



City of Madison

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

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Monday, November 18, 2013

5:30 PM

215 Martin Luther King, Jr. Blvd.
Room 260 (Madison Municipal Building)

*Note Room Change

CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:35 p.m.

Present: 10 -

Steve King; Ledell Zellers; 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: 2 -

Scott J. Resnick and John L. Finnemore

Opin was chair for this meeting.

Staff present: Steve Cover, Secretary; Katherine Cornwell, Heather Stouder, Bill Fruhling and Tim Parks, Planning Division, and; Natalie Erdman and Matt Wachter, Community Development Authority.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Ald. Zellers disclosed that a relative worked for one of the consulting firms on the project team for Item 8. However, she did not feel that the relationship would affect her ability to participate on that item.

MINUTES OF THE NOVEMBER 4, 2013 MEETING

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

The motion passed by the following vote:

Ayes: 7 -

Steve King; Ledell Zellers; Melissa M. Berger; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell and Tonya L. Hamilton-Nisbet

Abstentions: 1 -

Eric W. Sundquist

Excused: 1 -

Scott J. Resnick and John L. Finnemore

Non Voting: 2 -

Ken Opin and Maurice C. Sheppard

SCHEDULE OF MEETINGS

December 2, 16, 2013 and January 13, 27, 2014

NEW BUSINESS

1. [32009](#) Adopting a development plan for Phase II of the Allied Drive Neighborhood Redevelopment as required by Enacted No. RES-08-00057.

A motion was made by Rewey, seconded by Cantrell, to Return to Lead with the Recommendation for Approval to the COMMUNITY DEVELOPMENT AUTHORITY. The motion passed by voice vote/other.

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 & Related Requests

2. [31820](#) Creating Section 28.06(2)(a)00086. of the Madison General Ordinances to rezone property from A (Agricultural) District to SR-C1 (Suburban Residential - Consistent 1) District; and creating Section 28.06(2)(a)00087 of the Madison General Ordinances to rezone property from A (Agricultural) District to TR-U1 (Traditional Residential - Urban 1) District to demolish 3 single-family residences and create 44 single-family lots, 2 lots for future multi-family development and 2 outlots for public stormwater management at 901-1001 Sugar Maple Lane, 1st Aldermanic District.

The Plan Commission found that the standards and criteria met and recommended approval of the zoning map amendment and the related demolition permit (ID 31682) and preliminary plat of Sugar Maple (ID 31683) subject to the comments and conditions contained in the Plan Commission materials.

The Plan Commission's recommendation was based on the ordinance before them that requested SR-C1 zoning for the 44 single-family lots. However, the Commission recommended that the Common Council consider the applicant's request for those lots to instead be zoned TR-C3 (Traditional Residential - Consistent 3 District), which was made during the Plan Commission public hearing.

The recommendation to approve passed by voice vote/ other.

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

3. [31682](#) Consideration of a demolition permit to allow three single-family residences at 901, 953 and 1001 Sugar Maple Lane to be demolished as part of the development of the *Sugar Maple* residential subdivision; 1st Ald. Dist.

The Plan Commission found the standards met and approved the demolition permit and recommended approval of the related zoning map amendment (ID 31820) and the preliminary plat of Sugar Maple (ID 31683) subject to the comments and conditions contained in the Plan Commission materials.

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

4. [31683](#)

Approving the preliminary plat of Sugar Maple on property located at 901-1001 Sugar Maple Lane; 1st Ald. Dist.

The Plan Commission found that the standards and criteria met and recommended approval of the preliminary plat of Sugar Maple (ID 31683) and the related zoning map amendment (ID 31820) and demolition permit (ID 31682) subject to the comments and conditions contained in the Plan Commission materials. The recommendation to approve passed by voice vote/ other.

A motion was made by Rewey, seconded by Heifetz, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24, & 2.25 - REPORT OF OFFICER. The motion passed by voice vote/other.

