



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Approved PLAN COMMISSION

This meeting can be viewed LIVE on Madison City Channel, cable channel 98, digital channel 994, or at www.madisoncitychannel.tv.

Monday, July 9, 2012

5:30 PM

215 Martin Luther King, Jr. Blvd.
Room 300 (Madison Municipal Building)

CALL TO ORDER/ROLL CALL

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

Present: 10 -

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

Excused: 2 -

Nan Fey and John L. Finnemore

Cantrell was chair for this meeting. Ald. Schmidt left at 6:40 p.m. during consideration of item #11.

Staff present: Steve Cover, Secretary; Bill Fruhling, Rick Roll & Tim Parks, Planning Division, and; Brynn Bemis, City Engineering Division.

PUBLIC COMMENT

There were no registrants for public comment.

DISCLOSURES AND RECUSALS

Ald. King, Ald. Schmidt, Hamilton-Nisbet and Sundquist all disclosed that they were members of UW Credit Union, but none of those members indicated that their membership would affect their consideration of item #11.

MINUTES OF THE JUNE 11, 2012 DOWNTOWN PLAN WORKING SESSION

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

MINUTES OF THE JUNE 18, 2012 REGULAR MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: July 23, and August 6, 20, 2012; All three meetings will be held in Room 260, Madison Municipal Building

Special Meetings and Working Sessions on Zoning Code: (Tentative Dates): August 13 (Room 260, Madison Municipal Building); August 14 (Room LL-110 Municipal Building); and August 30, 2012 (Room 300 Madison Municipal Building).

Additionally, the Plan Commission discussed a scheduling conflict between its September 17, 2012 regular meeting and Rosh Hashanah. Staff indicated that it would poll members to see if that meeting could be rescheduled to another non-Monday in mid-September. Staff indicated that it would also poll the Commission for potential dates for working sessions for the new Zoning Code and map.

ROUTINE BUSINESS

1. [26822](#) Authorizing the execution of an Underground Gas Line Easement to Madison Gas and Electric Company across a portion of Brittingham Park, located at 622 North Shore Drive.
A motion was made by Rewey, seconded by Schmidt, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.

2. [26875](#) Authorizing an Amendment to an Encroachment Agreement that accepted ownership from the Carpenter-Ridgeway Neighborhood Association of two "Little Libraries" located within the Lexington Avenue right-of-way and the Starkweather Creek bike path corridor, as well as a neighborhood entrance sign located within the Burke Avenue right of way.
A motion was made by Hamilton-Nisbet, seconded by Sundquist, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

NEW BUSINESS

3. [26981](#) Plan Commission communication to the Landmarks Commission regarding the proposed designation of residences at 627 and 633 E. Gorham Street as local landmarks.
Andrzejewski encouraged the Plan Commission to recommend that the Landmarks Commission consider designating these buildings as landmarks. However, she felt that the Landmarks Commission needed to make a very strong case for why these buildings are the best or most representative examples of common building types architecturally in order to for them to be worthy of landmark status.

Ald. Rummel asked Andrzejewski when "common" vernacular buildings become rare or unique. Andrzejewski responded that it was necessary to single out the best examples, especially in a neighborhood context: how common are the subject buildings in the Fourth Lake Ridge National Historic District, not just the City as a whole. You cannot preserve all of these buildings; the goal should be to preserve the ones that best convey their history and have the most integrity. Andrzejewski suggested that a Citywide inventory would help with making decisions like this one.

Rewey was impressed with the condition of both houses but noted that he felt that some of the exterior details (the brackets were noted) were less impressive than other similar buildings.

Heifetz asked Planning staff what the role of the Plan Commission was in the designation of a landmark. Tim Parks responded that there was no formal action that the Plan Commission was required to take. Instead, individual members of the Commission have used the opportunity on past requests to comment on the merit of the nominations. The Landmarks Commission is the body that does the most work on the question of whether a property should be designated a local landmark.

