



City of Madison

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

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Monday, July 28, 2014

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 5:35 p.m.

Present: 7 - Ledell Zellers; Scott J. Resnick; Ken Opin; Michael W. Rewey; Bradley A. Cantrell; Tonya L. Hamilton-Nisbet and Maurice C. Sheppard

Excused: 4 - Steve King; Eric W. Sundquist; Melissa M. Berger and Michael G. Heifetz

Opin was chair for this meeting.

Ald. Resnick arrived at 6:00 p.m. during the discussion of Item 1.

Staff present: Steve Cover, Secretary; Katherine Cornwell, Heather Stouder and Tim Parks, Planning Division; Al Larson, Madison Water Utility; Matt Wachter and Natalie Erdman, Community Development Authority; and Matt Tucker, Zoning Administrator.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Members of the Plan Commission received an e-mail from Nancy Froncek regarding development on Sugar Maple Lane, a copy of which was included in the meeting materials.

Rewey recused himself on Item 12 for personal reasons.

MINUTES OF THE JULY 7, 2014 MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: August 11, 25 and September 22, 2014

Special Meetings to discuss Zoning Code revisions: September 4, 2014 (Room LL-110, Madison Municipal Building); September 30, 2014 (Room 260, Madison Municipal Building) [Times to be determined]

SPECIAL ITEM OF BUSINESS

On a motion by Rewey, seconded by Hamilton-Nisbet, the Plan Commission re-appointed Brad Cantrell to serve as one of the Commission's representatives on the Long Range Transportation Planning Committee by voice vote/ other.

NEW BUSINESS

1. [34786](#) Accepting the report and recommendations of the Housing Strategy Committee - Affordable Housing Market Report.

A motion was made by Resnick, seconded by Zellers, to Return to Lead with the Recommendation for Approval to the HOUSING STRATEGY COMMITTEE. The motion passed by voice vote/other.

There were no registrants on this item.

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

2. [34216](#) SUBSTITUTE Creating Section 28.022 -- 00133 of the Madison General Ordinances to change the zoning at property located at 1910 Tennyson Lane, 12th Aldermanic District, from Planned Development District (General Development Plan) District to Planned Development District (Amended General Development Plan and Specific Implementation Plan) District to allow construction of a multi-family dwelling with 70 independent units and 60 assisted living units.

On a motion by Cantrell, seconded by Hamilton-Nisbet, the Plan Commission recommended re-referral of the planned development to a future meeting by voice vote/ other to allow a corrected public hearing notice to be sent to property owners and occupants within 200 feet of the subject site.

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

There were no registrants on this item.

3. [34601](#) Creating Section 28.022-00138 of the Madison General Ordinances to change the zoning of property located at 1014 Williamson Street, 6th Aldermanic District, from TR-V2 (Traditional Residential - Varied 2) District to TSS (Traditional Shopping Street) District to correct a mapping error.

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

4. [34607](#) Creating Section 28.022-00136 of the Madison General Ordinances to change the zoning of property located at 2002 and 2006 Monroe Street, 13th Aldermanic District from PD (Planned Development) District to TR-C2 (Traditional Residential - Consistent 2) District to return the property to single family housing.

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

5. [34619](#) Creating Section 28.022-00137 of the Madison General Ordinances to change the zoning of properties located at 1301-1325 Applegate Road and 1302-1326 Greenway Cross, 14th Aldermanic District from IL (Industrial - Limited) District to CC-T (Commercial Corridor - Transitional) District to rezone a series of developed and undeveloped commercial retail-service parcels to correct a mapping error.

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

There were no registrants on Items 3-5.

Zoning Text Amendments

6. [34578](#) Amending Sections 28.064(3)(d), 28.065(3)(c), 28.066(3)(c), 28.067(3)(c), 28.068(3)(c), 28.084(3)(b) and 28.085(3)(c) of the Madison General Ordinances to clarify rear or side yard setbacks on corner lots adjacent to residential districts.

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

7. [34579](#) Repealing a subsection of Section 28.151 and creating Sections 28.087(4)(h), 28.088(4)(c), and 28.089(4)(c) of the Madison General Ordinances to remove food and beverage uses from supplement regulations in favor of affirmatively stating the regulation in each applicable district.