The following were registered on Items 2-4, which were considered together:

Speaking in support of the proposed development was Ron Klaas, D'Onofrio Kottke & Associates of Westward Way, representing the applicant, Alex McKenzie, TRMcKenzie, LLC of Hawks Ridge Drive and Silverstone Lane, who was registered in support and available to answer questions.

Speaking neither in support nor opposition to the proposed development was Ron Boehnen of Sugar Maple Lane, Verona.

5. [31955](#)

Creating Section 28.022-00088 of the Madison General Ordinances to change the zoning of a property located at 2401 Allied Drive, 10th Aldermanic District from PD (Planned Development District) to TR-C3 (Traditional Residential - Consistent District 3) to rezone Lots 4-28 of Mosaic Ridge for construction of planned single-family homes.

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

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

There were no registrants on this item.

6. [32029](#)

Creating Section 28.022 -- 00089 of the Madison General Ordinances to change the zoning of properties located at 1146 and 1148 Williamson Street, 6th Aldermanic District, from TR-V2 (Traditional Residential - Varied 2) District to TSS (Traditional Shopping Street) District to correct a mapping error.

The Plan Commission recommended approval of the proposed 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.

Registered in support of the proposed zoning map amendment and available to answer questions were Darcy Haber and David Fawcett of Spaight Street.

Conditional Use & Demolition Permits

7. [31680](#)

Consideration of a major alteration to an approved conditional use to allow expansion of an automobile sales facility and lot at 2501 East Springs Drive and 4824 High Crossing Boulevard; 17th Ald. Dist.

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.

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

Registered in support of the proposed development and available to answer questions was Amy Hasselman of E. Dayton Street.

Registered in support but not wishing to speak was Ed Engler of S. Stoughton Road.

8. [31827](#)

Consideration of a demolition permit and conditional use to allow a 6-unit apartment building at 622 Howard Place and a 13-unit apartment building at 632 Howard Place to be demolished and a new 33-unit apartment building to be constructed; 2nd Ald. Dist.

On a motion by Ald. Zellers, seconded by Berger, the Plan Commission found that the proposal did not meet the demolition permit and conditional use standards and placed the proposed development on file by the following 6-2 vote: AYE: Ald. Zellers, Berger, Cantrell, Hamilton-Nisbet, Rewey, Sundquist; NAY: Ald. King, Heifetz; NON-VOTING: Opin, Sheppard; EXCUSED: Ald. Resnick, Finnemore.

In placing this matter on file, the Plan Commission found that the demolition and proposed use were not compatible with the recommendations of the Downtown Plan, including Recommendations 94 and 95, or the Comprehensive Plan, including Objectives 34, 40, 41, 42, 44, and 51. Members of the Plan Commission also stated that the proposed development did not meet conditional use standard #1, that the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare, and that poor maintenance of existing buildings should not be a reason for their demolition. Members of the Commission also noted that the request called for the demolition of a building designed by local architects Claude and Starck, as noted in the report of the preservation planner.

A motion was made by Zellers, seconded by Berger, to Place On File. The motion passed by the following vote:

Ayes: 6 -

Ledell Zellers; Eric W. Sundquist; Melissa M. Berger; Michael W. Rewey; Bradley A. Cantrell and Tonya L. Hamilton-Nisbet

Noes: 2 -

Michael G. Heifetz and Steve King

Excused: 1 -

Scott J. Resnick and John L. Finnemore

Non Voting: 2 -

Ken Opin and Maurice C. Sheppard

Speaking in support of the proposed development were Rebecca Anderson, Lake Towne Development, LLC of Langdon Street, the applicant, and Mark Smith, JLA Architects of Crossroads Drive, who was representing Ms. Anderson.

Speaking in opposition to the proposed development were: Fred Mohs of Wisconsin Avenue; Edward Kuharski of Sidney Street, and; Franny Ingrebritson of Wisconsin Avenue.

Registered in support and available to answer questions was Joe Lee, JLA Architects of Crossroads Drive, representing the applicant.

Registered in opposition but not wishing to speak was Alicia Lux of Travis Terrace.

9. [31830](#)

Consideration of a demolition permit to allow a former dormitory in Lake View Hill Park to be demolished to create additional open space; 1206 Northport Drive; 18th Ald. Dist.

