



City of Madison

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

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Monday, June 3, 2013

5:30 PM

210 Martin Luther King, Jr. Blvd.
Room 201 (City-County Building)

CALL TO ORDER/ROLL CALL

Present: 8 -

Ledell Zellers; Scott J. Resnick; Ken Opin; Eric W. Sundquist; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell and Tonya L. Hamilton-Nisbet

Excused: 3 -

Steve King; Melissa M. Berger and John L. Finnemore

Ken Opin was chair for the meeting.

Staff Present: Bill Fruhling and Kevin Firchow, Planning Division and Mark Woulf, Mayor's Office.

PUBLIC COMMENT

There was no public comment under this item.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Tonya Hamilton Nisbet stated she knows the applicant for agenda item #11 but did not believe this would impact her ability to consider this request. Michael Heifetz recused himself on agenda item 9 due to professional reasons.

MINUTES OF THE MAY 20, 2013 MEETING

**A motion was made by Resnick, seconded by Cantrell, to Approve the Minutes.
The motion passed by the following vote:**

Ayes: 6 -

Ledell Zellers; Scott J. Resnick; Michael G. Heifetz; Michael W. Rewey;
Bradley A. Cantrell and Tonya L. Hamilton-Nisbet

Abstentions: 1 -

Eric W. Sundquist

Excused: 2 -

Steve King; Melissa M. Berger and John L. Finnemore

Non Voting: 1 -

Ken Opin

SCHEDULE OF MEETINGS

June 17 and July 8, 22, 2013. Chair Opin stated he would not be at the June 17 meeting and Vice Chair Cantrell has agreed to chair that meeting.

SPECIAL ITEMS OF BUSINESS

- Plan Commission appointment to the Long Range Transportation Planning Committee

No appointments were made at this meeting.

1. [30367](#) Informational presentation by Mark Woulf, Food and Alcohol Policy Coordinator, regarding the upcoming review of the Alcohol License Density Ordinance.
 Mark Woulf, Food and Alcohol Policy Coordinator, gave a presentation on the upcoming review of the Alcohol License Density Ordinance (ALDO). No other action was taken on this item.
 There were no registrations on this item.

ROUTINE BUSINESS

2. [30173](#) Authorizing the Mayor and the City Clerk to execute a Release of Public Storm and Sanitary Sewer Easement pertaining to a property located at 5739 Tokay Boulevard.

A motion was made by Rewey, seconded by Cantrell, to Return to Lead with the Following Recommendation(s) to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

There were no registrations on this item.

NEW BUSINESS

3. [30139](#) Releasing a right of way reservation established by Certified Survey Map across 3901 Hanson Road; 17th Ald. Dist.
 Approval recommended subject to the comments and conditions contained within the Plan Commission materials.
A motion was made by Resnick, seconded by Cantrell, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.
 There were no registrations 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 & Related Requests

4. [29870](#) SUBSTITUTE Creating Section 28.022 -- 00056 of the Madison General Ordinances rezoning property from PD(GDP) Planned Development (General Development Plan) District to PD(GDP and SIP) Planned

Development (General Development Plan and Specific Implementation Plan) District.

Proposed Use: Construct multi-family building complex containing 80 apartment units in 2 buildings; 1st Aldermanic District; 1723 Waldorf Boulevard.

This item was referred at the request of the applicant.

A motion was made by Sundquist, seconded by Hamilton-Nisbet, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 6/17/2013. The motion passed by voice vote/other.

There were no registrations on this item.

5. [30144](#) Creating Section 15.01(586) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Aldermanic Districts and Wards" attaching to the 9th Aldermanic District the Murphy Attachment; creating Section 15.02(122) of the Madison General Ordinances to assign the attached property to Ward 122; amending Section 15.03(1) to add Ward 122 to Aldermanic District 9; creating Section 28.022 - 00057 to zone the property SR-C1 (Suburban Residential - Consistent 1 District) for an existing single-family residence and potential future residential subdivision; and authorizing an application to amend the Central Urban Service Area to include the property.

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

Registered in support and available to answer questions was Tim McKenzie, Verona.

Alteration to Planned Development-Specific Implementation Plan

6. [29734](#) Consideration of an alteration to a Planned Development-Specific Implementation Plan to allow the tenant fitness room for a previously approved apartment complex at 201 S. Bedford Street to be converted into an additional dwelling unit, and for the bike parking for the project to be modified; 4th Ald. Dist.

The Plan Commission found that the standards were met and approved the proposed bike parking modifications. An additional dwelling unit was approved at the June 3, 2013 meeting after the Plan Commission separated the question. This approval is 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.

Registered in support and available to answer questions was John W. Sutton, Madison.

Conditional Use/ Demolition Permits

7. [29718](#) Consideration of a demolition permit to allow an office building to be demolished and approval of a conditional use for a private parking facility at 2919 University Avenue to serve an off-site bakery; 5th Ald. Dist.

The Plan Commission found that the standards were met and approved the demolition and conditional use request subject to the comments and conditions contained within the Plan Commission materials. Prior to the vote on this item, Ald. Resnick noted the support of Ald. Shiva Bidar Sielaff of this request.

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

There were no registrations on this item.

8. [29735](#)

Consideration of a demolition permit to allow an existing auto repair business to be demolished and an office building to be constructed at 915 Haywood Drive; 13th 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. That motion passed unanimously.