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

8. [34588](#) Repealing Section 28.031(2)(a), renumbering Sections 28.031(2)(b) through (d) to (a) through (c), amending Sections 28.037(2), 28.061(1), 28.078(2), 28.084(3) and 28.185(9)(a), creating Sec. 28.132(2)(f) and repealing a portion of Sec. 28.151 of the Madison General Ordinances to clarify and clean-up various portions of the Zoning Code.

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

9. [34629](#) Amending Section 28.031(2) of the Madison General Ordinances to clarify that the sidewall offset provision of the zoning code applies primarily to non-residential buildings.

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

There were no registrants on Items 6-9.

Conditional Use & Demolition Permits

10. [33909](#) Consideration of a demolition permit and conditional use to allow an office building to be demolished and a mixed-use building containing 1,300 square feet of commercial space and 30 apartment units to be constructed at 330 E. Wilson Street; 6th Ald. Dist.
- On a motion by Cantrell, seconded by Hamilton-Nisbet, the Plan Commission referred this project to August 25, 2014 at the request of the applicant.
- A motion was made by Cantrell, seconded by Hamilton-Nisbet, to Refer to the PLAN COMMISSION and should be returned by August 25, 2014. The motion passed by voice vote/other.**
- There were no registrants on this item.
11. [33910](#) Consideration of a conditional use to allow a reception hall in an existing multi-tenant commercial building in IL (Industrial-Limited) zoning at 1325 Greenway Cross; 14th Ald. Dist.
- On a motion by Cantrell, seconded by Hamilton-Nisbet, the Plan Commission found that the standards were met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.
- A motion was made by Cantrell, seconded by Hamilton-Nisbet, to Approve. The motion passed by voice vote/other.**
- There were no registrants on this item.
12. [34482](#) Consideration of a conditional use to construct an outdoor eating area for a restaurant-tavern at 1405 Emil Street; 14th Ald. Dist.
- On a motion by Cantrell, seconded by Hamilton-Nisbet, the Plan Commission found that the standards were met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.
- A motion was made by Cantrell, seconded by Hamilton-Nisbet, to Approve. The motion passed by voice vote/other.**
- There were no registrants on this item.
13. [34867](#) Reconsideration of a demolition permit and conditional use (ID 34165) to allow an existing water tower to be demolished and a new water tower to be constructed at 1202 Northport Drive in Lake View Hill Park; 18th Ald. Dist.
- On a motion by Ald. Resnick, seconded by Hamilton-Nisbet, the Plan Commission voted to reconsider its July 7, 2014 action on this project (ID 34165) by voice vote/ other. Following reconsideration, a new public hearing was opened.
- On a motion by Ald. Resnick, seconded by Cantrell, the Plan Commission found that the standards were met and approved the demolition permit and conditional use based on the revised site plan dated July 23, 2014 and subject to the comments and conditions contained in the July 7, 2014 staff report.
- A motion by Rewey to approve the demolition permit and conditional use subject to the removal of the temporary parking lot failed for lack of a second.
- A motion by Rewey, seconded by Ald. Zellers, to amend the conditions of approval to require that there be no net increase in permanent parking stalls on the site failed on the following 2-4 vote: AYE: Ald. Zellers, Rewey; NAY: Ald. Resnick, Cantrell, Hamilton-Nisbet, Sheppard; NON-VOTING: Opin; EXCUSED: Ald. King, Berger, Heifetz, Sundquist.
- The main motion to approve passed by voice vote/ other.

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

Speaking in support of the proposed development were: Lynn Green of the Dane County Department of Human Services, and Jeremy Balousek and Sara Kwitek of the Dane County Land & Water Resources Department.

Speaking in opposition to the proposed development was Jim Powell of Lake View Avenue.

Registered in support and available to answer questions were Al Larson of the Madison Water Utility and John Strand of N. Bridge Street, Chippewa Falls, representing the Madison Water Utility.

Ald. Anita Weier, 18th Ald. District, also participated in the public hearing and discussion of this request.

14. [34164](#)

Consideration of a demolition permit and a major alteration to an approved conditional use for a residential building complex to allow 4 residential buildings to be demolished and 48 apartment units to be constructed in 3 new buildings at Truax Park Apartments, 1601 Wright Street; 15th Ald. Dist.

