



City of Madison

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

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Monday, April 11, 2011

5:30 PM

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

CALL TO ORDER/ROLL CALL

Present: 8 -

Lauren Cnare; Julia S. Kerr; Nan Fey; Eric W. Sundquist; Judy K. Olson;
Tim Gruber; Michael A. Basford and Anna Andrzejewski

Excused: 2 -

Michael Schumacher and Michael G. Heifetz

Fey was chair for the meeting.

Staff Present: Tim Parks and Kevin Firchow, Planning Division; Don Marx, Office of Real Estate Services; and Lt. Carl Strasburg, Madison Police.

PUBLIC COMMENT

There were no public comments under this item.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals under this item.

MINUTES OF THE March 21, 2011 MEETING

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

SCHEDULE OF MEETINGS

May 2, 16 and June 6, 20, 2011

SPECIAL ITEMS OF BUSINESS

- Plan Commission appointment to the Zoning Code Rewrite Advisory Committee and the Pedestrian/Bicycle/Motor Vehicle Commission

Tim Gruber was appointed to the Zoning Code Rewrite Advisory Committee. Mr Gruber's appointment was moved by Ald. Cnare, seconded by Olson, and approved unanimously. No appointment was made to the Pedestrian/Bicycle/Motor Vehicle Commission.

1. [21981](#) City of Madison Plan Commission Resolution Honoring Judy Bowser

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

There were no registrations on this item.

2. [21997](#) Informational presentation by Madison College regarding an update on their Truax Campus Master Plan

This was an informational presentation. No action was taken on this item.

Speaking in support of this item was Mike Stark, 3550 Anderson Street; representing Madison College. Registered in support and available to answer questions was John Feller, 3009 Edenberry Street, also representing Madison College.

ROUTINE BUSINESS

3. [21694](#) Accepting an Offer to Sell from Dane County for a vacant parcel of land located at 5009 Hob Street, for extension of a public sidewalk from South Stoughton Road Service Road to Hob Street.

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

There were no registrations on this item.

4. [21806](#) Authorizing the execution of a maintenance agreement with the Marquette Neighborhood Association for an area of decorative landscaping, to be located in the public right-of-way at the south quadrant of the intersection of Eastwood Drive and South First Street.

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

There were no registrations on this item.

5. [21849](#) Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and Research Products Corporation, for property located at 204 South Ingersoll Street for the proposed Central Park and the funding of costs associated with the stabilization of the property.

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

There were no registrations on this item.

6. [21852](#) Authorizing the execution of a temporary construction easement to the County of Dane to allow for the County's construction of a public pedestrian/bicycle path across lands within Baxter Park, located at 777 Engelhart Drive, and across the Stormwater Utility parcel located at 909 Lorena Parkway.

A motion was made by Basford, seconded by Andrzejewski, to Return to Lead

with the Recommendation for Approval. Sent to the BOARD OF PARK COMMISSIONERS. 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 Amendments

- 7. [21604](#) Creating Section 28.06(2)(a)3523 of the Madison General Ordinances rezoning property from C Conservancy District to M1 Limited Manufacturing District. Proposed Use: Construct State of Wisconsin Joint Preservation Facility; 18th Aldermanic District; 402 Troy Drive.

Approval recommended subject to the comments and conditions contained within the Plan Commission materials.

A motion was made by Kerr, seconded by Cnare, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

Speaking in support of this item were Bill Peterson, 101 East Wilson Street, representing the Wisconsin Department of Administration; Ken Saiki, Ken Saiki Design, 303 South Paterson Street; Paul Lourich, Engberg Anderson, Inc, 320 Buffalo Street, Milwaukee; and Sean Welch, 552 Troy Drive.

Speaking in opposition of this item was Timothy Garrett, 4317 Brown Lane.

Speaking in neither support nor opposition was Alder-elect Anita Weier, 22 Golf Course Road.

- 8. [21605](#) Creating Section 28.06(2)(a)3524. of the Madison General Ordinances rezoning property from R5 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3525. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development Plan (Specific Implementation Plan) District. Proposed Use: Demolish 4-unit apartment building to allow construction of a two-family residence. 6th Aldermanic District; 14 South Franklin Street.

Approval recommended subject to the comments and conditions contained within the Plan Commission materials.

