



City of Madison

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

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Monday, December 15, 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 5:30 p.m.

Present: 10 - Steve King; Scott J. Resnick; Ken Opin; Eric W. Sundquist; Melissa M. Berger; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell; Tonya L. Hamilton-Nisbet and Maurice C. Sheppard

Excused: 1 - Ledell Zellers

Opin was chair for this meeting.

Heifetz arrived at 5:35 p.m. following approval of the November 24, 2014 meeting minutes.

Ald. Resnick arrived at 6:30 p.m. during the public hearing on Item 6.

Staff present: Steve Cover, Secretary; Katherine Cornwell, Jay Wendt, Heather Stouder and Tim Parks, Planning Division; Matt Tucker, Zoning Administrator; Scott Langer, Traffic Engineering Division, and; Anne Monks, Mayor's Office.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Sundquist disclosed that he is the managing director of the State Smart Transportation Initiative that will be contributing resources from a grant and possibly staff time to the Urban Footprint project in Item 5, but that there was no financial gain from the project that would affect his ability to participate on that item.

The Commission noted the communication from Marla Eddy via Ald. Marsha Rummel regarding the new street tree removal policy.

MINUTES OF THE NOVEMBER 24, 2014 MEETING

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

SCHEDULE OF MEETINGS

- January 12, 26 and February 9, 23, 2015

ROUTINE BUSINESS

1. [36302](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for Engineering Project No. 53W1681 established for the reconstruction and maintenance of Cottage Grove Rd and Dempsey Rd public street and sidewalk improvements

adjacent to the Royster Clark Development, as included in the 2015 Capital Improvement Program, Engineering-Major Streets, Project #38, Royster Clark Development. (15th AD)

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

2. [36303](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for Engineering Project No. 53W1837 established for the reconstruction and maintenance of Tompkins Dr public street and sidewalk improvements from Monona Dr to Joylynn Dr, as included in the 2015 Capital Improvement Program, Engineering-Major Streets, Project #01, Rural to Urban Streets. (16th AD)

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

3. [36325](#) Authorizing the Mayor and the City Clerk to execute a Consent to Occupy Easement for the benefit of Christopher D. Carpenter to permit private improvements within the existing sanitary sewer easement, for the property located at 5006 Lake Mendota Drive.

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

4. [36327](#) Accepting a Permanent Limited Easement for Public Storm Sewer purposes and authorizing the Mayor and the City Clerk to execute a Consent to Occupy Easement for the benefit of Christopher D. Carpenter to permit certain private improvements within the proposed public storm sewer easement, for the property located at 5006 Lake Mendota Drive.

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

NEW BUSINESS

5. [36321](#) Amending the 2015 adopted capital budget to create a new project with authorized expenditures of \$575,000 within the Planning and Community and Economic Development agency (PCED) entitled "Urban Footprint Scenario Transit Oriented Planning," and to transfer funds to the project from the Sustainability Fund; amending the 2015 adopted Operating Budget of the Planning Division to create a 1.0 Limited Term Employee Planner 2 or 3 to serve as project coordinator; authorizing the Mayor and City Clerk to enter into a sole source agreement with Calthorpe Analytics to provide UrbanFootprint scenario modeling software and training to be used by the

Planning Division in support of Bus Rapid Transit station area planning.

A motion was made by Cantrell, seconded by Berger, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by voice vote/other.

PUBLIC HEARING-5:45 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.

Conditional Use & Demolition Permits

- 6. [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, UMX District; 6th Ald. Dist.

On a motion by Ald. King, seconded by Cantrell, 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 conditions:

- In conditions #1 and #39 (December 15, 2014 addendum), that the required boundary screening (fencing) be worked out between the alder (on behalf of the neighborhood), applicant, and staff prior to final approval and issuance of permits for the project.

- That condition #44 (December 15, 2014 addendum) be revised to now read: "Items in the right of way are not approved through the site plan approval process and will require separate approval of a Privilege in Streets Permit for the proposed bicycle racks."

The motion to approve passed on the following 5-3 vote: AYE: Ald. King, Berger, Cantrell, Sundquist, Hamilton-Nisbet; NAY: Ald. Resnick, Heifetz, Rewey; NON-VOTING: Opin, Sheppard; EXCUSED: Zellers.