On a motion by Rewey, seconded by Ald. Resnick, the Plan Commission found that the standards were met and approved the demolition permit and conditional use subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- That construction of the 16-unit apartment building and eastern parking lot not commence until the equivalent community garden space removed for the project has been relocated, and that an effort be made to work with the gardeners to restore the condition of the soil and to assist with the relocation of perennials.

The motion to approve passed by voice vote/ other.

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

Subdivisions

15. [34331](#)

Approving the preliminary plat and final plat of Truax Park generally located at 1601 Wright Street; 15th Ald. Dist.

On a motion by Rewey, seconded by Ald. Resnick, the Plan Commission found that the standards were met and recommended approval of the preliminary and final plat to the Common Council subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

A motion was made by Rewey, seconded by Resnick, 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 14 and 15, which were considered together:

Nhia Lee served as Hmong interpreter for the public hearing.

Speaking in support of the proposed development was Natalie Erdman, Executive Director of the Community Development Authority of the City of Madison (CDA), and J. Randy Bruce, Knothe & Bruce Architects of University Avenue, Middleton, representing the CDA.

Speaking in opposition to the proposed development were: KaYing Xiong of Wright Street; Thao Lor of Wright Street; Chue Xiong of Wright Street, and; Karen Oliver of Wright Street.

Speaking neither in support nor opposition to the proposed development were Leia Young of N. Pinckney Street and John Barkei of Upham Street.

Ald. David Ahrens, 15th Ald. District, also participated in the public hearing and discussion of these requests.

16. [34631](#)

Approving the preliminary plat of Windswept generally located at 3315 Nelson Road, Town of Burke, within City of Madison's Extraterritorial Plat Approval Jurisdiction.

On a motion by Cantrell, seconded by Hamilton-Nisbet, the Plan Commission found that the standards were met and recommended approval of the extraterritorial preliminary plat to the Common Council subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

A motion was made by Cantrell, seconded by Hamilton-Nisbet, 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 subdivision and available to answer questions was the applicant, Deborah Duckart of Nelson Road, Sun Prairie.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Tim Parks summarized the upcoming matters for the Commission and noted the message from Assistant City Attorney John Strange regarding the handling of routine business, which was provided to Heifetz's request at the July 7, 2014 meeting.

- Upcoming Matters - August 11, 2014

- 6602 Dominion Drive - Amended PD (GDP) and Certified Survey Map - Amend general development plan for Door Creek Church and approve a four-lot CSM to create a two-family twin lot, 2 single-family lots and 1 lot for the church campus
- 208 W. Sunset Court - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 2158 Atwood Avenue - Demolition Permit and Conditional Use - Demolish office building to construct mixed-use building with 2,900 square feet of retail and 32 apartments
- 220 N. Meadow Lane - Conditional Use - Construct detached accessory dwelling unit
- 4202 Milwaukee Street - Demolition Permit - Demolish auto service station and convenience store with no proposed use
- 1801 Legacy Lane - Conditional Use - Construct two-family twin home within 300 feet of another two-family twin home
- 7671-7713 Mid Town Road - Extraterritorial Certified Survey Map - Create 4 lots in the Town of Verona
- 7713 Twinflower Drive - Conditional Use - Allow for home daycare facility
- 1109 Morraine View Drive - Conditional Use - Allow for home daycare facility
- 605 Cottage Grove Road - Conditional Use - Construct 9-unit multi-family building behind existing auto service/convenience store
- 7065 Manufacturers Drive - Conditional Use - Construct personal storage warehouses

- Upcoming Matters - August 25, 2014

- 2504 Winnebago Street - PD(GDP) to PD (SIP) - Construct 60,000 square-foot medical clinic at Union Corners
- 740 Jenifer Street - TR-V1 to PD (GDP-SIP) - Renovate existing single-family residence and construct new 12-unit apartment building
- 202 E. Washington Ave. and 15 N. Webster Street - Demolition Permit and DC to PD(GDP-SIP) - Demolish auto repair facility and four-unit apartment to allow construction of 164-room hotel
- 827 E. Gorham Street - Demolition Permit and Conditional Use - Demolish single-family residence to allow construction of a three-unit multi-family building and accessory building exceeding 576 square feet in the TR-V2 district

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Zellers, seconded by Hamilton-Nisbet, to Adjourn at 9:20 p.m. The motion passed by voice vote/other.