



City of Madison

Meeting Minutes - Final

PLAN COMMISSION

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

*Nancy E. Fey, Chair; Judith A. Bowser, Vice-Chair; Ald. Brenda K. Konkel;
Ald. Jean M. MacCubbin; Ald. Paul J. Van Rooy; Brian W. Ohm; Sarah Davis;
James C. Boll; Charles S. Thimmesch; Michael Forster Rothbart; Albert Lanier*

Monday, February 7, 2005

5:30 PM

210 MLKJ BLVD RM 201 (CCB)

ROLL CALL

Present: Konkel, MacCubbin, Van Rooy, Davis, Boll, Judy Bowser, Thimmesch, Forster Rothbart and Lanier III

Excused: Nan Fey and Ohm

Staff Present: Brad Murphy, Tim Parks, Planning Unit; Hickory Hurie, CDBG Office

MINUTES OF THE JANUARY 24, 2005 MEETING

A motion was made by Ald. MacCubbin, seconded by Thimmesch, to Approve the Minutes. The motion passed by acclamation.

SCHEDULE OF MEETINGS

Regular meetings: February 21; March 7, 21, 2005

Comprehensive Plan Working Sessions: February 10, 24, 2005 (Room 300, MMB, 5:00 p.m.)

ROUTINE BUSINESS

1. Authorizing the Mayor and City Clerk to execute a Temporary Limited Easement to the Wisconsin Department of Transportation for Reconstruction of U S Highway 151.
A motion was made by Ald. Van Rooy, seconded by Thimmesch, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by acclamation.

UNFINISHED BUSINESS

2. SUBSTITUTE - Amending Section 28.04(25) of the Madison General Ordinances to provide for inclusionary dwelling units
Rerefer to Plan Commission
A motion was made by Ald. Konkel, seconded by Thimmesch, to Rerefer for Recessed Public Hearing to the COMMON COUNCIL. The motion passed by acclamation.
Speaking in support of the referral was Delora Newton, Smart Growth Madison, 2810 Crossroads Drive.

NEW BUSINESS

3. Accepting the Vision Document for the Allied Community as presented by the Mayor.
Referred until after the Allied Drive taskforce has reviewed the plan.
A motion was made by Forster Rothbart, seconded by Ald. Van Rooy, to Rerer to the PLAN COMMISSION. The motion passed by acclamation.
The Plan Commission also encouraged the authors of the plan to get more feedback on the plan's contents from the neighborhood association and residents.
4. Adopting the Allied-Dunn's Marsh-Belmar Neighborhood's Physical Improvement Plan.
A motion was made by Ald. MacCubbin, seconded by Lanier III, to Refer to the PLAN COMMISSION. The motion passed by acclamation.
Brad Murphy gave the Commission a brief presentation on the plan, and indicated that not all of the referral bodies have acted on the plan.
5. Request of the Common Council to address a noise complaint relating to an approved conditional use located at 1421 Regent Street for a restaurant/bar outdoor eating area operating on UW home football game Saturdays - District 13.
Refer until after the first University of Wisconsin home football game.
A motion was made by Ald. Van Rooy, seconded by Davis, to Refer to the PLAN COMMISSION, due back on September 19, 2005. The motion passed by acclamation.
The Commission requested that prior to the next hearing of the matter that staff conduct a review of the site to ensure that conditions of approval of the approved conditional use are implemented, and that a copy of the City's Noise Ordinance be provided. It was also suggested that the City send the new owners of the property a letter encouraging their compliance with the conditional use approval.
Speaking in support of the property was Rod Ripley, 5625 Cobblestone Drive, representing Rip Van Lucky, LLC, the prospective owners of the tavern.

PUBLIC HEARING-6:00 p.m.

Subdivision Plats/Zoning Map Amendments

6. SUBSTITUTE - Creating Section 28.06(2)(a)3065 of the Madison General Ordinances rezoning property from R2 Single-Family Residence District to PUD (GDP) Planned Unit Development (General Development Plan) and creating Section 28.06(2)(a)3066 of the Madison General Ordinances rezoning property from R2 Single-Family Residence District to PUD(SIP) Planned Unit Development (Specific Implementation Plan).
Proposed Use: Existing Barbershop with Two Apartment Units
15th Ald. Dist. 4603 Buckeye Road

A motion was made by Thimmesch, seconded by Boll, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.

Approval recommended subject to comments contained in the Plan Commission packet and that the PUD-GDP-SIP zoning text be revised to show "Barbershop" as the only outright permitted use for the commercial space, modifying condition #2e of the Planning Unit report. Speaking in support of the request was Mark Meier, 4712 Shaffer Avenue.

7. Creating Section 28.06(2)(a)3047 of the Madison General Ordinances rezoning property from C Conservancy District to PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3048 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: 30 Condominium Units, Open Space and Community Gardens. 18th Ald. Dist. 502 & 602 Troy Drive.

A motion was made by Ald. Van Rooy, seconded by Forster Rothbart, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.

