



City of Madison

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

Meeting Minutes - Approved PLAN COMMISSION

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Monday, December 16, 2013

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 5:40 p.m.

Present: 8 -

Ledell Zellers; Ken Opin; Melissa M. Berger; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell; Tonya L. Hamilton-Nisbet and Maurice C. Sheppard

Excused: 4 -

Steve King; Scott J. Resnick; Eric W. Sundquist and John L. Finnemore

Berger called the meeting to order and was selected to serve as acting chair by voice vote/ other pending the arrival of Chair Opin or Vice-Chair Cantrell.

Opin arrived at 5:45 p.m. following approval of minutes and assumed the chair following the break that preceded the public hearing at 6:00 p.m.

Heifetz arrived at 5:45 p.m. following approval of minutes.

Cantrell arrived at 6:05 p.m. following the referral of Items 1 and 2.

Staff present: Steve Cover, Secretary; Katherine Cornwell, Heather Stouder, Kevin Firchow and Tim Parks, Planning Division; and Matt Tucker, Zoning Administrator.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures or recusals.

MINUTES OF THE DECEMBER 2, 2013 MEETING

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

Ayes: 3 -

Michael W. Rewey; Tonya L. Hamilton-Nisbet and Maurice C. Sheppard

Abstentions: 1 -

Ledell Zellers

Excused: 6 -

Steve King; Scott J. Resnick; Ken Opin; Eric W. Sundquist; Michael G. Heifetz; Bradley A. Cantrell and John L. Finnemore

Non Voting: 1 -

Melissa M. Berger

SCHEDULE OF MEETINGS

Regular Meetings: January 13, 27 and February 10, 24, 2014

The Plan Commission was also asked to bring their calendars to discuss dates for special meetings regarding the first year of the new Zoning Code and an orientation session for members on the new code. Opin suggested that an electronic survey be used.

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 & Related Request

- 1. [32101](#) Creating Section 28.022 -- 00090 of the Madison General Ordinances to change the zoning of properties located at 17-25 N. Webster Street and 201 E. Mifflin Street, 2nd Aldermanic District, from DR-1 (Downtown Residential 1) District to UMX (Urban Mixed Use) District to allow 2 two-family residences, a four-unit apartment building and a five-unit apartment building to be demolished and a 58-unit apartment building to be constructed.

The Plan Commission referred the related demolition permit and conditional use (ID 31935) and recommended that the zoning map amendment (ID 32101) be re-referred to its January 27, 2014 meeting at the request of the applicant.

A motion was made by Berger, seconded by Hamilton-Nisbet, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by January 27, 2014. The motion passed by voice vote/other.

- 2. [31935](#) Consideration of a demolition permit and conditional use to allow 4 residential structures to be demolished and a 58-unit apartment building to be constructed at 17-25 N. Webster Street and 201 E. Mifflin Street; 2nd Ald. Dist.

The Plan Commission referred the related demolition permit and conditional use (ID 31935) and recommended that the zoning map amendment (ID 32101) be re-referred to its January 27, 2014 meeting at the request of the applicant.

A motion was made by Berger, seconded by Hamilton-Nisbet, to Refer to the PLAN COMMISSION and should be returned by January 27, 2014. The motion passed by voice vote/other.

There were no registrants on Items 1 and 2.

Zoning Text Amendments

- 3. [32294](#) Amending Sections 28.142(9) and (11), Section 28.151 and Section 28.211 of the Madison General Ordinances to create a definition for “screening fence” and “screening hedge” and amend related rules.

The Plan Commission recommended approval of the zoning text amendment by voice vote/ other.

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

vote/other.

- 4. [32295](#) Amending 28.097(4) of the Madison General Ordinances to create an exception for the maximum height rule in Campus-Institutional (CI) districts.
The Plan Commission recommended approval of the zoning text amendment by voice vote/ other.

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

- 5. [32296](#) Amending Section 28.084(3) of the Madison General Ordinances to reduce the usable open space in the Traditional Employment (TE) district from 160 sq. ft./ unit to 20 sq. ft./ bedroom.
The Plan Commission recommended approval of the zoning text amendment by voice vote/ other.

This Ordinance was RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING

- 6. [32299](#) Amending Sections 28.032, 28.061, 28.072, 28.082, 28.091, and 28.151 of the Madison General Ordinances to amend zoning regulations for Family Day Care Homes.
The Plan Commission recommended approval of the zoning text amendment by voice vote/ other.

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

There were no registrants on Items 3-6.

