



City of Madison

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

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Monday, February 20, 2012

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 5:35 p.m.

Present: 9 -

Steve King; Marsha A. Rummel; Chris Schmidt; Nan Fey; Eric W. Sundquist; Michael W. Rewey; Bradley A. Cantrell; Anna Andrzejewski and Tonya L. Hamilton-Nisbet

Excused: 2 -

John L. Finnemore and Michael G. Heifetz

Fey was chair for this meeting. Heifetz was present briefly from 6:25 p.m. until 6:45 p.m. during the discussion of item 3 but did not participate.

Staff present: Brad Murphy and Tim Parks, Planning Division; Matt Tucker, Zoning Administrator, and; Dan McCormick, Traffic Engineering Division.

PUBLIC COMMENT

There were no registrants for public comment.

DISCLOSURES AND RECUSALS

Ald. Schmidt and Andrzejewski disclosed that they were both employees at the University of Wisconsin-Madison but that neither had any interest or involvement in campus planning matters, and that both would be able to participate in the discussion of items 5, 6 and 8.

MINUTES OF THE FEBRUARY 6, 2012 MEETING

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

SCHEDULE OF MEETINGS

Regular Meetings: March 5, 19 and April 9, 23, 2012

The City Attorney's Office will hold a training session for Plan Commission members on March 1, 2012.

SPECIAL ITEM OF BUSINESS

On a motion by Rewey, seconded by Andrzejewski, the Plan Commission elected Brad Cantrell as vice-chair. The motion passed by voice vote/ other.

ROUTINE BUSINESS

1. [25168](#) Determining a Public Purpose and Necessity and adopting Monona Drive Segment 3, City of Madison Relocation Order for the acquisition of Plat of

Land Interests required for the reconstruction of a portion of Monona Drive (CTH "BB") between approximately 250 feet south of Nichols Road / Pflaum Road and Winnequah Road.

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. [25251](#)

Authorizing the grant of two permanent limited easements to American Transmission Company for an electric transmission line in a portion of the City's Stormwater Utility Parcel 533, located along Fourier Drive and Mineral Point Road.

A motion was made by Schmidt, seconded by Cantrell, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed 4-3 on the following vote: AYE: Ald. Schmidt, Andrzejewski, Cantrell, Sundquist; NAY: Ald. King, Ald. Rummel, Rewey; NON-VOTING: Fey, Hamilton-Nisbet; EXCUSED: Heifetz, Finnimore (ex-officio).

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

Ayes: 4 -
Chris Schmidt; Eric W. Sundquist; Bradley A. Cantrell and Anna Andrzejewski

Noes: 3 -
Steve King; Marsha A. Rummel and Michael W. Rewey

Excused: 1 -
John L. Finnemore and Michael G. Heifetz

Non Voting: 2 -
Tonya L. Hamilton-Nisbet and Nan Fey

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 Text Amendments

3. [24275](#)

SUBSTITUTE Creating Section 9.53 to provide for a license for keeping honeybees and amending portions of Chapter 28 of the Madison General Ordinances of the conservancy, agriculture, and residential districts to allow the keeping of honeybees as a permitted use.

The Plan Commission recommended approval of the proposed text amendment with the following revisions:

- That the keeping of honeybees on lots used exclusively for residential uses be added as a permitted use in the C1 Limited Commercial District, and;
- That the ordinance be revised to specify that the flyway barrier be six (6) feet in height.

The motion passed by voice vote/ other.

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

Speaking in support of the proposed text amendment were Mike Gourlie, 5102 Open Wood Way, representing the Dane County Beekeeper's Association, and Ald. Satya Rhodes-Conway, 2642 Hoard Street, representing the 12th District.

- 4. [25149](#) Creating Section 28.10(4)(c)5.tt. to allow wineries as a permitted use in the M1 District, creating Section 28.10(4)(d)34. to allow distilleries as a conditional use in the M1 District, and amending Section 28.03(2) of the Madison General Ordinances to remove the minimum manufacturing limit on breweries.

The public hearing notice for this ordinance amendment was not published prior to this hearing as required by MGO Sec. 28.04(10)(e). Therefore, the February 20, 2012 Plan Commission recommendation on this matter is not valid. The ordinance amendment will be placed on the March 5, 2012 agenda for action following the publishing of the required hearing notice.

There were no registrants on this matter.

Zoning Map Amendments and Related Requests

- 5. [25021](#) Creating Section 28.06(2)(a)3582. 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)3583. 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: Construct a 5-story, 14-unit apartment building; 8th Aldermanic District; 202-206 North Brooks Street.

The Plan Commission recommended that this zoning map amendment and the related demolition permit (25172) be re-referred to their March 5, 2012 meeting to allow the City Attorney's Office to provide an opinion on the issues raised in the letter dated February 20, 2012 from Ron Trachtenberg to the Commission. The motion passed by voice vote/ other.

A motion was made by Cantrell, seconded by Andrzejewski, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by March 5, 2012. The motion passed by voice vote/other.

