



City of Madison

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

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Monday, July 8, 2013

5:30 PM

210 Martin Luther King, Jr. Blvd.
Room 201 (City-County Building)

CALL TO ORDER/ROLL CALL

Present: 10 -

Steve King; Ledell Zellers; Scott J. Resnick; Ken Opin; Eric W. Sundquist; Melissa M. Berger; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell and Tonya L. Hamilton-Nisbet

Excused: 1 -

John L. Finnemore

Ken Opin was chair for the meeting.

Staff Present: Steven Cover, Secretary; Katherine Cornwell and Kevin Firchow, Planning Division; Matt Tucker, Building Inspection; and Don Marx, Real Estate Services.

PUBLIC COMMENT

There was no public comment provided under this item.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Michael Rewey disclosed that he knows the owner of the property for agenda item 11 but stated this would not impact his ability to consider this item. Michael Heifetz recused himself on agenda item 1 for professional reasons.

MINUTES OF THE JUNE 17, 2013 MEETING

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

Ayes: 7 -

Steve King; Ledell Zellers; Scott J. Resnick; Eric W. Sundquist; Michael G. Heifetz; Michael W. Rewey and Bradley A. Cantrell

Abstentions: 1 -

Melissa M. Berger

Non Voting: 2 -

Ken Opin and Tonya L. Hamilton-Nisbet

SCHEDULE OF MEETINGS

July 22 and August 5, 26, 2013

SPECIAL ITEM OF BUSINESS

- Plan Commission appointment to the Long Range Transportation Planning Committee

Brad Cantrell was appointed to the Long Range Transportation Planning Committee.

ROUTINE BUSINESS

- 1. [30616](#) Vacation/Discontinuance of a public alley from S Mills St to S Brooks St as platted by Greenbush Addition to Madison, being located in part of the Northwest one-quarter (1/4), of the Southeast one-quarter (1/4) of Section 23, Town 07 North, Range 09 East, City of Madison, Dane County, Wisconsin. (13th AD)

This item passed by the following 7:0 vote: (AYE: Ald. Resnick, Sundquist, Berger, Rewey, Cantrell, Ald. King, and Ald. Zellers. NON-VOTING: Opin and Hamilton-Nisbet; RECUSED: Heifetz; EXCUSED: Finnemore.)

A motion was made by Cantrell, seconded by King, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS,. The motion passed by the following vote:

Ayes: 7 -

Scott J. Resnick; Eric W. Sundquist; Melissa M. Berger; Michael W. Rewey; Bradley A. Cantrell; Ledell Zellers and Steve King

Recused: 1 -

Michael G. Heifetz

Non Voting: 2 -

Ken Opin and Tonya L. Hamilton-Nisbet

There were no registrations on this item.

- 2. [30623](#) Authorizing the Mayor and City Clerk to execute a Lease with James G. Montgomery for a portion of the City's East Rail Corridor located adjacent to 2312-2314 Atwood Avenue.

The motion passed unanimously.

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

There were no registrations on this item.

NEW BUSINESS

- 3. [29351](#) Accepting a Selection Committee's recommendation of the Gorman & Company, Inc. proposal for the purchase and redevelopment of City-owned properties located at 2504, 2507 and 2340 East Washington Avenue (Union Corners) and authorizing the execution of a Purchase and Sale Agreement with Gorman & Company, Inc. for the purchase and redevelopment of these properties.

The motion passed unanimously.

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

Registered in support and available to answer questions was Joe Schlenker, address not provided.

4. [30603](#)

Directing city staff to further explore the recommendations set forth in the attached documents and draft ordinance changes as appropriate according to the report on Alcohol License Management and Business Development.

The Plan Commission recommended approval subject to removing the last two sets of recommendations under "Other Recommendations" on p. 17 of the Recommendation Report dated June 11, 2013. The main motion passed unanimously.

A motion by Ald. Resnick, seconded by Heifetz, separated the question regarding removal of the last two sets of recommendations on p.17. Upon separation, the vote to recommend removal of these recommendations was approved on a 5:4 vote: (AYE:Berger, Sunquist, Rewey, Ald. Zellers, and Opin; NO: Ald. Resnick, Ald. King, Heifetz, and Cantrell; NON-VOTING: Hamilton Nisbet; EXCUSED: Finnemore.)

