



City of Madison

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

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Monday, October 18, 2010

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: 8 -

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

Excused: 3 -

Michael Schumacher; Judy K. Olson and Michael G. Heifetz

Fey was chair for this meeting. Ald. Kerr left following consideration of Item #2.

Staff present: Brad Murphy, Jule Stroick and Tim Parks, Planning Division; Matt Tucker, Zoning Administrator, and; Mario Mendoza, Mayor's Office.

MINUTES OF THE September 29, 2010 ZONING CODE REWRITE SPECIAL MEETING

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

MINUTES OF THE October 4, 2010 REGULAR MEETING

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

SCHEDULE OF MEETINGS

- Regular Meetings: November 8, 22 and December 6, 20, 2010

- Zoning Code Rewrite Special Meetings: October 25, 26, 2010

- The Plan Commission also scheduled Zoning Code Rewrite Special Meetings for November 11 and 29, 2010 and identified November 10 and 15, 2010 as tentative additional meeting dates. Staff will check the availability of the members of the Commission who were not present and confirm these dates. Additionally, the Zoning Code will be added to the November 8, 2010 regular meeting agenda.

NEW BUSINESS

1. [20204](#) Consideration of a complaint against an approved conditional use located at 3863 Clover Lane. 15th Ald. Dist.

The Plan Commission found that there was reasonable probability that the approved conditional use at 3863 Clover Lane is operating in violation of the standards contained within Section 28.12(11)(g) of the Zoning Ordinance and referred this item for a public hearing before the Plan Commission.

The public hearing shall be held upon notice as provided in Section 28.12(11)(h) of the Zoning Ordinance.

A motion was made by Bowser, seconded by Kerr, to Accept the Complaint. The motion passed by voice vote/other.

There were no registrants on this matter.

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.

Neighborhood Plan

- 2. [19055](#) Adopting the *Greenbush-Vilas Neighborhood Housing Revitalization Strategy Report* as a supplement to the Greenbush Neighborhood Plan.
 The Plan Commission recommends that the Common Council adopt the Housing Revitalization Strategy as presented.
A motion was made by Kerr, seconded by Bowser, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.
 The Plan Commission received a summary of the Housing Revitalization Strategy from Jule Stroick of the Planning Division.
 Speaking in support of the Housing Revitalization Strategy was Fran Petonic, Meriter Hospital, 202 S. Park Street.
 Registered in support and available to answer questions was Caitlyn Seifert, 1122 Haywood Drive, representing the Greenbush Neighborhood Association.
 Registered in support but not wishing to speak were Melissa Huggins, 1101 Lincoln Street and Judy Karofsky, 317 N. Pinckney Street.

Zoning Map Amendments

- 3. [19379](#) Creating Section 28.06(2)(a)3498. of the Madison General Ordinances rezoning property from C3 Highway Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: General Development Plan to Allow Future Construction of Mixed-Use Development; 19th Aldermanic District: 5105-5117 University Avenue and 610-702 North Whitney Way.
 This matter was referred to November 8, 2010 at the request of the applicant to allow a neighborhood meeting to be held.
A motion was made by Bowser, seconded by Gruber, to RECOMMEND TO COUNCIL TO REREFER - RECESSED PUBLIC HEARING to the PLAN COMMISSION, due back on 11/8/2010. The motion passed by voice vote/other.
- 4. [19909](#) Creating Section 28.06(2)(a)3500. of the Madison General Ordinances rezoning property from PUD(SIP) Planned Unit Development (Specific Implementation Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section

28.06(2)(a)3501. of the Madison General Ordinances rezoning property from Amended PUD(GDP) Planned Unit Development (General Development Plan) District to Amended PUD(SIP) Planned Unit Development Plan (Specific Implementation Plan) District.

Proposed Use: Allied Drive, Phase 2, Constructing 20 Single-Family Residences and 5 Two-Family Residences; 10th Aldermanic District: 2329-2347 Allied Drive, 4711 Jenewein Road & 2320 Revival Ridge.

This matter was referred indefinitely at the request of the applicant.

A motion was made by Kerr, seconded by Gruber, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION. The motion passed by voice vote/other.

Conditional Use/ Demolition Permits

- 5. [20205](#) Consideration of a demolition permit to allow a single-family residence at 1384 Williamson Street, in the Third Lake Ridge Historic District, 6th Ald. Dist. to be razed to create a storage/ display yard for the adjacent hardware store.

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

Speaking in support of the project were: Steve Shepherd, 5621 Archter Lane, Waunakee, the applicant; Karen Matteoni, 1710 Yahara Place, and; Shawn Steen, 312 S. Dickinson Street #1.

Registered in support of the project but not wishing to speak was Scott Thornton, 1104 Jenifer Street, representing the Marquette Neighborhood Association.

- 6. [20206](#) Consideration of a conditional use for a planned residential development to allow construction of 64 apartment units in four buildings at 9401 Mid Town Road. 1st 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 Cnare, seconded by Gruber, to Approve. The motion passed by voice vote/other.

Speaking in support of the project was Randy Bruce, Knothe & Bruce Architects, LLC, 7601 University Avenue, Suite 201, Middleton, representing the applicant, Tim McKenzie, Aspen Hill Apartments, LLC

BUSINESS BY MEMBERS

- 7. [20263](#) Plan Commission discussion regarding the Development Review Process

The Plan Commission offered comments and asked questions of staff regarding the contents of the October 6, 2010 presentation to the Economic Development Committee. Brad Murphy noted that the Plan Commission would have an opportunity to comment on the draft report to be provided to the Economic Development Committee on October 20, 2010.

No formal action was taken on this item.

COMMUNICATIONS

There were no communications.

SECRETARY'S REPORT

Brad Murphy summarized upcoming Plan Commission matters.

Upcoming Matters - November 2010 Meetings

- (Tentative) Discussion regarding potential changes to the Comprehensive Plan (November 8, 2010)
- 501 East Badger Road - R3 to C2 to demolish former school building and construct Resilience Research Center containing school, neighborhood center, offices & retail with outdoor eating area and aquaculture (November 22, 2010)
- 601 West Dayton Street/105 East Campus Mall - PUD-SIP to Amended PUD-GDP-SIP to amend Kohl Center PUD to allow construction of an addition to Kohl Center and Nicholas-Johnson Pavilion with an ice hockey arena, locker room facilities and athletic offices (November 22, 2010)
- 1902 Northport Drive - Demolition permit to demolish former restaurant to allow construction of multi-tenant retail building (November 22, 2010)
- 2223 Atwood Avenue - Conditional use to establish off-premises parking lot for business located at 2305 Atwood Avenue (November 22, 2010)
- 125 Larkin Street - Conditional use alteration to approve existing generator and three additional cellular antennas on existing tower (November 22, 2010)

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Basford, seconded by Bowser, to Adjourn at 7:45 p.m. The motion passed by voice vote/other.