



City of Madison

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

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Monday, March 21, 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 5:35 p.m.

Present: 6 -

Lauren Cnare; Nan Fey; Eric W. Sundquist; Judy K. Olson; Tim Gruber and Michael A. Basford

Excused: 4 -

Michael Schumacher; Julia S. Kerr; Michael G. Heifetz and Anna Andrzejewski

Fey was chair for the meeting.

Staff present: Steve Cover, Secretary; Brad Murphy & Tim Parks, Planning Division; Aaron Olver & Matt Mikolajewski, Economic Development Division.

PUBLIC COMMENT

There were no registrants for public comment.

DISCLOSURES AND RECUSALS

Regarding item #7, Basford noted that he reviewed the project as a member of the Zoning Board of Appeals using different standards and criteria from the demolition permit standards. He stated that he did not believe his involvement as a ZBA member would affect his review of the project for the Plan Commission.

MINUTES OF THE March 7, 2011 MEETING

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

SCHEDULE OF MEETINGS

April 11 and May 2, 16, 2011

ROUTINE BUSINESS

1. [21638](#) Authorizing the execution of an Underground Electric Line Easement to Madison Gas and Electric Company across a portion of Droster Park, located at 1429 Droster Road.

A motion was made by Olson, seconded by Cnare, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The

motion passed by voice vote/other.

2. [21639](#) Amending Resolution 18619 to revise the Assignment and Agreement between the City of Madison and Madison Metropolitan Sewerage District, and acceptance of a Quit Deed from Madison Metropolitan Sewerage District to the City of Madison for all rights and title to a continuous portion of the Southwest Interceptor, at no cost to the City of Madison.

A motion was made by Cnare, seconded by Olson, 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. [21454](#) Accepting the Development Process Initiative Report dated January 31, 2011 as amended and approved by the Economic Development Committee on February 16, 2011; and, directing the City Attorney and responsible department/division directors to begin immediate implementation of the recommendations contained therein, including the formulation of ordinance modifications and budget proposals where necessary.

The Plan Commission recommended that the February 16, 2011 report be accepted with the following revisions or additions:

- Elimination of the second and third paragraphs in the "Case For Improvement" section on page 7;
- The Commission recommended that pages 7-9 be rewritten to eliminate the negative tone and to be less focused on development and developers;
- Elimination of the phrase "special interest group" on page 10;
- Include an appendix with the Comprehensive Plan amendment process;
- Include a guide identifying which commission is advisory to whom after the Commission missions on page 13;
- Add "Neighborhood Association Designee" and "Neighborhood Business Association Designee" to section A2.a. on page 18;
- Add section A.3., promoting the Best Practices Guide "Participating in the Development Process" (June 2005) in the Pre-Application Phase section on page 20;
- Add condominium and homeowner associations in section A2.a. on page 19;
- Replace "meeting notices" with "information" in the first paragraph on page 20;
- Replace "Require" in the headers for sections B.1., B.3. and B.4. with "Encourage" on pages 21-22;
- Replace "neighborhood associations" in the headers for sections B.3. and B.4. with "stakeholders" on pages 21-22;
- Add a section B.5. on page 22, which states "**Encourage developers to engage neighborhood stakeholders early in the process, even before plans are fully developed.** Input into the program of a developer and early input on design can be productive, can save developers cost, and can result in a better final product."
- Re-title section D.2. to clarify the intent on page 25 by removing the phrase "not specifically requiring commission review.";
- Eliminate the facade grant example at the top of page 26;
- Revise section E.2.c. on page 28 to call for only an annual review, and revise "board or commission or committee" in the same header to "boards or commissions or committees";
- Revise the title of section F.1. on page 29 to add a request for staff to review any standards lost through the proposed elimination of overlapping jurisdictions and reviews.
- Eliminate section F.2. on page 29;
- Remove the statistics in section G.7.a. on page 31;
- Add a subsection iv. in sections G.7.e, G.8.e. and G.9.a on pages 31-33 entitled "Single referral with reasons" and a subsection v. in the same sections entitled "Rejection of development plan with recommended conditions of approval";
- Remove the second paragraph of G.8.e. on page 32 and request that staff clarify the meaning and intent of "initial" and "final" review by the Urban Design Commission;
- Add to section G.9. on page 33 the option of appointing a Plan Commission member to the Urban

Design Commission;
 - Remove section G.10. on page 33;
 - The Commission recommended that the third paragraph in section K.2. on page 38 be rewritten to be less onerous for neighborhood associations and include a provision that staff should work with associations to develop a guide for staff and neighborhoods to follow.

The recommendation to accept the report with all of the above revisions or additions passed by voice vote/ other.

A motion was made by Sundquist, seconded by Gruber, to Return to Lead with the Following Recommendation(s) to the ECONOMIC DEVELOPMENT COMMITTEE. The motion passed by voice vote/other.