Approval recommended subject to the comments contained in the Plan Commission packet. Speaking in support of the project were Greg Rosenberg, 3146 Buena Vista Street and Jim Glueck, 116 N. Few Street, both representing the Madison Area Community Land Trust. Registered in support and available to answer questions were Marcia Caton Campbell, 7022 Harvest Hill Road and Dan Williams, 625 Williamson Street. Registered in opposition but not wishing to speak was Ray Elder, 602 Hintze Road.

8. Creating Section 28.06(2)(a)3049 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: 3-Story, 51-Unit Apartment Building. 3rd Ald. Dist. 734 Jupiter Drive.

A motion was made by Forster Rothbart, seconded by Ald. MacCubbin, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING for February 22, 2005. The motion passed by acclamation.

Approval recommended subject to the comments contained in the Plan Commission packet and that the developer provide a 20-foot wide affirmative access easement for trail purposes located within the 90-foot wide noise abatement setback along the Interstate 39/90 right of way for potential future trail purposes. Speaking in support of the project was Randy Bruce, Knothe Bruce Architects, 7601 University Avenue, Middleton. Registered in support and not wishing to speak was Roger Guest, Veridian Homes, 6801 South Towne Drive. Speaking in support of the condition for a bike path easement adjacent to the Interstate right of way was Michael Barrett, 2137 Sommers Avenue.

9. Creating Section 28.06(2)(a)3052 of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District and PUD(SIP) Planned Unit Development (Specific Implementation Plan) District to R2T Single-Family Residence District. Proposed Use: 7 Single Family Lots, 3rd Ald. Dist., 6951 and 7001 Littlemore Drive.

A motion was made by Ald. Van Rooy, seconded by Thimmesch, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by acclamation.

10. Approving the preliminary plat of "First Addition to the Meadowlands" located on Littlemore Drive.

3rd Ald. Dist.

A motion was made by Ald. Van Rooy, seconded by Ald. MacCubbin, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER for February 22, 2005. The motion passed by acclamation.

Both Items #9 & 10 are subject to the comments contained in the Plan Commission packet. Registered in support and available to answer questions on Items #9 & 10 were Roger Guest, Veridian Homes, 6801 South Towne Drive and Dan Day, D'Onofrio Kottke and Associates, 7530 Westward Way

11. Creating Section 28.06(2)(a)3053 of the Madison General Ordinances rezoning property from R6 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3054 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: Remove 5 Buildings and Build 12-Story, 115-Unit Apartment Building. 4th Ald. Dist., 409, 411, 417, 419 & 421 W. Gorham Street.

A motion was made by Ald. Van Rooy, seconded by Boll, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING for February 22, 2005. The motion passed by the following vote:

Aye: 6 - MacCubbin, Van Rooy, Boll, Bowser, Thimmesch and Lanier III

No: 3 - Konkel, Davis and Forster Rothbart

Approval recommended subject to the comments contained in the Plan Commission packet and that the approval is subject to the applicant receiving final approval by the Urban Design Commission of building materials and colors; and that the developer make a good-faith effort to relocate the existing residences at 417 and 421 W. Gorham Street.

A motion by Ald. Konkel seconded by Davis to separate consideration of the demolition request from consideration of the proposed PUD-GDP-SIP failed on a vote of 4-5, with Boll, Lanier, Ald. Van Rooy, Thimmesch and Bowser voting no to the separation.

Speaking in support of the project were: Ron Trachtenberg, Murphy Desmond, SC; 2 E. Mifflin Street; Randy Bruce, Knothe Bruce Architects, 7601 University Avenue, Middleton; Doug Hersh, Potter Lawson Architects, 15 Ellis Potter Court, and; Sonya Newhouse, Madison Environmental Group, 1425 Williamson Street. Registered in support and available to answer questions were the developers, Michael J. Fisher, 3515 Blackhawk Drive, and Karl Madsen, 3436 Sunset Drive. Speaking in opposition to the project were Jim Skrentny, 305 ½ W. Johnson Street, Unit #4, representing the 409 W. Gorham Street Steering Committee, and Ledell Zellers, 510 N. Carroll Street. Speaking regarding the condition of 421 W. Gorham Street was Donna Graham. 4005 Winnemac Street.

12. Creating Section 28.06(2)(a)3055 of the Madison General Ordinances rezoning property from Temp A Temporary Agriculture District to M1 Limited Manufacturing District. Proposed Use: 32 Industrial Lots. 17th Ald. Dist., 4130 Hoepker Road & 4151 Anderson Road.

A motion was made by Ald. Van Rooy, seconded by Ald. MacCubbin, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING for February 22, 2005.
The motion passed by the following vote:

Aye: 8 - Konkel, MacCubbin, Van Rooy, Davis, Boll, Bowser, Thimmesch and Lanier III

No: 1 - Forster Rothbart

13. Approving the preliminary/final plat of "Interstate Commerce Park" located on Hoepker Road and Anderson Road.

17th Ald. Dist.

A motion was made by Ald. Van Rooy, seconded by Boll, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER for February 22, 2005. The motion passed by the following vote:

Aye: 8 - Konkel, MacCubbin, Van Rooy, Davis, Boll, Bowser, Thimmesch and Lanier III

No: 1 - Forster Rothbart

Both Items #12 and 13 are subject to the comments contained in the Plan Commission packet. Registered in support and available to answer questions on both Items #12 and 13 were John Brigham, PO Box 8685, Madison and Eric Thompson, MSA Professional Services, 2801 International Lane, representing the applicants.

