



City of Madison

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

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Monday, August 5, 2013

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: 7 -

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

Excused: 4 -

Steve King; Scott J. Resnick; Michael W. Rewey and John L. Finnemore

Opin was chair for this meeting with the exception of during the consideration of Item 4, when he recused himself and Cantrell chaired for that item.

Heifetz arrived at 6:15 p.m. during consideration of Item 4.

Staff present: Steve Cover, Secretary; Katherine Cornwell and Tim Parks, Planning Division, and; Matt Tucker, Zoning Administrator.

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Opin disclosed that he is on the board of the Woodland Montessori School, which is the applicant for Item 4. Following the advice of the City Attorney's Office, he recused himself from the consideration of that item once the request was removed from the consent agenda.

MINUTES OF THE JULY 22, 2013 MEETING

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

The motion passed by the following vote:

Ayes: 3 -

Ledell Zellers; Bradley A. Cantrell and Tonya L. Hamilton-Nisbet

Abstentions: 2 -

Eric W. Sundquist and Melissa M. Berger

Excused: 4 -

Steve King; Scott J. Resnick; Michael G. Heifetz; Michael W. Rewey and John L. Finnemore

Non Voting: 1 -

Ken Opin

SCHEDULE OF MEETINGS

August 26 and September 16, 30, 2013

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

- [30952](#)** Creating Section 28.022 - 00069 of the Madison General Ordinances rezoning property from PD(SIP) Planned Development (Specific Implementation Plan) District to Amended PD (GDP) Planned Development (General Development Plan) District, and creating Section 28.022 - 00070 rezoning property from Amended PD (GDP) Planned Development (General Development Plan) District to Amended PD(SIP) Planned Development (Specific Implementation Plan) District. Proposed Use: Amend the general development plan and approve a specific implementation plan to convert Longfellow School into apartments and construct a new apartment building with 128 total units; 13th Aldermanic District: 210 South Brooks Street.

The Plan Commission recommended re-referral of this request to August 26, 2013 pending a recommendation by the Urban Design Commission.

A motion was made by Sundquist, seconded by Hamilton-Nisbet, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by August 26, 2013. The motion passed by voice vote/other.

There were no registrants on this item.

Conditional Use/ Demolition Permits

- [30134](#)** Consideration of a demolition permit and conditional use to allow two single-family residences located at 1701 and 1713 Schlimgen Avenue and existing Water Utility Well No. 7 at 1613 N. Sherman Avenue to be demolished and a new, larger Well 7 to be constructed; 12th Ald. Dist.

The Plan Commission referred this request to August 26, 2013 pending a recommendation by the Urban Design Commission.

A motion was made by Hamilton-Nisbet, seconded by Sundquist, to Refer to the PLAN COMMISSION and should be returned by August 26, 2013. The motion passed by voice vote/other.

There were no registrants on this item.

- [30654](#)** Consideration of a conditional use to allow construction of an accessory building exceeding 576 square feet in floor area on a TR-C4-zoned property at 2021 E. Johnson Street; 12th Ald. Dist.

The Plan Commission found that the standards were met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials.

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

Registered in support and available to answer questions was the applicant, Reid Wilson of E. Johnson Street.

4. [30655](#)

Consideration of an alteration to an approved conditional use to eliminate a parking space and modify the playground for an existing Montessori school at 114 Van Deusen Street; 13th 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 Sundquist, seconded by Hamilton-Nisbet, to Approve. The motion passed by the following vote:

Ayes: 5 -

Ledell Zellers; Eric W. Sundquist; Melissa M. Berger; Michael G. Heifetz and Tonya L. Hamilton-Nisbet

Recused: 1 -

Ken Opin

Excused: 3 -

Scott J. Resnick; Michael W. Rewey; John L. Finnemore and Steve King

Non Voting: 1 -

Bradley A. Cantrell

Speaking in support of the request was Jim Hansen of Snowy Parkway, representing Woodland Montessori School, the applicant.

Speaking neither in support nor opposition to the request was Noel Hooper Lofton of Van Deusen Street.

5. [30656](#)

Consideration of a demolition permit and conditional use to allow a single-family residence to be demolished and a new residence to be constructed on a lakefront property at 4938 Lake Mendota Drive; 19th Ald. Dist.

The Plan Commission found that the standards were met and approved the demolition permit and conditional use subject to the comments and conditions contained in the Plan Commission materials.

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

Registered to speak in support of the project was Herman Baumann of Lake Mendota Drive.

Registered in support of the project and available to answer questions was Dan Wanke of Gisholt Drive.

6. [30657](#)

Approval of final plans for a two-family residence at 1801 Beld Street, 14th Ald. Dist. following a 2005 demolition permit approval.

The Plan Commission found that the standards were met and approved the final plans for the demolition request subject to the comments and conditions contained within the Plan Commission materials and the following conditions:

- That conditions 6, 7 and 9 of the staff report be deleted, as no park fees are due for the new two-family residence, which replaces a previous two-family residence.

- That one existing tree on the lot be preserved during and following construction.

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

Speaking in support of the project was the applicant, Shariff Syed of Atwood Avenue.

Speaking neither in support nor opposition to the project were Henry Roeben of Fisher Street and Nigel O'Shea of Beld Street.

Zoning Text Amendments

- 7. [30888](#) **SUBSTITUTE.** Amending Section 28.132(1) and creating Section 28.132(2) (e) of the Madison General Ordinances to allow unheated porches no larger than 14' x16' to encroach into the rear yard setback.
 The Plan Commission recommended re-referral of this text amendment to August 26, 2013 to allow potential revisions to the ordinance to be drafted by staff.
A motion was made by Zellers, seconded by Hamilton-Nisbet, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by August 26, 2013. The motion passed by voice vote/other.

- 8. [30900](#) Amending Sections 28.172 and 28.211 of the Madison General Ordinances to clarify the regulations for dormers.
 The Plan Commission recommended approval of the proposed zoning text amendment by voice vote/ other.
A motion was made by Zellers, seconded by Cantrell, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.
 There were no registrants on Items 7 and 8.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

Tim Parks summarized upcoming matters.

- Upcoming Matters - August 26, 2013

- Tax Incremental Finance Districts #43 and 44
- 3370 Burke Road - Extraterritorial Final Plat - Wood Ger, creating 9 commercial lots, 1 lot for an existing single-family residence, and 1 lot for future other development in the Town of Burke- 425 W. Washington Avenue - Demolition Permit and DR-2 to UMX - Demolish medical office building to construct mixed-use building containing 7,700 square feet of commercial space and 50 apartments
- 1110 Edgewood Avenue - Zoning Map Correction - CI to TR-C2 - Provide correct zoning for single-family residence
- 610 John Nolen Drive - Conditional Use - Construct 111-room hotel in planned multi-use site (in Urban Design Dist. 1)
- 698 S. Whitney Way - Demolition Permit and Conditional Use - Demolish retail building and construct restaurant with vehicle access service window
- 1634 Baker Avenue - Conditional Use - Construct oversized accessory building containing a home occupation
- 2600 W. Beltline Highway - Demolition Permit - Demolish greenhouse and retail buildings with no proposed use

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Heifetz, seconded by Hamilton-Nisbet, to Adjourn at 6:45 p.m. The motion passed by voice vote/other.