



City of Madison

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

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Monday, August 6, 2012

5:30 PM

215 Martin Luther King, Jr. Blvd.
Room 260 (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; Nan Fey; Eric W. Sundquist; Anna Andrzejewski; Michael W. Rewey; Bradley A. Cantrell; Melissa M. Berger and Tonya L. Hamilton-Nisbet

Excused: 1 -

Michael G. Heifetz

Fey was chair for this meeting.

Ald. Rummel and Berger at 5:35 p.m. following the approval of minutes.

Staff present: Steve Cover, Secretary, and Tim Parks, Planning Division

PUBLIC COMMENT

There were no registrants for public comment.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals by members of the Commission.

MINUTES OF THE JULY 23, 2012 REGULAR MEETING

A motion was made by Cantrell, seconded by Rewey, to Approve the Minutes.

The motion passed by the following vote:

Ayes: 7 -

Steve King; Marsha A. Rummel; Anna Andrzejewski; Michael W. Rewey; Bradley A. Cantrell; Tonya L. Hamilton-Nisbet and Nan Fey

Abstentions: 2 -

Chris Schmidt and Eric W. Sundquist

Excused: 1 -

Michael G. Heifetz

Non Voting: 1 -

Melissa M. Berger

SCHEDULE OF MEETINGS

Regular Meetings: Monday, August 20, 2012 (Room 260, Madison Municipal Building) and Wednesday, September 12, 2012 (Room 201, City-County Building)

Special Meetings and Working Sessions on Zoning Code: Thursday, August 30, Thursday, September 6 (both in Room 300, Madison Municipal Building), and Thursday, September 27, 2012 (Madison Senior Center)

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

- 1. [26845](#)** Creating Section 28.06(2)(a)3618. of the Madison General Ordinances rezoning property from R3 Single-Family and Two-Family Residence District and C2 General Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3719. 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: Construction of mixed-use building containing 4,300 sq. ft. of first floor commercial space and 62 apartments; 13th Aldermanic District; 502 South Park Street and 917-925 Drake Street.

The Plan Commission recommended referral of this request to September 12, 2012 pending a recommendation by the Urban Design Commission.

A motion was made by Schmidt, seconded by Sundquist, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by September 12, 2012. The motion passed by voice vote/other.

There were no registrants on this item.

Conditional Use/ Demolition Permits

- 2. [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.

Zoning staff conducted an inspection of the property on July 31, 2012 and determined that the property was now in conformance with its 2002 conditional use approval and that no further violations existed. At the recommendation of staff, the Plan Commission be placed this matter on file.

A motion was made by Schmidt, seconded by Hamilton-Nisbet, to Place On File. The motion passed by voice vote/other.

There were no registrants on this item.
- 3. [27248](#)** Consideration of an alteration to an approved conditional use planned residential development to allow an existing apartment complex to be renovated and a new clubhouse and multi-space garages to be constructed at 1108 Moorland Road; 14th Ald. Dist.

The Plan Commission referred this matter to August 20, 2012 pending a recommendation by the Urban Design Commission.

A motion was made by Rewey, seconded by Rummel, to Refer 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.

4. [27249](#)

Consideration of a conditional use for a non-accessory use associated with events taking place at Camp Randall Stadium to allow a beer garden at 1445 Regent Street; 13th 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 condition:

- On event days, the back area of the property [adjacent to the alley] shall not be used for a party or tailgate unrelated to the beer garden.

The motion to approve superseded an earlier motion by Cantrell, seconded by Ald. King to find the standards met and approve the conditional use with the above condition and conditions that the request be approved for one year only, with a new application to be approved by the Plan Commission before the 2013 football season, and a prohibition on beer garden activities occurring on the property after the end of the first quarter. This initial motion was withdrawn by Cantrell and re-stated as the approved motion.

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

Ayes: 8 -

Chris Schmidt; Eric W. Sundquist; Anna Andrzejewski; Michael W. Rewey; Bradley A. Cantrell; Tonya L. Hamilton-Nisbet; Steve King and Nan Fey

Noes: 1 -

Marsha A. Rummel

Excused: 1 -

Michael G. Heifetz

Non Voting: 1 -

Melissa M. Berger

Speaking in support of the request were Marcia Whittington, 1700 Alexandria Court, Waunakee, and Charlene Malueg, 944 Ash Lane, Stoughton, both representing Agrace Hospice Care, the applicant.

Speaking in opposition to the request were: Hans Borcharding, 1524 Jefferson Street, representing the Vilas Neighborhood Association; Oleg Broytman, 1522 Jefferson Street, and; Ald. Sue Ellingson, 1922 Vilas Avenue, representing the 13th District.

Registered in support and available to answer questions was Josh Baculik, Frank Beer Distributors, 2115 N. Pleasant View Road, Middleton.

5. [27255](#)

Consideration of a demolition permit to allow an existing single-family residence to be demolished with no proposed alternative use at 911 Midland Street; 13th 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 King, seconded by Andrzejewski, to Approve. The motion passed by voice vote/other.

Registered in support of the request and available to answer questions was Rick Stoughton, 207 Sawgrass Court, Waunakee, representing the applicant, Dean Health Systems, Inc.

Planned Unit Development Alteration

6. [27257](#) Consideration of an alteration to an approved Planned Unit Development - Specific Implementation Plan to reduce the number of automobile parking spaces to serve a previously approved apartment development at 1323 W. Dayton Street; 8th Ald. Dist.

The Plan Commission approved the proposed alteration subject to the comments and conditions contained in the Plan Commission materials.

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

Registered in support of the request and available to answer questions was J. Randy Bruce, Knothe Bruce Architects, LLC, 7601 University Avenue, Middleton, representing the developer, Jim Stopple, Stoddard Arms, LLP.

BUSINESS BY MEMBERS

There was no business by members.

COMMUNICATIONS

There were no communications.

SECRETARY'S REPORT

Tim Parks summarized the upcoming Plan Commission matters.

- Upcoming Matters - August 20, 2012

- *Public hearings on Section 28 of the new Zoning Code - Downtown and Urban Districts AND Zoning Text Revisions and Zoning Map*
- *201-205 S. Mills Street - Demolition Permit & Amended PUD-SIP - Demolish 2 residences to allow construction of daycare facility for Meriter Hospital*
- *1321-1331 Everett Street - Demolition Permit and C3 to M1 - Demolish single-family residence to allow construction of mini-storage warehouses*
- *5692-5696 Monona Drive - Conditional Use - Accessory parking lot in R4 zoning to serve restaurant in C1 zoning on same lot and approval of an outdoor eating area*
- *2801 Dryden Drive - Conditional Use Alteration - Convert units in existing 40-unit senior apartment building to non-age restricted units*
- *5206 Harbor Court - Conditional Use Alteration - Construct addition to existing single-family residence on a lakefront lot*
- *1402 Williamson Street - Conditional Use - Establish outdoor eating area and operate wholesale/ retail bakery with 8 or more employees*

- Upcoming Matters - Wednesday, September 12, 2012

- *4800-4950 Voges Road - Preliminary Plat - Voges Road Business Center, creating 4 future industrial lots and 1 outlot for public stormwater management*

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

**A motion was made by Rewey, seconded by Sundquist, to Adjourn at 7:15 p.m.
The motion passed by voice vote/other.**