Heifetz questioned if the process was "done" at this point. Parks responded that the process was not done, and that the Landmarks Commission was merely asking the Plan Commission among a host of other City agencies for comments to determine if the designation of these buildings would cause a concern for any of those agencies. Ald. Maniaci provided some additional insight into the reasons for the designation requests by the applicants, who own both properties. She also stated that the Landmarks Commission would not be a "rubber stamp" for these requests, and that she felt they would consider the requests on their merits.

Heifetz further stated concerns about the landmark designation process in light of an article in the Wisconsin State Journal the previous day.

Cantrell asked staff what impact the designation of these buildings as landmarks would have on adjoining properties. Ald. Maniaci responded that the Landmarks Commission would have an advisory role to the Plan Commission and Urban Design Commission regarding the size or visual intrusiveness of an adjacent development on the landmark(s).

Parks recommended that the Plan Commission focus on the land use recommendations pertinent to the subject sites in the Tenney-Lapham Neighborhood Plan and Comprehensive Plan.

Ald. Rummel stated based on Parks's comments that the designations would uphold various recommendations in the neighborhood and Comprehensive plans and moved that the Plan Commission recommend that the Landmarks Commission consider these applications. Sundquist second the motion.

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

Speaking in support of the requests but not registered was Ald. Bridget Maniaci, 916 E. Gorham St. #F, representing the 2nd Ald. Dist.

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

4. [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 a future meeting. The referral motion

passed by voice vote/other.

Rewey withdrew an earlier motion, seconded by Ald. Rummel, to recommend that the zoning map amendment and preliminary plat be placed on file.

A motion was made by Rewey, seconded by Rummel, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION. The motion passed by voice vote/other.

5. [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 a future meeting. The referral motion passed by voice vote/other.

Rewey withdrew an earlier motion, seconded by Ald. Rummel, to recommend that the preliminary plat and zoning map amendment be placed on file.

A motion was made by Rewey, seconded by Rummel, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.

6. [26486](#)

Creating Section 28.06(2)(a)3615 of the Madison General Ordinances rezoning property from C3 Highway Commercial District to M1 Limited Manufacturing District. Proposed Use: Construction of mini-storage warehouses; 12th Aldermanic District; 1321-1331 Everett Street.

The Plan Commission recommended re-referral of this zoning map amendment to August 20, 2012 pending a recommendation by the Urban Design Commission. The motion passed by voice vote/ other.

A motion was made by Sundquist, seconded by Schmidt, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by August 20, 2012. The motion passed by voice vote/other.

7. [26487](#)

Creating Section 28.06(2)(a)3613. 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)3614. 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 51-unit apartment building; 7th Aldermanic District; 6717-6733 Fairhaven Road.

The Plan Commission recommended re-referral of this zoning map amendment pending a recommendation by the Urban Design Commission; no future meeting date was specified. The motion passed by voice vote/ other.

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

There were no registrants on any of the zoning map amendments or the subdivision.

Zoning Text Amendments

8. [26628](#) Amending Section 28.07(6)(e) of the Madison General Ordinances to allow additional bulk requirements in the Downtown Design Zones.
The Plan Commission recommended approval of this zoning text amendment by voice vote/ other.
A motion was made by Rewey, seconded by King, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.
There were no registrants on this item.
9. [26657](#) Creating Subchapter 28E, Downtown and Urban Districts of Chapter 28 of the Madison General Ordinances to update the City's ordinances pertaining to zoning and planning.
The Plan Commission recommended re-referral of this zoning text amendment to August 20, 2012 by voice vote/ other.
A motion was made by Rummel, seconded by Schmidt, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by August 20, 2012. The motion passed by voice vote/other.
There were no registrants on this item.