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

Ayes: 5 - Steve King; Eric W. Sundquist; Melissa M. Berger; Bradley A. Cantrell and Tonya L. Hamilton-Nisbet

Noes: 3 - Scott J. Resnick; Michael G. Heifetz and Michael W. Rewey

Excused: 1 - Ledell Zellers

Non Voting: 2 - Ken Opin and Maurice C. Sheppard

Speaking in support of the proposed development were: Kevin Page, Palladia, LLC of Williamson Street, the applicant, and; Josh Wilcox, Gary Brink & Associates of Elmwood Avenue, Middleton, and Bill White of Lakeland Avenue, both representing the applicant.

Speaking in opposition to the proposed development were: Matt Hildebrandt of S. Hancock Street; Mark Kueppers of S. Hancock Street, representing the Hancock Homeowners Association; Richard Wagner of Jenifer Street, and; Brian Dean of S. Hancock Street.

Speaking neither in support nor opposition to the proposed development was Ald. Lauren Cnare, District 3, 5218 Kevins Way.

Registered in support and available to answer questions were AJ Robitschek, Gary Brink & Associates of Elmwood Avenue, Middleton, and John Kothe of W. Main Street, both representing the applicant.

Registered in support but not wishing to speak was Jeff Vercauteren of S. Carroll Street.

- 7. [34630](#) Consideration of a demolition permit to allow demolition of an existing single-family residence and construction of a new single-family residence at 208 W. Sunset Court; 11th Ald. Dist.

On a motion by Sundquist, seconded by Ald. Resnick, the Plan Commission found that the standards were met and approved the demolition permit subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

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

Speaking in support of the project was the applicant, Chris Wolf of Wolf Road, Mazomanie.

Speaking in opposition to the project was Mary Mahon of Hillcrest Drive.

Speaking neither in support nor opposition to the project was Todd Courtenay of W. Sunset Court.

- 8. [35161](#) Consideration of a conditional use for a recycling center at 3620 Marsh Road; Urban Design District 1; 16th Ald. Dist.

On a motion by Cantrell, seconded by Rewey, the Plan Commission referred this request indefinitely by voice vote/ other. The applicant has not submitted the revised plans to the Urban Design Commission for a recommendation as required.

A motion was made by Cantrell, seconded by Rewey, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.

There were no registrants on this matter.

- 9. [36096](#) Consideration of an alteration to an approved conditional use for a mixed-use building at 437 N. Frances Street; 4th Ald. Dist to allow for exterior modifications.

On a motion by Cantrell, seconded by Rewey, 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 by voice vote/ other.

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

Registered in support of the request and available to answer questions was Brian Munson, Vandewalle & Associates of E. Lakeside Street, representing Core Campus, LLC.

Alteration to Planned Development District

- 10. [36295](#) Consideration of a major alteration to an approved Planned Development District (General Development Plan and Specific Implementation Plan) to modify the conditions of approval for a multi-family development at 1936 Tennyson Lane; 12th Ald. Dist.

On a motion by Sundquist, seconded by Ald. Resnick, the Plan Commission found that the request did not meet the standards for approval and recommended that the alteration be denied/ placed on file without prejudice by voice vote/ other.

A motion was made by Sundquist, seconded by Resnick, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -PUBLIC HEARING. The motion passed by voice vote/other.

Speaking in support of the request was the applicant, Rita Giovannoni, Independent Living, Inc. of Chapel Valley Road, Fitchburg.

Zoning Map Amendments

- 11. [36051](#) Creating Section 28.022-00152 of the Madison General Ordinances to change the zoning of property located at 4201 Sycamore Avenue, 15th Aldermanic District, from SR-C1 (Suburban Residential-Consistent 1) District to IL (Industrial - Limited) District to correct a mapping error.

On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended approval of the zoning map correction by voice vote/ other.

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

- 12. [36065](#) SUBSTITUTE Creating Section 28.022-00153 of the Madison General Ordinances to change the zoning of properties located at 4114-4150 Commercial Avenue and 4141 Nakoosa Trail, 15th Aldermanic District, from CC (Commercial Center) District to IL (Industrial - Limited) District to accommodate the construction of new City of Madison storage and fleet maintenance facilities.

On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended approval of the proposed [substitute] zoning map amendment by voice vote/ other.