On a motion by Hamilton-Nisbet, seconded by Heifetz, the Plan Commission referred the proposed demolition to January 13, 2014 to allow an opportunity for the applicant to address concerns raised by members of the Commission on the following 7-1 vote: AYE: Ald. Zellers, Berger, Cantrell, Hamilton-Nisbet, Heifetz, Rewey, Sundquist; NAY: Ald. King; NON-VOTING: Opin, Sheppard; EXCUSED: Ald. Resnick, Finnemore.

The motion to refer superseded a motion by Cantrell, seconded by Sundquist, to find the demolition permit standards met and approve the project subject to the comments and conditions in the Plan Commission materials and an amendment moved by Rewey, seconded by Ald. Zellers, for the approval to be subject to the preservation of additional architectural features. The motion to amend the main

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

A motion was made by Hamilton-Nisbet, seconded by Heifetz, to Refer to the PLAN COMMISSION, due back on January 13, 2014. The motion passed by the following vote:

Ayes: 7 - Eric W. Sundquist; Melissa M. Berger; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell; Tonya L. Hamilton-Nisbet and Ledell Zellers

Noes: 1 - Steve King

Excused: 1 - Scott J. Resnick and John L. Finnemore

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

Speaking in support of the proposed demolition was Dawn O’Kroley, Dorschner Associates of E. Gorham Street, representing the applicant, Dane County.

Speaking in opposition to the proposed demolition were Nelson & Annette Eisman of Lake View Avenue.

Speaking neither in support nor opposition to the proposed demolition were Jon Becker of Kenwood Avenue and Jim Powell of Lake View Avenue.

Registered in support and available to answer questions were: Lynn Green, Dane County Department of Human Services; Sara Kwitek, Dane County Land & Water Resources Department; Rob Nebel, Dane County Department of Public Works; Darren Marsh, Dane County Parks Department, and; Diana Dorschner, Dorschner Associates of Stevens Street, representing Dane County.

10. [31831](#)

Consideration of a conditional use to allow auto repair in an existing building with vehicle sales and auto part sales at 1002 S. Whitney Way; 20th Ald. Dist.

The Plan Commission referred this request to a future meeting at the request of staff.

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

There were no registrants on this item.

11. [32132](#)

Consideration of an alteration to an approved conditional use to consider design modifications for a mixed-use building at 3302 Packers Avenue. 12th Ald. Dist.

On a motion by Hamilton-Nisbet, seconded by Rewey, the Plan Commission referred the proposed alteration to the Urban Design Commission for an advisory recommendation on the 5 alterations identified in the Planning Division staff report and the proposed change to the rear windows on the western wall of the new building, as allowed by conditional use standard #9b. The referral passed on the following 5-4 vote: AYE: Opin, Ald. Zellers, Berger, Hamilton-Nisbet, Rewey; NAY: Ald. King, Cantrell, Heifetz, Sundquist; NON-VOTING: Sheppard; EXCUSED: Ald. Resnick, Finnemore.

A motion was made by Hamilton-Nisbet, seconded by Rewey, to Refer to the URBAN DESIGN COMMISSION. The motion passed by the following vote:

Ayes: 5 - Ken Opin; Melissa M. Berger; Michael W. Rewey; Tonya L. Hamilton-Nisbet and Ledell Zellers

Noes: 4 - Eric W. Sundquist; Michael G. Heifetz; Bradley A. Cantrell and Steve King

Excused: 1 -
John L. Finnemore and Scott J. Resnick

Non Voting: 1 -
Maurice C. Sheppard

Speaking in support of the proposed alteration was Roger Smith, Design Coalition Architects of Atwood Avenue, representing the applicant, Todd Gebhardt, Northshore Rentals.

Alteration to Planned Development-Specific Implementation Plan

- 12. [31817](#) Consideration of an alteration to an approved Planned Development-Specific Implementation Plan and conditional use to allow a pool to be constructed as part of a rooftop terrace for a previously approved apartment building at 633 N. Henry Street and for balconies to be added to the lake-facing side of an existing apartment building at 140 Iota Court; 2nd 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.

