion by Sundquist, seconded by Gruber, the Plan Commission reconsidered its May 2, 2011 action on the demolition permit and conditional use. The motion passed by voice vote/ other.

Following the reconsideration, the Plan Commission found that the standards were met and granted approval subject to the revised application materials and the comments and conditions contained in the Plan Commission materials.

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

Registered in support of the project and available to answer questions was Brad Koning, Shulfer Architects, 1918 Parmenter Street, Middleton, representing the applicant, Stop-N-Go of Madison, 2734 Fish Hatchery Road, Fitchburg.

9. [20590](#) Continuing jurisdiction review by the Plan Commission of an approved conditional use for an automobile upholstery business at 3863 Clover Lane. 15th Ald. Dist.

The Plan Commission referred this matter to its July 11, 2011 meeting at the request of the Zoning Administrator, who requested additional time to work with the property owner to resolve the complaints against this property.

A motion was made by Olson, seconded by Sundquist, to Refer. Sent to the PLAN COMMISSION. Due back on July 11, 2011. The motion passed by voice vote/other.

There were no registrants on this matter.

Zoning Map Amendments

10. [22172](#) Creating Section 28.06(2)(a)3533. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3534. of the Madison General Ordinances rezoning property from Amended PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development (Specific Implementation Plan) District. Proposed Use: Amend Attic Angels Prairie Point GDP to increase density of 2 multi-family lots along Elderberry Road and approve SIP for 13 townhouse units in 3 buildings. 9th Aldermanic District; 401 North Pleasant View Road.

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

A motion was made by Ald. Schmidt, seconded by Ald. King, 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 Randy Bruce, Knothe Bruce Architects, LLC, 7601 University Avenue, Suite 201, Middleton, representing the applicant, Attic Angels-Prairie Point, Inc.

11. [22175](#) Creating Section 28.06(2)(a)3535. of the Madison General Ordinances rezoning property from C3 Highway Commercial District to C1 Limited Commercial District. Proposed Use: Plan Commission-Sponsored Down-Zoning to Reflect Adopted Plan Recommendations; 12th Aldermanic District: 2146 & 2202 East Johnson Street.

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

There were no registrants on this matter.

12. [21604](#) Creating Section 28.06(2)(a)3523 of the Madison General Ordinances rezoning property from C Conservancy District to M1 Limited Manufacturing District. Proposed Use: Construct State of Wisconsin Joint Preservation Facility; 18th Aldermanic District; 402 Troy Drive.

The Plan Commission recommended re-referral of this matter to its June 20, 2011 meeting at the request of the applicant.

A motion was made by Olson, seconded by Sundquist, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING. Sent to the PLAN COMMISSION. Due back on June 20, 2011. The motion passed by voice vote/other.

Registered in support of the referral and available to answer questions was Ald. Anita Weier, 22 Golf Course Road, representing the 18th District.

Planned Unit Development Alteration

13. [22653](#) Consideration of an alteration to an approved Planned Unit Development - Specific Implementation Plan to allow construction of a previously approved

45-unit condominium building as a 24-unit apartment building and separate 21-unit condominium building at 2607 Monroe Street and 2628 Arbor Drive. 10th Ald. Dist.

The Plan Commission placed this matter on file without prejudice. It will be replaced by a revised request for a major alteration to the approved PUD-GDP-SIP, which will be considered by the Plan Commission at its June 20, 2011 hearing.

A motion was made by Olson, seconded by Ald. Rummel, to Place on File Without Prejudice. The motion passed by voice vote/other.

There were no registrants on this matter.

Miscellaneous Items to be Placed on File

14. [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 that this matter be placed on file without prejudice at the request of the City Attorney's Office. In the event the subject project proceeds in the future, a new zoning map amendment ordinance will be introduced.

A motion was made by Olson, seconded by Gruber, to RECOMMEND TO COUNCIL TO PLACE ON FILE - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.