Speaking in support of the report was Susan Schmitz, Downtown Madison, Inc., 122 W. Washington Avenue.

Speaking neither in support nor opposition to the report was Peter Ostlind, 533 W. Main Street, representing the Capitol Neighborhoods, Inc. Development Review Oversight Committee.

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 Amendment

4. [21170](#) Creating Section 28.06(2)(a)3522. 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: Construct 31,000 square-foot office/laboratory building with attached greenhouse. 16th Aldermanic District; 5402 World Dairy Drive.

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

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

Registered in support of the project and available to answer questions were: Frank Staniszewski, Madison Development Corporation, 550 W. Washington Avenue, the applicant; Peter Tan, Strang, Inc., 6411 Mineral Point Road, representing the applicant; Tom Kleinheinz, 8510 Nessa Road, Belleville, and; Ald. Judy Compton, 6030 Fairfax Lane, representing the 16th District.

Conditional Use/Demolition Permits

5. [21726](#) Consideration of a major alteration to an approved conditional use to allow an existing 25-unit age-restricted apartment building to be converted to non age-restricted housing at 12 Dempsey Road. 15th 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 Basford, seconded by Olson, to Approve. The motion passed by voice vote/other.

Registered in support of the request were: Carla Fears, Ecumenical Housing Corporation, 12 Dempsey Road, the applicant; Dan Rolfs, 2805 Oakridge Avenue, representing Ecumenical Housing Corporation, and; Nan Cnare, United Way of Dane County, 2059 Atwood Avenue.

6. [21727](#)

Consideration of a major alteration to an existing conditional use for an electrical substation to allow construction of an addition at 505 Walnut Street. 5th 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 Cnare, seconded by Gruber, to Approve. The motion passed by voice vote/other.

Registered in support of the project and available to questions were: Melissa Huggins, University of Wisconsin-Madison, 614 Walnut Street, the applicant; John Robson, Madison Gas & Electric, 133 S. Blair Street, and; Ken Saiki, Ken Saiki Design, 303 S. Paterson Street.

7. [21728](#)

Consideration of a demolition permit to demolish a portion of an existing single-family residence to allow construction of an addition at 517 South Baldwin Street. 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 Olson, seconded by Cnare, to Approve. The motion passed by voice vote/other.

Registered in support of the request and available to answer questions was the applicant, Kristofer Nonn, 517 S. Baldwin Street.

Zoning Text Amendment

8. [21500](#)

Amending Sec. 28.03(2) of the Madison General Ordinances to change the definition of auto title loan business.

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

There were no registrants on this item.

BUSINESS BY MEMBERS

Fey inquired about the frequency of age-restricted housing projects coming before the Plan Commission.

COMMUNICATIONS

The Commission noted the receipt of letters from the Capital Region Advocacy Network for Environmental Sustainability (CRANES) regarding City appointments to the Capital Area Regional Planning Commission and proposed amendments to the Comprehensive Plan and Cherokee Special Area Plan for an area of the City and the Town of Burke west of CTH CV and north of Wheeler Road .

Members of the Commission also noted the receipt of an e-mail from Francis Keeley regarding a project before the Plan Commission on April 11, 2011 at 2202 E. Johnson Street.

SECRETARY'S REPORT

Brad Murphy summarized the upcoming Plan Commission matters.

Upcoming Matters - April 11, 2011

- Zoning Text Amendment: Allowing bike-sharing facilities in all zoning districts (ID 21646)
- 14 South Franklin Street - R5 to PUD-GDP-SIP and Demolition Permit to demolish a four-unit apartment building and construct a two-family residence
- 402 Troy Drive - Conservancy to M1 to allow construction of the State of Wisconsin Joint Preservation Facility
- 674 South Whitney Way - Conditional Use to construct an outdoor eating area for a restaurant/brewpub
- 961-967 South Park Street - Conditional Use to construct an outdoor eating area for a restaurant/coffeehouse/wine shop
- 924 Williamson Street - Conditional Use alteration to expand existing parking lot for nightclub
- 6202 North Highlands Avenue - Demolition Permit to demolish single-family residence and construct new residence
- 2202 East Johnson Street - Demolition Permit to demolish former machine shop and construct a multi-tenant retail building adjacent to Demetral Field

Upcoming Matters - May 2, 2011

- Madison Sustainability Plan (ID 21481)
- 1907-1911 Monroe Street - C2 to PUD-GDP-SIP & Demolition Permit to demolish two residential structures to allow construction of a mixed-use building with 18 apartment units and 4,400 square feet of first floor commercial space
- 677 South Segoe Road - C2 to PUD-GDP-SIP & Demolition Permit to demolish office building to allow construction of 64 apartment units in two buildings

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Olson, seconded by Gruber, to Adjourn at 8:45 p.m. The motion passed by voice vote/other.