Subdivisions

- 7. [32130](#) Approving the preliminary plat of Ripp Addition to Linden Park on property located at 8839-8947 Ancient Oak Lane; 1st Ald. Dist.
On a motion by Cantrell, seconded by Heifetz, the Plan Commission found that the standards and criteria met and recommended approval of the preliminary plat of Ripp Addition to Linden Park subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

A motion was made by Cantrell, seconded by Heifetz, 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.

There were no registrants on this item.

- 8. [32131](#) Approving the preliminary plat and final plat of Royster Corners generally located at 310-402 Cottage Grove Road and 904 Dempsey Road; 15th Ald. Dist.
On a motion by Hamilton-Nisbet, seconded by Ald. Zellers, the Plan Commission found that the standards and criteria met and recommended approval of the preliminary plat and final plat of Royster Corners subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

A motion was made by Hamilton-Nisbet, seconded by Zellers, 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 were the applicants, Jeff Ruedebusch, Dave Nelsen and Kyle Adams of Ruedebusch Development and Construction of Dovetail Drive.

Conditional Use & Demolition Permits

- 9. [31936](#) Consideration of a conditional use to allow a restaurant and a restaurant with a vehicle access sales and service window to be constructed in a parking lot at West Towne Mall, 7401 Mineral Point Road; 9th Ald. Dist.

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.

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

Registered in support of the project and available to answer questions were Trey Conway, CBL & Associates Properties, Inc. of Hamilton Place Blvd., Chattanooga, Tennessee, the applicant, and Justin Frahm, JSD Professional Services, Inc. of Horizon Drive, Verona.

- 10. [32125](#) Consideration of a conditional use to renovate an existing lodging house at 644 N. Frances Street; 8th Ald. Dist.

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.

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

There were no registrants on this item.

- 11. [32132](#) Consideration of an alteration to an approved conditional use to consider design modifications for a mixed-use building at 3302 Packers Avenue. 12th Ald. Dist.

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

Following the vote to approval the alteration, Heifetz made a statement regarding the need for the referral of the request to the Urban Design Commission.

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

There were no registrants on this item.

- 12. [32434](#) Consideration of a conditional use to allow construction of a mixed-use building containing 9,900 square feet of commercial space and 22 apartments on Lot 2 of the approved Royster Clark plat and generally located at 310-402 Cottage Grove Road and 904 Dempsey Road; 15th Ald. Dist.

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 and the following condition:

- Prior to final submittal, the applicant shall continue to work with staff on the improvement of site plans.

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

Registered in support of the project and available to answer questions were: Jeff Ruedebusch, Dave Nelsen and Kyle Adams of Ruedebusch Development and Construction of Dovetail Drive, the applicants; J. Randy Bruce, Knothe & Bruce Architects, LLC of University Avenue, Middleton, and; Dave Porterfield of Maher Avenue.

- 13. [32435](#) Consideration of a conditional use to allow construction of an 80-unit apartment building on Lot 3 of the approved Royster Clark plat and generally located at 310-402 Cottage Grove Road and 904 Dempsey Road; 15th Ald. Dist.

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 and the following condition:

- Prior to final submittal, the applicant shall continue to work with staff on the improvement of site plans.

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

Registered in support of the project and available to answer questions were: Jeff Ruedebusch, Dave Nelsen and Kyle Adams of Ruedebusch Development and Construction of Dovetail Drive, the applicants; J. Randy Bruce, Knothe & Bruce Architects, LLC of University Avenue, Middleton, and; Dave Porterfield of Maher Avenue.

- 14. [32436](#) Consideration of a conditional use to allow construction of an 71-unit apartment building on Lot 5 of the approved Royster Clark plat and generally located at 310-402 Cottage Grove Road and 904 Dempsey Road; 15th Ald. Dist.

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 and the following conditions:

- Prior to final submittal, the applicant shall continue to work with staff on the improvement of site plans;

- That the applicants include a children's play area in the courtyard.

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

Speaking in support of the project was Dave Porterfield of Maher Avenue.

Registered in support of the project and available to answer questions were: Jeff Ruedebusch, Dave Nelsen and Kyle Adams of Ruedebusch Development and Construction of Dovetail Drive, the applicants; J. Randy Bruce, Knothe & Bruce Architects, LLC of University Avenue, Middleton, and; Rich Arnesen of N. Segoe Road, representing Stone House Development.

Extraterritorial Land Division

- 15. [32127](#) Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating four lots at 4934 Felland Road, Town of Burke.

The Plan Commission placed this request on file without prejudice at the request of the applicant.

A motion was made by Rewey, seconded by Zellers, to Place On File Without Prejudice. The motion passed by voice vote/other.