15. [15499](#) Approving the preliminary and final plats of Silicon Prairie Community Plat located at 9414 Silicon Prairie Parkway. 9th Ald. Dist.

The Plan Commission recommended that this matter be placed on file without prejudice at the request of the City Attorney's Office. In the event the subject project proceeds in the future, a new plat resolution will be introduced.

A motion was made by Olson, seconded by Andrzejewski, to RECOMMEND TO COUNCIL TO PLACE ON FILE - REPORT OF OFFICER. The motion passed by voice vote/other.

BUSINESS BY MEMBERS

There was no business by members.

COMMUNICATIONS

There were no communications.

SECRETARY'S REPORT

Brad Murphy summarized the upcoming Plan Commission matters.

Brad Murphy and Steve Cover offered comments on the recently concluded Congress for the New Urbanism 19 conference held in Madison.

Steve Cover provided a brief update on the results of the design competition for the City-owned Union Corners property that was held in conjunction with the CNU conference.

Upcoming Matters - June 20, 2011

- 2607 Monroe Street & 2628 Arbor Drive - PUD-SIP to Amended PUD-GDP-SIP to construct previously approved 45-unit condominium building as a 24-unit apartment building and separate 21-unit condominium building
- 1001 University Avenue - R6 to PUD-GDP-SIP & Demolition permit to relocate a portion of existing church/student center elsewhere on the same parcel and demolish remainder to allow construction of a 90-unit apartment building
- 4716 Verona Road - PUD-SIP to Amended PUD-GDP-SIP to convert vacant grocery store into a storage/warehousing and truck rental facility
- 7122 Timberwood Drive - Conditional use to establish a home occupation with mechanical equipment for a salon
- 2705 East Washington Avenue - Conditional use to construct a McDonald's restaurant with drive-up service window
- 2528 Waunona Way - Conditional use to demolish single-family residence and construct new residence on a lakefront lot
- 1 South Pinckney Street - Conditional use to establish an outdoor eating area for a restaurant
- 222 West Washington Avenue - Conditional use to establish an outdoor eating area for a restaurant
- 729 East Gorham Street - Conditional use to convert building containing lodging house and efficiency apartment into 3-unit apartment building
- 1702 Hoffman Street - Conditional use alteration to construct Protective Services Education Center at Madison College
- 1347 Fish Hatchery Road - Conditional use alteration to consider 3-year time extension for St. Mary's Hospital off-site temporary parking lot
- 1574 West Broadway - Conditional use to construct drive-up service window for bank in existing multi-tenant retail building
- 2639 East Springs Drive - Conditional use to allow outdoor recreation area for a once-weekly motorcycle night event at an existing restaurant

Upcoming Matters - July 11, 2011

- 117 North Charter Street & 115 North Mills Street - Charter Street Heating Plant - Amended PUD-GDP-SIP to modify plans for renovation and expansion of plant west of N. Mills Street and to allow a parking lot to be constructed east of Mills on the site of a future biomass storage/handling facility

ANNOUNCEMENTS

Ald. Rummel inquired about Plan Commission appointments to other boards and commissions. Brad Murphy and Nan Fey responded that it would be best for the Plan Commission to wait on these appointments until the Mayor's Office has offered and the Common Council has approved the outstanding appointments to the Commission.

Tim Gruber noted that he has requested not to be re-appointed to the Plan Commission and that tonight was his last meeting as a member of the Commission. Nan Fey and Judy Olson thanked Gruber for his service to the Commission.

Olson asked that other members of the Commission save their materials for the 402 Troy Drive rezoning for reuse at the June 20, 2011 hearing on that matter. Murphy indicated that staff would only provide the Commission with new materials received subsequent to this packet.

Fey noted that the Mayor has asked her to serve as the Mayor's designee to the Commission but that she was not aware of who else would be appointed to the body.

ADJOURNMENT

A motion was made by Olson, seconded by Gruber, to Adjourn at 6:40 p.m. The motion passed by voice vote/other.