A motion was made by Zellers, seconded by Sundquist, to Return to Lead with the Recommendation for Approval to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other.

There were no registrations on this item.

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

5. [30568](#)

Creating Section 28.022 -- 00062. of the Madison General Ordinances rezoning property from DR-2 (Downtown Residential 2) District to UMX (Urban Mixed Use) District. Proposed Use: No change; this amendment corrects a mapping error. Comprehensive Plan Recommendation: Mansion Hill Residential Sub-District; 2nd Aldermanic District; 240 W. Gilman.

The motion passed unanimously.

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

Registered in support and available to answer questions was Travis Grant, representing Samba Brazilian Grill, 240 West Gilman Street.

Zoning Text Amendments

6. [30451](#)

Amending Section 28.067(3)(a) and Section 28.068(3)(a) of the Madison General Ordinances to establish front yard setback standards appropriate for buildings smaller than those regulated by Sec. 33.24(4)(f).

The motion passed unanimously.

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

Registered in support and available to answer questions was Mike Ring, 402 Gammon Place, Suite 300, representing Park Towne Development Corporation.

7. [30452](#) SUBSTITUTE Creating Section 28.031(2)(d) of the Madison General Ordinances to allow for an exception to the sidewall offset requirement for single family homes.

The motion passed unanimously.

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

There were no registrations on this item.

Extraterritorial Subdivision

8. [29710](#) Approving the final plat of Wood Ger Development generally located at 3370 Burke Road, Town of Burke, within City of Madison's Extraterritorial Plat Approval Jurisdiction.

The motion to refer passed unanimously.

A motion was made by Rewey, seconded by Berger, to Refer to the PLAN COMMISSION and should be returned by 7/22/2013. The motion passed by voice vote/other.

There were no registrations on this item.

Alterations to Planned Development-Specific Implementation Plans

9. [30336](#) Consideration of an alteration to a Planned Development-Specific Implementation Plan for a previously approved mixed-use building at 313 N. Frances Street to allow 9 of the 31 apartments to contain a bedroom without windows; 4th Ald. Dist.

The Plan Commission found that the standards were met and approved the proposed Planned Development alteration subject to the comments and conditions contained within the Plan Commission materials. The motion passed unanimously.

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

Registered in support and available to answer questions was Randy Bruce, University Avenue, Middleton representing the applicant, Scott Faust. Also registered in support and available to answer questions was Scott Faust, North Frances Street and Ald. Mike Verveer, Doty Street, representing Aldermanic District 4.

10. [30337](#) Consideration of an alteration to a Planned Development-Specific Implementation Plan to allow commercial space in an existing mixed-use building to be converted into 6 additional apartments at 1-7 Hawks Landing Circle; 1st Ald. Dist.

The Plan Commission found that the standards were met and approved the proposed Planned Development alteration subject to the comments and conditions contained within the Plan Commission materials. The motion passed unanimously.

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

passed by voice vote/other.

Registered in support and available to answer questions was Randy Bruce, University Avenue, Middleton, representing the applicant, Rouse Management.

Conditional Use/ Demolition Permits

- 11. [30333](#) Consideration of a conditional use to convert an existing apartment building into a single-family residence and bed and breakfast at 1615 Summit Avenue; 5th Ald. Dist.

The Plan Commission found that the standards were met and approved the proposed conditional use subject to the comments and conditions contained within the Plan Commission materials. The motion passed unanimously.

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

Registered in support and available to answer questions was Peter Rott, Williamson Street, representing the applicants, Tom and Heidi Notbohm. Also registered in support and available to answer questions were the applicants, Tom and Heidi Notbohm, Piper Drive.

- 12. [30335](#) Consideration of a demolition permit to allow two single-family residences at 4702-4710 Femrite Drive to be razed to facilitate future expansion of a distribution facility; 16th Ald. Dist.

The Plan Commission found that the standards were met and approved the proposed demolition requests subject to the comments and conditions contained within the Plan Commission materials. The motion passed unanimously.

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

There were no registrations on this item.