- 6. [25172](#) Consideration of a demolition permit to allow two existing residences to be demolished as part of a proposed Planned Unit Development rezoning for 202-206 North Brooks Street; 8th Ald. Dist.

The Plan Commission referred this demolition permit and the related zoning map amendment (25021) to their March 5, 2012 meeting to allow the City Attorney's Office to provide an opinion on the issues raised in the letter dated February 20, 2012 from Ron Trachtenberg to the Commission. The motion passed by voice vote/ other.

A motion was made by Cantrell, seconded by Andrzejewski, to Refer to the PLAN COMMISSION and should be returned by March 5, 2012. The motion passed by voice vote/other.

The following were registered on items 5 & 6:

Speaking in support of the proposed development were: Joe McCormick, JD McCormick Companies, 101 N. Mills Street, the applicant, and Joe Lee, JLA Architects & Planners, 5325 Wall Street and Ron Trachtenberg, Murphy Desmond, SC, 33 E. Main Street, Suite 500, both representing Mr. McCormick.

Speaking in opposition to the proposed development was Gary Brown, University of Wisconsin-Madison Facilities Planning & Management, 610 Walnut Street.

Speaking neither in support nor opposition to the proposed development was Rick McKy, 906 Sauk Ridge Trail.

- 7. [25023](#) Creating Section 28.06(2)(a)3580. of the Madison General Ordinances rezoning property from C3 Highway Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3581. 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: Construct a 12-story mixed-use building with 30,000 sq. ft. of commercial space and 215 apartment units. 2nd Aldermanic District; 754 East Washington Avenue and 741 East Mifflin Street.

The Plan Commission recommended re-referral of this item to the March 5, 2012 meeting at the request of the applicant and staff. The motion passed by voice vote/ other.

A motion was made by Rummel, seconded by Sundquist, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by March 5, 2012. The motion passed by voice vote/other.

There were no registrants on this matter.

- 8. [25041](#) Creating Section 28.06(2)(a)3584. of the Madison General Ordinances rezoning property from Temp A Agriculture District to A Agriculture District. Proposed Use: Assign Permanent City Zoning to University Ridge Golf Course and AJ Noer Turf Facility; No New Construction is Proposed With This Request. 1st Aldermanic District: 9002-9202 McKee Road/2002-2602 South Pleasant View Road/2501 Woods Road/8701 Mid Town Road.

The Plan Commission recommended approval of the proposed zoning map amendment. The motion passed by voice vote/ other.

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

Registered in support of this zoning map amendment and available to answer questions was Gary Brown, University of Wisconsin-Madison Facilities Planning & Management, 610 Walnut Street.

Conditional Use/ Demolition Permits

- 9. [25346](#) Consideration of a major alteration to an existing conditional use to allow construction of an addition to a single-family residence in excess of 500 square feet on a lakefront lot at 5844 Thorstrand Road; 19th Ald. Dist.

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

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

Registered in support of the project and available to answer questions were Mark Udvari-Solner and Karen Davis, Udvari-Solner Design Company, 2631 University Avenue, and Jack Mulvoy, 1006 Stonebriar Drive.

Grandview Commons-Related Requests

- 10. [24356](#) Adopting an amendment to the Generalized Future Land Use Plan Map in the City of Madison Comprehensive Plan.

The Plan Commission recessed the public hearing and recommended re-referral of this item and the other Grandview Commons-related requests to the March 5, 2012 Plan Commission meeting at the request of Ald. Cnare, 3rd District. The motion passed by voice vote/ other.

A motion was made by King, seconded by Cantrell, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by March 5, 2012. The motion passed by voice vote/other.

11. [25098](#)

A Plan Commission resolution recommending adoption of an amendment to the Generalized Future Land Use Plan map in the City of Madison Comprehensive Plan for the Grandview Commons Neighborhood Center Mixed-Use District.

The Plan Commission recessed the public hearing and referred this item and the other Grandview Commons-related requests to the March 5, 2012 Plan Commission meeting at the request of Ald. Cnare, 3rd District. The motion passed by voice vote/ other.

A motion was made by King, seconded by Cantrell, to Refer to the PLAN COMMISSION and should be returned by March 5, 2012. The motion passed by voice vote/other.

12. [24357](#)

Amending the Sprecher Neighborhood Development Plan to revise the land use recommendations for lands located within and adjacent to the Grandview Commons Neighborhood Center Mixed Use District.

The Plan Commission recessed the public hearing and referred this item and the other Grandview Commons-related requests to the March 5, 2012 Plan Commission meeting at the request of Ald. Cnare, 3rd District. The motion passed by voice vote/ other.

A motion was made by King, seconded by Cantrell, to Refer to the PLAN COMMISSION and should be returned by March 5, 2012. The motion passed by voice vote/other.

