



City of Madison

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

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Monday, January 28, 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 5:40 p.m.

Present: 8 -

Nan Fey; Eric W. Sundquist; Anna Andrzejewski; Michael G. Heifetz;
Michael W. Rewey; Bradley A. Cantrell; Melissa M. Berger and Tonya L.
Hamilton-Nisbet

Excused: 4 -

Steve King; Marsha A. Rummel; Chris Schmidt and John L. Finnemore

Fey was chair for this meeting.

Staff present: Steve Cover, Secretary; Bill Fruhling, & Tim Parks, Planning Division

PUBLIC COMMENT

There were no registrations for public comment.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals by members.

MINUTES OF THE JANUARY 14, 2013 MEETING

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

SCHEDULE OF MEETINGS

February 4, 18 and March 4, 18, 2013

ROUTINE BUSINESS

1. [28488](#) Authorizing the Mayor and City Clerk to execute an "Intergovernmental Agreement Regarding the Boundary Adjustment at 3101 Syene Rd." and a "Boundary Adjustment Agreement Regarding 3101 Syene Rd." with the City of Fitchburg (14th AD).

A motion was made by Sundquist, seconded by Rewey, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. 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. [28706](#) Creating Section 28.06(2)(a)3655. of the Madison General Ordinances rezoning property from A (Agriculture) and PUD(SIP) Planned Unit Development Plan (Specific Implementation Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District; creating Section 28.022 - 00024 of the Madison General Ordinances rezoning property from A (Agriculture) and PD(SIP) Planning Development (Specific Implementation Plan) District to Amended PD(GDP) Planned Development (General Development Plan) District; and creating Section 28.06(2)(a)3656. 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; and creating 28.022 - 00025 of the Madison General Ordinances rezoning property from Amended PD(GDP) Planned Development (General Development Plan) to Amended PD(SIP) Planned Development (Specific Implementation Plan) District. Proposed Use: Amend and expand PUD for existing quarry facilities; 3rd Aldermanic District; 5709 Milwaukee Street.

The Plan Commission referred this matter to its February 4, 2013 meeting to allow for the required public hearing notices to be provided. The Plan Commission's recommendation will be provided on the floor of the Common Council at its February 5, 2013 meeting.

A motion was made by Heifetz, seconded by Sundquist, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by February 4, 2013. The motion passed by voice vote/other.

3. [28707](#) Creating Section 28.06(2)(a)3651. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District; and creating Section 28.022-00020 of the Madison General Ordinances rezoning property from PD(GDP) Planned Development (General Development Plan) to Amended PD(GDP) Planned Development (General Development Plan District. Proposed Use: Amend the general development plan for Attic Angels-Prairie Point to increase the permitted density and future building heights for 2 multi-family building sites; 9th Aldermanic District; 302 Samuel Drive and 8552 Elderberry Drive.

The Plan Commission referred this matter to its February 4, 2013 meeting to allow for the required public hearing notices to be provided. The Plan Commission's recommendation will be provided on the floor of the Common Council at its February 5, 2013 meeting.

A motion was made by Heifetz, seconded by Sundquist, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by February 4, 2013. The motion passed by voice

vote/other.

4. [28708](#) Creating Section 28.06(2)(a)3652. of the Madison General Ordinances rezoning property from R6 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District; in the Zoning Code effective January 2, 2013, creating Section 28.022-00021 of the Madison General Ordinances rezoning property from DR2 Downtown Residential 2 District to PD(GDP) Planned Development (General Development Plan) and creating Section 28.06(2)(a)3653. 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; and in the Zoning Code effective January 2, 2013, creating Section 00022 rezoning property from PD(GDP) Planned Development (General Development Plan) District to PD(SIP) to Planned Development (Specific Implementation Plan) District. Proposed Use: Demolish existing fraternity house and construct new fraternity house with 33 bedrooms; 2nd Aldermanic District; 210 Langdon Street.

The Plan Commission referred this matter to its February 4, 2013 meeting to allow for the required public hearing notices to be provided. The Plan Commission's recommendation will be provided on the floor of the Common Council at its February 5, 2013 meeting.

A motion was made by Heifetz, seconded by Sundquist, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by February 4, 2013. The motion passed by voice vote/other.

5. [28880](#) Consideration of a demolition permit to allow an existing fraternity house to be demolished as part of a Planned Unit Development rezoning to allow a new fraternity house with 33 bedrooms to be constructed at 210 Langdon Street; 2nd Ald. Dist.

The Plan Commission referred the demolition permit to February 4, 2013 to allow for the required public hearing notices to be provided for the related planned unit development (ID 28708).