A motion was made by Cnare, seconded by Olson, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

Registered in support and available to answer questions were Chris Muchka, 2835 Hoard Street and Audric Schieve, 938 East Johnson Street; and Jim Skrentny, 511 East Main Street, representing the First Settlement Neighborhood.

Conditional Use/ Demolition Permits

- 9. [21976](#) Consideration of a conditional use for an outdoor eating area for a

restaurant/ brewpub at 674 South Whitney Way. 19th Ald. Dist.

The Plan Commission found that the standards were met and granted approval subject to the comments and conditions contained within the Plan Commission materials.

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

Registered in support and available to answer questions was Bryan Manning, 3014 Pelham Road.

10. [21977](#)

Consideration of a conditional use for an outdoor eating area for a restaurant/ coffeehouse/ wine shop at 961-967 South Park Street. 13th Ald. Dist.

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

-That the outdoor eating area not be open before 7:00 am, daily.

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

Speaking in support of this item was Finn Berge, 6824 Erdman Boulevard. Registered in support and available to answer questions was Matt Weygandt, 1707 Madison Street. Registered in support and not wishing to speak was David H. Vogel, 1021 South Park Street.

Speaking in opposition to this item were Stephen A. Vanko, 954 West Shore Drive and Jane Elmer, 954 West Shore Drive.

11. [21978](#)

Consideration of a demolition permit to allow demolition of a single-family residence and construction of a new residence at 6202 North Highlands Avenue. 19th Ald. Dist.

The Plan Commission found that the standards were met and granted approval subject to the comments and conditions contained within the Plan Commission materials.

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

Registered in support and not wishing to speak was Jeffrey D. Wiesner, 6202 North Highlands Avenue.

12. [21979](#)

Consideration of a major alteration to an approved conditional use to allow expansion of the parking lot for a nightclub at 924 Williamson Street. 6th Ald. Dist.

The Commission requested that Planning Division staff follow up with the Attorney's Office on the status of the scheduled noise study for Plan B, as discussed in the public hearing testimony.

A substitute motion to approve the request, moved by Olson and seconded by Gruber, failed by the following vote: 2:5 [AYE: Olson and Gruber; NO: Ald. Cnare, Ald. Kerr, Sundquist, Basford, and Andrzejewski;and NON-VOTING: Fey]

A motion was made by Kerr, seconded by Sundquist, to Re-refer. Sent to the PLAN COMMISSION. Due back on 5/16/2011. The motion passed by voice vote/other.

Excused: 2 -

Michael Schumacher and Michael G. Heifetz

Ayes: 6 -

Lauren Cnare; Julia S. Kerr; Eric W. Sundquist; Judy K. Olson; Michael A. Basford and Anna Andrzejewski

Noes: 1 -
Tim Gruber

Non Voting: 1 -
Nan Fey

Speaking in support of this item was Ken Saiki, Ken Saiki Design, representing the applicant. Also speaking in support was the applicant Chuck Chvala, 1 Coachhouse Drive; Corey Gresen, 1115 East Wilson Street #312; and Rico Sabatini, 3923 Claire Street. Registered in support and available to answer questions was Dan Curd, 737 Jenifer Street.

Speaking in opposition to this item was John Rolfsmeyer, 936 Williamson Street.

13. [21980](#) Consideration of a demolition permit and conditional use to allow a former machine shop to be demolished and a new multi-tenant commercial building to be constructed at 2202 East Johnson Street adjacent to Demetral Field. 12th Ald. Dist.

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

-That condition 2 (of the April 11 Report to the Plan Commission) be amended to specify a fence height of eight (8) feet. No other changes are proposed to that condition.

-That condition 5 (of the April 11 Report to the Plan Commission) be amended to also require that motion activation lighting be provided on the exterior of the building. No other changes are proposed to that condition.

-That condition 7 (of the April 11 Report to the Plan Commission) be amended to state that the business may be open to customers between the hours of 9:00 am until 9:00 pm, nightly. Restaurant staff shall remain on site for at least one hour after closing to enforce the no-loitering condition.