13. [24620](#)

SUBSTITUTE Creating Section 28.06(2)(a)3570.of the Madison General Ordinances rezoning property from A Agriculture and PUD (GDP) Planned Unit Development (General Development Plan) District and PUD (SIP) Planned Unit Development (Specific Implementation Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District and create Section 28.06(2)a)3571 of the Madison General Ordinance rezoning property from A Agriculture, and PUD (GDP) Planned Unit Development (General Development Plan) District and PUD (SIP) Planned Unit Development (Specific Implementation Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District and R2T Single-Family Residence District. Proposed Use: General Development Plan for 109,000 sq. ft. of future retail/office, a 24,000 sq. ft. library, 110 multi-family units and a subdivision plan for 18 single-family lots, 5 town center lots and 1 outlot. 3rd Aldermanic District: 6002 Cottage Grove Road, 5901-5939 Sharpsburg Drive and 857 Jupiter Drive.

The Plan Commission recessed the public hearing and recommended re-referral of this item and the other Grandview Commons-related requests to the March 5, 2012 Plan Commission meeting at the request of Ald. Cnare, 3rd District. The motion passed by voice vote/ other.

A motion was made by King, seconded by Cantrell, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION and should be returned by March 5, 2012. The motion passed by voice vote/other.

14. [25091](#) Approving the preliminary plat of Town Center Addition to Grandview Commons generally located at 6002 Cottage Grove Road and 5901-5939 Sharpsburg Drive; 3rd Ald. Dist.

The Plan Commission recessed the public hearing and referred this item and the other Grandview Commons-related requests to the March 5, 2012 Plan Commission meeting at the request of Ald. Cnare, 3rd District. The motion passed by voice vote/ other.

A motion was made by King, seconded by Cantrell, to Refer to the PLAN COMMISSION and should be returned by March 5, 2012. The motion passed by voice vote/other.

Registered in opposition and wishing to speak were: Greg Cieslewicz, 6406 Fredericksburg Lane; Erin Thornley, 702 McLean Drive; Leigh Hyde, 1629 Kings Mill Way #209; Armando Hernandez, 637 Copernicus Way; Barbara Davis, 729 Orion Trail; Katherine Waldorf, 710 Acewood Boulevard, and; Dean Matuszak, 738 McLean Drive.

Registered in opposition but not wishing to speak were: Anna Tumarkin, 6013 Sharpsburg Drive; David Rajkovich, 802 McLean Drive; Tammy Wirag, 889 Gallagher Lane, Stoughton; Joe Wirag, 4602 Cottage Grove Road; Karen & Mike TeRonde, 6121 Fredericksburg Lane; Cindy Glaeden-Knott, 806 Callisto Drive; Michael Knott, 802 Callisto Drive; Emily & Milton Ford, 1214 Alexandria Lane; Pamela Prestegard, 6013 Kilpatrick Lane; Sidney Waldorf, 710 Acewood Boulevard; Nicole Jenkel & Heather McFadden, 617 North Star Drive; Tammy Rozek, 5922 Gemini Drive; Nancy McVary, 1115 McLean Drive, and; Carolyn A. Montgomery, 1205 McLean Drive.

BUSINESS BY MEMBERS

The Plan Commission was polled about its availability in April for special meetings to discuss the Downtown Plan and Zoning Code re-write and map process.

COMMUNICATIONS

There were no communications.

SECRETARY'S REPORT

- Upcoming Matters - March 5, 2012

- 754 E. Washington Avenue & 741 E. Mifflin Street - C3 to PUD-GDP-SIP & Demolition Permit - Demolish former auto dealership building to allow construction of 12-story mixed-use building w/ 30,000 square feet of commercial space and 215 apartment units
- 6634 Watts Road - Temp. A to C3 - Assign City zoning to newly attached commercial property with existing building
- 9002 McKee Road - Conditional Use - Construct all-season golf practice facility at University Ridge Golf Course
- 2801 Dryden Drive -Conditional Use Alteration - Convert 8 units in existing 40-unit senior apartment building to non-age restricted units

- Upcoming Matters - March 19, 2012

- 117-129 State Street & 120-124 W. Mifflin Street - Demolition Permit & Conditional Use (Major Alteration in C4 Zoning) - Demolish 5 buildings to allow construction of a new retail/ office building that will include restored building facades along State Street; a 6th State Street building will remain
- 3822 Mineral Point Road - PUD-SIP to Amended PUD-GDP-SIP - Amend PUD to allow engraving business in existing commercial building
- 2701 University Avenue - PUD-SIP Alteration - Establish outdoor eating area for bakery/ restaurant
- 2002 Pankratz Street - Conditional Use - Construct outdoor eating area for brewpub
- 916 Williamson Street - Conditional Use - Construct outdoor eating area for bakery/ restaurant
- 204 W. Main Street & 31 S. Henry Street - Demolition Permit - Demolish school and rectory at former St. Raphael's Cathedral site with no proposed alternative use

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by King, seconded by Cantrell, to Adjourn at 7:35 p.m. The motion passed by voice vote/other.