There were no registrants on this item.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Tim Parks summarized the upcoming matters for the Plan Commission.

- Upcoming Matters - January 13, 2014

- 901-1001 Sugar Maple Lane - A to TR-C3 & TR-U1, Demolition Permit and Preliminary Plat - Demolish 3 single-family residences for the plat of Sugar Maple , creating 44 single-family lots, 2 lots for future multi-family development and 2 outlots for public stormwater management (note revised rezoning request)
- 149 E. Wilson Street - UMX to DC, Demolition Permit and Conditional Use - Demolish office building to allow construction of mixed-use building with 9,100 square feet of commercial space and 127 apartments
- 901-945 E. Washington Avenue & 902-946 E. Main Street - Demolition Permit - Demolish 3 buildings and a portion of a fourth to construct an addition to an existing five-story building and surface parking
- 9414 Silicon Prairie Pkwy. - Conditional Use and Revised Certified Survey Map - Construct residential building complex containing 286 apartment units in 8 buildings and create 3 lots for multi-family development and 1 outlot for future development
- 409 E. Washington Avenue - UMX to DR-1 - Convert existing commercial building to single-family residence
- 1902 Tennyson Lane - SR-C1 to SR-V2 - Provide zoning for the future development of 72 apartment units in 2 buildings and 24 single-family lots
- 5851 Gemini Drive and 841 Jupiter Drive - PD-GDP to Amended PD-GDP-SIP - Construct mixed-use building w/ 2,000-15,000 sq. ft. of commercial space and 82 apartments, and approve general development plan for adjacent future 38-unit apartment bldg.
- 2502 Jeffy Trail - Conditional Use Alteration - Amend Residential Building Complex to reduce density and revise building types
- 1206 Northport Drive - Demolition Permit - Demolish dormitory to create additional open space at Lake View Hill Park
- 1717 Kendall Avenue - Conditional Use - Construct accessory building exceeding 576 square feet in the TR-C2 zoning district
- 1210 Vilas Avenue - Conditional Use - Construct accessory building exceeding 10 percent of the area of the lot
- 580 Toepfer Avenue - Demolition Permit - Demolish single-family residence and construct new single-family residence
- 800 Langdon Street - Conditional Use Alteration - Conduct second phase of renovations to Memorial Union and construct Alumni Park
- 627 N. Lake Street - Conditional Use Alteration - Construct 3-story addition to existing fraternity/ lodging house on lakefront property
- 2510 W. Beltline Highway and 2714 W. Badger Road - Extraterritorial Certified Survey Map - Create 3 lots in the Town of Madison

- Upcoming Matters - January 27, 2014

- 7102 Discovery Lane - Amended PD-GDP - Amend general development plan to allow future construction of 8 townhouse units in 2 buildings on site of existing pool
- 5708 Odana Road - Demolition Permit - Demolish commercial building and construct auto repair and preparation facility
- 2029-2037 S. Park Street and 2032 Taft Street - TR-C4 to TR-V2, Demolition Permit and Conditional Use - Demolish 3 single-family residences to allow construction of a residential building complex containing 11 townhouse units in 2 buildings in Urban Design Dist. 7
- 80 White Oaks Lane - A to SR-C1 and Preliminary Plat - White Oak Ridge, creating 8 single-family lots and 1 outlot for private open space
- 5899-5901 Milwaukee Street - A to TR-P and TR-U1 and Preliminary and Final Plat - North Addition to Grandview Commons, creating 190 single-family lots, 8 lots for four-unit residences, 12 lots for two-family-twin residences, 2 lots for 200 future multi-family units and 11 outlots for public park & stormwater management and private open space.
- 3419-3437 Vilas Road - Extraterritorial Certified Survey Map - Create 2 lots and 1 outlot in the Town of Cottage Grove
- 4701 Lien Road - Conditional Use - Construct wireless communications tower
- 1908-1910 Dondee Road - Conditional Use - Construct two-family-twin residence
- 1914-1916 Dondee Road - Conditional Use - Construct two-family-twin residence
- 1920-1922 Dondee Road - Conditional Use - Construct two-family-twin residence

16. [32321](#)

Reminder that all members of City of Madison committees, commissions, or boards must file a Statement of Interests form with the City Clerk's Office by January 7, 2014.

ANNOUNCEMENTS

Opin noted that he would not be in town for the January 13, 2014 meeting.

ADJOURNMENT

A motion was made by Hamilton-Nisbet, seconded by Heifetz, to Adjourn at 6:25 p.m. The motion passed by voice vote/other.