- That condition 46 (of the April 11 Report to the Plan Commission) be amended indicating that the Plan Commission has modified standard 28.04(12)(c) stating that solid screening shall not be required along the north (park) property line which is also a zoning district boundary. The applicant shall provide additional plantings on the property line, intended to discourage trespassing and nuisance behavior. Plantings should also create additional visual separation and partial screening of the rear of the building, service area, and dumpster enclosure from the park. To accommodate plantings, the planting area adjacent to the service bay shall be widened. Final plans shall be approved by Parks, Zoning, Police, and the Planning Division.

-That the applicant works with staff to minimize the sound impacts of HVAC systems.

-That the business should use window coverings after dark on the windows on the building's east side that face the neighboring residential property.

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

Speaking in support of this item were the applicant, Steve Spilde, Landmark Builders, 7122 Countrywood Lane and Carol Vander Slues, 3829 Country Grove Drive, representing Tasc Force 2, LLC (Milios Franchise Owner/Operator). Registered in support and available to answer questions were Timm Heller, Tasc Force 2 LLC; and Brian Roberts 5846 Devoro Road. Registered in support and not wishing to speak was Shannon Zweek, 1051 Melvin Court.

Speaking in opposition to this item were Lana Solberg, 2206 East Johnson Street; Andrew Solberg, 2206 East Johnson Street; John Koch, 2134 East Washington Avenue, representing the Emerson East Neighborhood Association; Jim Schuessler, 22 North Seventh Street; and Joel A. Gratz, 10 North Fourth Street.

Speaking in neither support nor opposition was Ald. Satya Rhodes-Conway; 2642 Hoard Street, representing District 12. Registered in neither support nor opposition was Mary Kelley, 217 Windsor Court, Principal, East High School.

After approval of the main motion, on a motion by Sundquist, seconded by Olson, the Plan Commission proposed to introduce a zoning map amendment to rezone 2202 and 2146 East Johnson Street from C3 (Highway Commercial District) to C1 (Limited Commercial District). The motion passed unanimously.

Zoning Text Amendment

14. [21646](#) Amending all zoning districts in the Madison General Ordinances to allow bicycle-sharing facilities.

This item was re-referred to the Plan Commission. The Commission requested a definition for bicycle sharing facility and indicated there were questions on the potential impacts in certain zoning

districts, noting that bicycle sharing facilities are allowed in all districts in the proposed ordinance.

A motion was made by Gruber, seconded by Kerr, to Re-refer. Sent to the PLAN COMMISSION. The motion passed by voice vote/other.

There were no registrations on this item.

BUSINESS BY MEMBERS

There was no business by members.

COMMUNICATIONS

Ald. Cnare and Mr. Gruber indicated they were contacted by Attorney Bill White, representing St. Francis House, 1001 University Avenue, and provided feedback on a their redevelopment plans.

SECRETARY'S REPORT

Tim Parks summarized the upcoming matters.

Upcoming Matters - May 2, 2011

- Sustainability Plan
- Comprehensive Plan Map Amendments Public Hearing
- 1907-1911 Monroe Street - C2 to PUD-GDP-SIP to demolish 2 residential structures to allow construction of a mixed-use building with 18 apartments units and 4,400 square feet of first floor commercial space
- 677 South Segoe Road - C2 to PUD-GDP-SIP to demolish office building to allow construction of 64 apartment units in 2 buildings
- 2052 Woods Road - Final Plat of Hawks Valley, creating 81 single-family residential lots and 2 outlots for public park and stormwater management
- 201 West Mifflin Street - Conditional use major exterior alteration and addition in C4 zoning district for Central Library
- 4624 Monona Drive - Demolish existing gas station/convenience store to allow construction of a new gas station/convenience store
- 232 East Olin Avenue - Conditional use for the addition of outdoor recreation area to existing outdoor eating area
- 2810 Maple View Drive - Conditional use to establish a home occupation with mechanical equipment for a salon
- 3310 CTH AB - Extraterritorial certified survey map to create 1 lot in the Town of Cottage Grove
- 202 North Brearly Street - Conditional use to convert an existing two-family residence into three-family residence

Upcoming Matters - May 16, 2011

- 3030 City View Drive - R4 to RPSM to demolish nursing home to create land for future development
- 434-454 West Johnson Street - R6 & C2 to PUD-GDP-SIP to demolish 4 residential buildings and 1 commercial building to allow construction of a 194-room hotel with 3,000 square feet of first floor retail space

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Basford, seconded by Gruber, to Adjourn at 9:46 pm. The motion passed by voice vote/other.