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

There were no registrants on Items 11 and 12.

- 13. [36054](#) Creating Section 28.022-00151 of the Madison General Ordinances to change the zoning of properties located at 7227-7269 Manufacturers Drive and 3853 Anderson Road, 17th Aldermanic District, from IL (Industrial - Limited) District to IG (Industrial-General) District for the sale of land from the City of Madison to Lakeside Trucking.

On a motion by Rewey, seconded by Heifetz, the Plan Commission recommended approval of the proposed zoning map amendment by voice vote/ other.

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

Speaking in support of the rezoning was Jim Triatik of Emil Street.

Speaking neither in support nor opposition to the rezoning was Jim Covers of Manufacturers Drive, representing Bobcat of Madison.

Zoning Text Amendment

- 14. [35706](#) Amending Section 28.151 of the Madison General Ordinances to limit vehicle access sales and service window location requirement to the CC-T, TE, DC, and UMX Districts.

On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended approval of the proposed zoning text amendment by voice vote/ other.

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

There were no registrants on this matter.

Land Division

15. [33905](#) Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating two lots at 33 and 45 Nob Hill Road, Town of Madison.

On a motion by Cantrell, seconded by Rewey, the Plan Commission recommended approval of the land division subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

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

Registered in support of the request and available to answer questions of Vaughn Vance of Nob Hill Road, representing WEA Trust and WEAC.

BUSINESS BY MEMBERS

- Members of the Plan Commission requested that the relationship between Planning staff, the Plan Commission and Urban Design Commission be discussed at an upcoming special meeting in the first quarter of 2015.

SECRETARY'S REPORT

- Upcoming Matters - January 12, 2015

- 2504 Winnebago Street - PD (SIP) to Amended PD (SIP) - Construct 2 mixed-use buildings containing a total of 18,000 square feet of retail and 90 apartments
- 1910 Tennyson Lane - SR-C1 [expired SR-V2] to SR-V2 and Conditional Use Alteration - Rezone property for residential building complex containing 72 apartment units in 2 buildings
- 1818-1910 Tennyson Lane - Preliminary Plat - Tennyson Ridge, creating 13 future single-family lots and 1 lot for future multi-family development
- 9803 Old Sauk Road - Preliminary Plat - The Willows, creating 36 future single-family lots and 1 outlot for public stormwater management purposes
- 403 & 404 Schewe Road - Final Plat - Autumn Ridge Reserve, creating 51 single-family lots and 3 outlots for public stormwater management and greenway purposes
- Zoning Text Amendment - Amend MGO Secs. 28.211 and 28.137 to amend definition of planned multi-use site
- Zoning Text Amendment - Create MGO Section 28.150 to ensure consistency between Chapters 16, 20 and 28 regarding park impact fees
- Zoning Text Amendment - Amend MGO Section 28.211 to modify the definition of "Machinery Equipment Sales and Service"
- Zoning Text Amendment - Amend MGO Sections 28.151 and 28.032 to allow temporary outdoor events as permitted/conditional uses in Residential Districts
- Zoning Text Amendment - Amend MGO Sections 28.151 and 28.032 to allow non-accessory parking facilities as a conditional use in all Residential Districts except TR-R and TR-P
- 1602 Gilson Street - Conditional Use - Convert existing warehouse into brewery
- 6901-6921 McKee Road - PD (GDP) Alteration - Amend general development plan to call for future 80-unit apartment building to be used for family housing instead of senior housing as previously approved

- Upcoming Matters - January 26, 2015

- 4198 Nakoosa Trail (Tentative) - Demolition Permit and Conditional Use - Demolish street-facing façade of large retail establishment to allow construction of an addition with drive-thru windows and approve outdoor sales and display areas
- 22 S. Carroll Street - Conditional Use - Approve major exterior alterations and addition to existing hotel
- 2165 Rimrock Road - SE to CC-T - Convert existing commercial building into auto sales business

- Reminder: All members of the Plan Commission are required to file a Statement of Interest form with the City Clerk's Office by January 6, 2015.

ANNOUNCEMENTS

- Ald. King and Sundquist announced that they would not be present for the January 12, 2015 meeting.

ADJOURNMENT

**A motion was made by Heifetz, seconded by Sundquist, to Adjourn at 7:55 p.m.
The motion passed by voice vote/other.**