Conditional Uses/Demolition Permits

14. Consideration of a conditional use at 3574 Ridgeway Avenue to expand a single-family house into a two-unit dwelling. 17th Ald. Dist.

A motion was made by Ald. Van Rooy, seconded by Boll, to Approve. The motion passed by acclamation.

Approval subject to the comments contained in the Plan Commission packet and that the applicant submit a landscaping plan to the Planning Unit for approval prior to final signoff of the conditional use plans. Speaking in support of the project was Greg Laubmeier, 306 N. Marquette Street.

15. Consideration of a conditional use for a car leasing business in an existing building at 3301 Latham Drive. 14th Ald. Dist.

A motion was made by Boll, seconded by Ald. MacCubbin, to Approve. The motion passed by acclamation.

Approval subject to the comments contained in the Plan Commission packet. Registered in support and available to answer questions were David W. Lilardi and Richard C. Glesner, Cost Cutters Leasing, LLC; 3310 University Avenue.

16. Consideration of a conditional use for a childcare/nursery school in an existing

single-family house at 9 Merrill Crest Drive. 19th Ald. Dist.

A motion was made by Boll, seconded by Thimmesch, to Approve. The motion passed by acclamation.

Approval subject to the comments contained in the Plan Commission packet and that automobile pickup and drop-off for the childcare facility at 9 Merrill Crest Drive be provided off of Regent Street through the church property, and that pickup and drop-off on Merrill Crest for the childcare facility be discouraged. Speaking in support of the project was the applicant, Steven Schultz, Lighthouse Church, 5 Merrill Crest Drive.

BUSINESS BY MEMBERS

Ald. MacCubbin noted that a large inventory of building materials will result from the reuse and recycling requirement now required by the Zoning Ordinance for demolition permits and encouraged the City to be proactive about providing opportunities for house relocations from the core and the storage of recycled materials.

Forster Rothbart requested an update from staff regarding the status of bicycle path plans for periphery neighborhoods. Brad Murphy indicated that the Metropolitan Planning Organization was beginning to pursue path planning on the west side first as a result of the directive following the adoption of the Pioneer Neighborhood Development Plan, and that planning on the east side would follow.

Ald. Konkel urged the Urban Design Commission to make a recommendation to the Plan Commission on whether buildings in Downtown Design Zones meet the criteria of those zones during their consideration of applicable projects. Brad Murphy indicated that staff will encourage the Urban Design Commission to make such findings, and that any necessary ordinance amendments necessary to implement this request could be considered.

Thimmesch indicated that he felt that final approval from the Urban Design Commission was required before the Plan Commission could recommend approval of projects seeking approval of a specific implementation plan, and that a total design review from the Urban Design Commission was needed to fully execute the intent of the Downtown Design Zones before bonus stories were approved.

Ald. Konkel inquired on the progress of the Neighborhood Best Practices Guide. Brad Murphy indicated that a revised draft and recommendations on process improvements would be brought back to the Plan Commission on an upcoming agenda.

Ald. Konkel also inquired about the progress of the Inclusionary Zoning housing study. Brad Murphy indicated that scope of work for the study was being defined and that he would need to check in with Mark Olinger and Hickory Hurie on that. Ald. Konkel reminded Mr. Murphy of the July deadline for that study.

COMMUNICATIONS

None

SECRETARY'S REPORT

The Zoning Text Amendment Staff Team agenda was included in the Plan Commission packet.

Brad Murphy gave a summary of upcoming development projects in the Pioneer, Elderberry, and Blackhawk Neighborhoods. Mr. Murphy noted the following proposals in

his presentation:

- *residential development of the Pellett property in the Pioneer Neighborhood Development Plan (NDP);*
- *Blackhawk Church and neighborhood commercial in the Elderberry NDP; University Research and Development Center in the Pioneer NDP, and;*
- *Middleton-Cross Plains School District facility at the western edge of the Blackhawk NDP.*

Upcoming Matters, February 21, 2005:

- 6400 Block Millpond Road - Convert vacant "McDonald's" restaurant into Moose Lodge
- 700-800 Block West Dayton Street - PUD-SIP, Demolition Permit - demolish and replace dormitory/open space
- 800 Block East Washington Avenue - PUD-GDP, Demolition Permit - demolish commercial buildings/build new mixed-use development
- 1800 Block Maplecrest Drive - Multi-family development
- 300 Block East Hill Parkway - PUD-SIP - Multi-family development
- 6400 Block Maywick Drive - Two 4-unit dwellings
- Tancho Business Park Plat - 6500 Block Manufactures Drive

Upcoming Matters, March 7, 2005

- 5200 Block Harbor Court - Demo, replace house/Lake site

ANNOUNCEMENTS

None

ADJOURNMENT

A motion was made by Lanier III, seconded by Ald. Van Rooy, to Adjourn at 8:55 p.m. The motion passed by acclamation.