Conditional Use/ Demolition Permits

10. [26930](#) Consideration of a demolition permit and conditional use to allow an existing single-family residence to be demolished and new residence to be constructed on a lakefront lot at 5430 Lake Mendota Drive; 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 King, to Approve. The motion passed by voice vote/other.
Speaking in support of the project was Scott Poulsen, 4860 Pine Spring Road, DeForest, representing the applicants, Mike & Mary Schlageter, 3286 Fernglade Road, Verona, who were registered in support and available to answer questions.
Also registered in support and available to answer questions was John Wiencek, 5426 Lake Mendota Drive.
11. [26932](#) Consideration of a demolition permit and conditional use to allow a vacant commercial building to be demolished and a new credit union with drive-up service windows to be constructed at 1422 Northport Drive; 18th 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 and the following conditions:
- That bicycles be allowed to use the drive-up service lanes;
 - That one of the parking spaces in the front parking area adjacent to Northport Drive be converted into a landscaped island with a tree;

- That the applicant relocate the bike parking closer to the building entrance.

The condition regarding the landscaped island was proposed as a friendly amendment to the main motion. Heifetz requested separation of this condition, which was approved 5-2 and made part of the main motion on the following vote: AYE: Ald. King, Ald. Rummel, Hamilton-Nisbet, Rewey, Sundquist; NAY: Andrzejewski, Heifetz; NON-VOTING: Berger, Cantrell; EXCUSED: Fey, Ald. Schmidt, Finnemore.

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

Speaking in support of the project were: Brad McClain, UW Credit Union, 3500 University Avenue, Shorewood Hills, the applicant; Dave Ewanowski, 621 Williamson Street, representing UW Credit Union; Sue Gleason, 4202 Esch Lane, representing the Northside Planning Council; Char Tortorice, 1520 Drewry Lane, and; Ald. Anita Weier, 22 Golf Course Road, representing the 18th District.

Registered in support of the project but not wishing to speak were: Lesleigh Luttrell, 1906 Knopf Avenue; Matt Deadman, 1129 Harvey Road, and; Stef & Joshua Morrill, 3626 Alpine Road.

12. [26933](#) Consideration of a demolition permit to allow former automobile dealership buildings at 802-854 E. Washington Avenue to be demolished to facilitate redevelopment by others; 2nd 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 Schmidt, seconded by Rewey, to Approve. The motion passed by voice vote/other.**
13. [26934](#) Consideration of a demolition permit to allow former automobile dealership buildings at 801-819 E. Washington Avenue to be demolished to facilitate redevelopment by others; 6th 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 Schmidt, seconded by Sundquist, to Approve. The motion passed by voice vote/other.**
- There were no registrants on items 12 & 13.

BUSINESS BY MEMBERS

There was no business by members.

COMMUNICATIONS

There were no communications.

SECRETARY'S REPORT

Tim Parks noted the upcoming Plan Commission matters.

- Upcoming Matters - July 23, 2012

- 1201-1211 Mound Street - R4 to PUD-GDP-SIP and Certified Survey Map - Subdivide 2 properties each containing a two-family residence into 4 lots to allow construction of 2 new two-family residences
- 541-553 W. Doty Street & 211 S. Bedford Street - Demolition Permit and R6 to PUD-GDP-SIP - Demolish 5 residences and 1 commercial building to allow construction of a 58-unit apartment building
- 3822-3902 Evan Acres Road - Temp. A to C2 & Conditional Use - Construct accessory off-site parking lot for Ho-Chunk Gaming Madison
- 3077 E. Washington Avenue - Demolition Permit - Demolish vacant restaurant with no proposed alternative use
- 2101-2115 East Springs Drive - Conditional Use (Planned Commercial Site) - Construct large-format furniture store with 2 pad sites for future commercial buildings.
- 117-129 State Street & 120-124 W. Mifflin Street - Demolition Permit & Conditional Use (Major Alteration in C4 Zoning) - Demolish 3 buildings to allow construction of a new retail/ office complex that includes the preservation and renovation of 3 existing buildings

- Upcoming Matters - August 6, 2012

- 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

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by King, seconded by Rewey, to Adjourn at 7:05 p.m. The motion passed by voice vote/other.