A motion was made by Cantrell, seconded by Sundquist, to Approve the pool at 633 N. Henry Street. The motion passed by voice vote/other.

A motion was made by Cantrell, seconded by Sundquist, to Approve the balconies at 140 Iota Court. The motion passed on the following 5-3 vote: AYE: Ald. King, Cantrell, Heifetz, Rewey, Sundquist; NAY: Ald. Zellers, Berger, Hamilton-Nisbet; NON-VOTING: Opin, Sheppard; EXCUSED: Ald. Resnick, Finnemore.

Speaking in support of the proposed alteration was J. Randy Bruce, Knothe & Bruce Architects, LLC of University Avenue, Middleton, representing the applicants, Palisades Apartments, LLC.

Registered in support and available to answer questions were Chris Houden of Willow Lane and Jason Batten of Sheridan Drive.

Zoning Text Amendment

- 13. [31987](#) Amending Section 28.060(2)(d)1. of the Madison General Ordinances to allow spandrel glass on up to 20% of the required building opening in mixed-use and commercial districts.

The Plan Commission recommended approval of the zoning text amendment by voice vote/ other.

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

Speaking in support of the proposed zoning text amendment was Jeff Gillis of S. Butler Street.

Registered in support and available to answer questions were Andrew Steinhauer, OD of Marshall Court, Shorewood Hills, and Ellen Steinhauer of Blackhawk Road.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Tim Parks summarized the upcoming matters for the Plan Commission and noted the invitation to the December 9, 2013 LRTPC special meeting on Stoughton Road.

- Upcoming Matters - December 2, 2013

- Hoyt Park Joint Neighborhood Plan
- 1838 Camelot Drive - Demolition Permit and Conditional Use - Demolish single-family residence and construct new residence on lakefront property
- 5510 Lake Mendota Drive - Conditional Use - Construct accessory building on a lakefront lot

- Upcoming Matters - December 16, 2013

- 17-25 N. Webster Street & 201 E. Mifflin Street - DR-1 to UMX, Demolition Permit and Conditional Use - Demolish 2 two-family residences, a four-unit apartment building and a five-unit apartment building to allow construction of a 58-unit apartment building
- 7401 Mineral Point Road - Conditional Use - Planned Multi-Use Site - Construct restaurant and restaurant with vehicle access sales and service window in parking lot at West Towne Mall
- 8839 Ancient Oak Lane - Preliminary Plat - Ripp Addition to Linden Park, creating 29 future single-family lots and 1 outlot for public stormwater management
- 310-402 Cottage Grove Rd. and 904 Dempsey Road - Revised Preliminary Plat and Final Plat - Royster Corners, creating 54 residential lots, 5 retail/ office lots, 1 lot for an existing utility use, 1 outlot for public stormwater management and 2 private outlots
- Lot 2, Royster Clark plat - Conditional Use - Construct mixed-use building w/ 9,900 sq. ft. of commercial space and 22 apartments
- Lot 3, Royster Clark plat - Conditional Use - Construct 80-unit apartment building
- Lot 5, Royster Clark plat - Conditional Use - Construct 71-unit apartment building
- 644 N. Frances Street - Conditional Use - Renovate existing non-conforming lodging house
- 4934 Felland Road - Extraterritorial Certified Survey Map - Create 4 lots in the Town of Burke

- US Highway 51/ Stoughton Road NEPA project discussion at December 9, 2013 Long-Range Transportation Planning Committee meeting

- The Plan Commission is invited to this special meeting of the LRTPC, which will be held in Room 260 of the Madison Municipal Building and will begin at 5:00 p.m. Tonya Hamilton-Nisbet indicated that she would be attending this meeting.

ANNOUNCEMENTS

Members of the Plan Commission congratulated Michael Heifetz on his new job with the State of Wisconsin.

ADJOURNMENT

**A motion was made by Heifetz, seconded by Sundquist, to Adjourn at 9:30 p.m.
The motion passed by voice vote/other.**