- 13. [30334](#) Consideration of a demolition permit and conditional use to allow a single-family residence and auto repair shop to be demolished for the construction of a mixed-use building containing 2,300 square feet of retail and 21 apartments at 2620 Monroe Street and 665 Knickerbocker Street; 13th Ald. Dist.

The Plan Commission found that the standards were met and recommended approval subject to the comments and conditions contained within the Plan Commission materials and the following additional conditions:

- That if the utility box (proposed on the north side of the building) cannot be relocated inside the building, and determined to produce noise, the applicant shall screen the box for noise.

- That the openings on the garage on the northwest corner of the building be closed in for the purpose of noise mitigation.

- That the applicant preserves as many of the existing trees in the northeast corner of the site in the 20 foot rear yard as possible. The emphasis is to preserve native trees, noting that the Siberian Elms could be removed.

The motion passed by the following vote 7:1: (AYE: Ald. Resnick, Sundquist, Berger, Heifetz, Rewey, Cantrell, and Ald. King; NO: Ald. Zellers; NON-VOTING: Opin and Hamilton-Nisbet; EXCUSED: Finnemore)

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

Ayes: 7 -

Scott J. Resnick; Eric W. Sundquist; Melissa M. Berger; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell and Steve King

Noes: 1 -

Ledell Zellers

Non Voting: 2 -

Ken Opin and Tonya L. Hamilton-Nisbet

Speaking in support of this item was Randy Bruce, University Avenue, Middleton, representing the applicant, Rouse Management. Also speaking in support were the applicant, Fred Rouse, Hill Drive; Thomas A Rice, Monroe Street; Peter Taglia, Brittingham Place; Ken Golden, Gregory Street; and Bill White, Lakeland Avenue, representing Rouse Management.

Registered in support and not wishing to speak were Dennis Rarkill, Sheldon Street; Joan Hopwood, Perry Parkway; Judy Rose, Monroe Street; Lindsay Riegler, Bennett Court; Debby Rice, Union Road, Brooklyn, WI; Stephanie Gronemus, Amnicon Trail; and Bryan Rice, Bennet Court.

Speaking in opposition to this item were Sherwood Malamud, West Lawn Avenue, representing the Dudgeon Monroe Neighborhood Association; David Maraniss, Knickerbocker Street; Lynn Pitman, Fox Avenue; David Shaffer, Knickerbocker Street; Amanda Solberg, Knickerbocker Street; Priscilla Arsove, Knickerbocker Street; Julia Billingham, Sprague Street; Marcia Diamond, Crandall Street; Amy Williamson, Knickerbocker Street; Mike Murray, Knickerbocker Street, representing Katherine Sample of the same address; Steven Post, Knickerbocker Street; Robert Cafilisch, Van Hise Avenue, representing David and Linda Maraniss; Sam Schultz, Lewis Court; Stephen Billingham, Sprague Street; Shawn Schey, Woodrow Street; Kate Mittelstadt, Knickerbocker Street; and Elizabeth Kerwin, Prospect Avenue.

Registered to speak in opposition but not speaking were Andy Cohn, Lake Mendota Drive; Barbara Widder, Knickerbocker Street; Arthur Emery, Crandall Street; Linda McQuillen, West Lawn Avenue; and William O'Neal, Baltzell Street.

Registered in opposition and not wishing to speak were Jane James, Pickford Street; Gil Jevne, Baltzell Street; Claude Kazanski, West Lawn Avenue; Bonnie Jevne, Baltzell Street; Judy Karofsky, Pinckney Street; Brandi Funk, Knickerbocker Street; Gail O'Neal, Baltzell Street; Judy Sidran, Jefferson Street; Ben Sidran, Jefferson Street; Sarah Druege, Sprague Street; Sandra E. Stark, Gregory Street; Mark Krawhauv, Nottingham Way; Lisa Fernandez, Nottingham Way; Linda Maraniss, Knickerbocker Street; Jean Bae, 2125 Fox Avenue; Garrick Olsen, Knickerbocker Street; Philip Olsen, Knickerbocker Street; Amy Otto, Knickerbocker Street; David Manke, Knickerbocker Street; Ingrid Swanberg Markhardt, Gregory Street; Mary S. Erdman, Sheldon Street; Julie Dahl, Knickerbocker Street; Margaret Gutneck, Knickerbocker Street; James Bigham, Knickerbocker Street; Paula Bigham, address not provided; Daniel Yelle, Knickerbocker Street; Maria Yelle, Knickerbocker Street; Bret Solberg, Knickerbocker Street; Charlene Sherman, Knickerbocker Street; Gregg Kissel, Fox Avenue; Jon Dahl, Knickerbocker Street; Karen Julian, Old Middleton Road; Karen Emery, Crandall Street; Joseph Conti, Crandall Street; and Janice K. Zawacki, Knickerbocker Street.