Prior to approving the main motion, the Plan Commission separated the question, providing a separate vote regarding the revised flat-roof version of the plans presented by the applicant at the meeting. In regards to that item, the Plan Commission voted 6:1 [AYE: Sundquist, Hamilton-Nisbet, Heifetz, Zellers, Cantrell, and Resnick, NO: Rewey; NON-VOTING: Opin]. to communicate to the Urban Design Commission prior to their consideration of final approval that the Plan Commission preferred the original hip-roof design compared to the revised plan presented at the meeting.

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

Speaking in support of this item was Jenny Acker, Acker Builders, Waunakee.

9. [29872](#)

Consideration of a demolition permit and alteration to an approved Planned Development-Specific Implementation Plan to allow a two-family residence to be demolished and a playground for a nearby daycare to be constructed at 1018 Mound Street; 13th Ald. Dist.

The Plan Commission found the applicable standards were met and approved the demolition permit and Planned Development Alteration request subject to the comments and conditions contained within the Plan Commission materials.

A motion was made by Hamilton-Nisbet, seconded by Cantrell, to Approve. The motion passed by the following vote:

Ayes: 6 -

Ledell Zellers; Scott J. Resnick; Eric W. Sundquist; Michael W. Rewey; Bradley A. Cantrell and Tonya L. Hamilton-Nisbet

Recused: 1 -

Michael G. Heifetz

Excused: 2 -

Steve King; Melissa M. Berger and John L. Finnemore

Non Voting: 1 -

Ken Opin

Registered in support and available to answer questions was Bill Suick, Donofrio Kottke; Madison, representing Merriter Hospitals, Inc.

10. [29873](#)

Approval of final plans for a single-family residence at 5324 Loruth Terrace, 10th Ald. Dist, on a lot created by a 2006 Certified Survey Map and demolition permit.

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.

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

Registered in support and available to answer questions was Scott Mathews, Madison.

11. [29874](#) Consideration of a conditional use to convert a residential/ commercial building into two-family residence in the TSS-Traditional Shopping Street zoning district at 2318 Atwood Avenue; 6th Ald. Dist.

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

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

There were no registrations on this item.

12. [30028](#) Consideration of a conditional use for a planned commercial site to allow construction of an auto sales facility and lot at 2501 East Springs Drive and 4824 High Crossing Boulevard; 17th Ald. Dist.

The Plan Commission found that the standards were met and approved this alteration to a planned commercial site subject to the comments and conditions contained within the Plan Commission materials.

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

Speaking in support of this item was Arlan Kai and Amy Hasselman, Architecture Network, Inc; Madison. Registered in support and answering questions was Don Goben; McFarland. Registered in support and available to answer questions was Al Bachmann; Oregon.

Zoning Text Amendment

13. [30149](#) Amending Section 28.060(2)(a) of the Madison General Ordinances to eliminate requirement that primary entrance face a public street.

A motion was made by Sundquist, seconded by Cantrell, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 6/17/2013. The motion passed by voice vote/other.

There were no registrations on this item.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Kevin Firchow noted that new Plan Commission member orientation will be scheduled in the next few weeks. He also summarized the upcoming matters.

- Upcoming Matters - June 17, 2013

- 3370 Burke Road - Extraterritorial Final Plat - Wood Ger, creating 9 commercial lots, 1 lot for an existing single-family residence, and 1 lot for future other development in the Town of Burke
- 5901-6001 Odana Road - Demolition Permit - Demolish retail building at 6001 Odana Road to allow expansion of auto sales business at 5901 Odana Road (in Urban Design Dist. 3)
- 130 E. Gilman Street - Certified Survey Map Referral - Create lots for existing residence and UW Lifesaving Station; dividing a landmark property and creating a deep residential lot
- 402 Rustic Drive - Conditional Use - Construct addition to existing residence creating structure exceeding 10,000 square feet of floor area as part of conversion to adult family home
- 3302 Packers Avenue - Demolition Permit and Conditional Use - Demolish restaurant and construct mixed-use building with 6,700 square feet of commercial space and 61 apartment units
- 101-103 Dempsey Road - Conditional Use - Construct addition to existing mixed-use building within 200 feet of Eastmorland Park

- 939 E. Dayton Street - Conditional Use - Construct accessory building with accessory dwelling unit
- 5328 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence and accessory building on lakefront property
- 6698 Odana Road - Demolition Permit and Conditional Use - Demolish bank and construct multi-tenant retail building with vehicle access service window
- Zoning Text Amendment - Revise lot area requirements for multi-family dwellings in the TR-U2 district

- Upcoming Matters - July 8, 2013

- 210 S. Brooks Street - Alteration to PD District - Amend general development plan and approve specific implementation plan to convert school into apartments and construct new apartment building containing 128 total units
- 1615 Summit Avenue - Conditional Use - Convert apartment building into single-family residence and bed & breakfast
- 2620 Monroe Street and 665 Knickerbocker Street - Demolition Permit and Conditional Use - Demolish single-family residence and auto repair shop to allow construction of a mixed-use building containing 2,300 square feet of retail and 21 apartments
- 4702-4710 Femrite Drive - Demolition Permit - Demolish two single-family residences to allow future distribution facility expansion
- 313 N. Frances Street (Tentative) - PD-SIP Alteration - Change interior layout of 9 units in previously approved apartment project to have a bedroom with no windows
- 1 Hawks Landing Circle PD-SIP Alteration - Convert commercial space in existing mixed-use building into 6 additional apartments

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Rewey, seconded by Hamilton-Nisbet, to Adjourn at 6:45 pm. The motion passed by voice vote/other.