BUSINESS BY MEMBERS

There was no Business By Members.

SECRETARY'S REPORT

Kevin Firchow summarized the upcoming matters.

- Upcoming Matters - July 22, 2013

- 529-557 State Street, 431-441 N. Frances Street and 432 W. Gilman Street - UMX to DC, Demolition Permit and Conditional Use - Demolish apartment building and mixed-use hotel/ retail building to allow construction of a mixed-use building containing approximately 22,000 square feet of commercial space, 7,000 square feet of flex space, and 329 apartments
- 9414 Silicon Prairie Parkway - A to TR-U1, Certified Survey Map Referral, and Pioneer Neighborhood Dev. Plan Amendment - Change land use recommendation from Employment and rezone 10 acres of site for future multi-family development and subdivide property into 2 lots
- Zoning Text Amendment - Allow taxicab and limousine businesses as conditional uses in the TE district (ID 30692)
- Zoning Text Amendment - Create an exception to the parking placement site standards for lots that are 20 acres or larger in the IL zoning district (ID 30711)
- Zoning Text Amendment - Amend "Multi-Family Complex" to "Residential Building Complex" (ID 30723)
- Zoning Text Amendment - Prohibit ground-floor residential dwellings in certain Downtown and Urban Districts (ID 30724)
- 2802 Monroe Street - Zoning Map Correction - TSS to TR-C4 - Rezone two-family dwelling

- 666 Crandall Street - Zoning Map Correction - TSS to TR-C4 - Rezone single-family dwelling
- 2820 Monroe Street - Zoning Map Correction - TSS to TR-C4 - Rezone two-family dwelling
- 668 Pickford Street - Zoning Map Correction - TSS to TR-C4 - Rezone single-family dwelling
- 2902 Monroe Street - Zoning Map Correction - TSS to TR-C4 - Rezone single-family dwelling
- 605 E. Washington Avenue & 5 S. Blair Street - Conditional Use - Construct outdoor eating area for a restaurant and parking lot modifications for site containing adjacent residence
- 6698 Odana Road - Demolition Permit and Conditional Use - Demolish bank and construct multi-tenant retail building with vehicle access service window
- 4323 East Towne Boulevard - Conditional Use - Planned Multi-Use Site - Construct restaurant with outdoor eating area at East Towne Mall
- 420 Gammon Place - Demolition Permit - Demolish restaurant to construct a multi-tenant retail building
- 2101 Darwin Road - Conditional Use - Convert former auto repair business into an auto rental facility
- 712 Harrison Street and 1902 Monroe Street - Demolition Permit - Demolish single-family residence to allow construction of an addition to an existing mixed-use building containing 4 new dwelling units and 900 square feet of new retail space

- Upcoming Matters - August 5, 2013

- 210 S. Brooks Street - Alteration to PD District - Amend general development plan and approve specific implementation plan to convert school into apartments and construct new apartment building with 128 total units
- 1613-1721 N. Sherman Ave & 1713 Schlimgen Avenue - Demolition Permit and Conditional Use - Demolish two single-family residences to allow construction of an addition to Well #7
- 2021 E. Johnson Street - Conditional Use - Construct oversized accessory building in TR-C4 zoning
- 114 Van Deusen Street - Conditional Use Alteration - Modify playground and eliminate parking space for existing Montessori school
- 4938 Lake Mendota Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront property
- 1801 Beld Street - Demolition Permit Follow-up - Approval of plans for a two-family residence following a 2005 demolition approval

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

**A motion was made by King, seconded by Resnick, to Adjourn at 10:24 pm.
The motion passed by voice vote/other.**