A motion was made by Heifetz, seconded by Sundquist, to Refer to the PLAN COMMISSION and should be returned by February 4, 2013. The motion passed by voice vote/other.

6. [28711](#) Creating Section 28.06(2)(a)3654. of the Madison General Ordinances rezoning property from R1 (Single-Family Residence) District and C2 (General Commercial District) to C2 (General Commercial District); creating Section 28.00023 of the Madison General Ordinances rezoning property from SR-C1 (Suburban Residential - Consistent) District 1 and SE (Suburban Employment) District to SE (Suburban Employment) District. Proposed Use: Demolish single-family residence to allow construction of an addition to office building; 10th Aldermanic District; 4902-4908 Hammersley Road.

The Plan Commission referred this matter to its February 4, 2013 meeting to allow for the required public hearing notices to be provided. The Plan Commission's recommendation will be provided on the floor of the Common Council at its February 5, 2013 meeting.

A motion was made by Heifetz, seconded by Sundquist, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by February 4, 2013. The motion passed by voice vote/other.

7. [28784](#) Consideration of a demolition permit to allow a single-family residence at 4908 Hammersley Road to be demolished to allow expansion of an office building located at 4902 Hammersley Road; 10th Ald. Dist.

The Plan Commission referred the demolition permit to February 4, 2013 to allow for the required public hearing notices to be provided for the related zoning map amendment (ID 28711).

A motion was made by Heifetz, seconded by Sundquist, to Refer to the PLAN COMMISSION and should be returned by February 4, 2013. The motion passed by voice vote/other.

Conditional Use/ Demolition Permits

8. [28785](#) Consideration of a demolition permit to allow a single-family residence to be demolished and a conditional use for an accessory parking lot at 4817 Hammersley Road; 10th Ald. Dist.

The Plan Commission referred the demolition permit to February 4, 2013 at the request of the applicant.

A motion was made by Heifetz, seconded by Sundquist, to Refer to the PLAN COMMISSION and should be returned by February 4, 2013. The motion passed by voice vote/other.

There were no registrants on Items 2-8.

9. [28786](#) Consideration of a demolition permit to allow existing storage buildings to be demolished and mini-storage warehouses to be constructed at 1901-1909 Freeport Road; 10th Ald. Dist.

The Plan Commission found the standards for demolition permits met and granted approval subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- That condition #1 of the staff report be revised as follows: "In final plans submitted for staff review and approval, the landscape plan shall substitute an alternative species to the proposed arbor vitae."

- That the applicant work with the City Engineer on the width and location of the proposed driveway from the Verona Road frontage road to ensure that adequate distance is provided between the driveway and the existing and planned alignments of the Southwest Path.

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

Registered in support of the project and available to answer questions was the applicant, Ken Kurszewski, Hottman Construction, 1606 Danbury Street.

10. [28787](#) Consideration of an alteration to an approved conditional use to modify and construct an addition to an existing community-based assisted living residential facility at 413 and 429 S. Yellowstone Drive; 19th Ald. Dist.

The Plan Commission found the standards for conditional uses met and granted approval subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- That the applicant work with Parks Division conservation staff, the Madison Fire Department and Planning Division on the potential preservation of the two silver maple trees located along the rear property line.

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

Registered in support of the project and available to answer questions were Tim Schleper, Vierbicher, 999 Fourier Drive and Scot Schmidt, 1130 James Drive, Hartland.

BUSINESS BY MEMBERS

Hamilton-Nisbet inquired if proof of financing was ever required before Plan Commission approval was granted. Steve Cover responded that it was required in some cases as a condition of approval, but that it is generally understood that an applicant has sufficient financial wherewithal to construct a project by virtue of their making an application.

Fey encouraged members of the Commission to contact staff with questions about projects prior to the meeting.

Rewey asked that staff provide the proposed consent agenda as early as possible so that members could be better prepared.

COMMUNICATIONS

There were no communications.

SECRETARY'S REPORT

Tim Parks summarized the upcoming matters for the Plan Commission.

- Upcoming Matters - February 4, 2013

- 619-625 N. Henry Street, 140 & 145 Iota Court, and 150 Langdon Street - Demolition Permit, Conditional Use for Waterfront Development and R6 to PUD(PD)-GDP-SIP - Demolish 3 apartment buildings at 619-625 N. Henry Street and 145 Iota Court to construct 79-unit apartment building; renovate apartment buildings at 140 Iota Court and 150 Langdon Street
- 2033-2055 Woods Road - Preliminary & Final Plats - Hawks Woods Estates, creating 25 total single-family lots (16 single-family lots on final plat), 1 outlot for stormwater management and 1 outlot for future development
- 5840 Thorstrand Road - Conditional Use - Construct accessory building on lakefront lot (revised plans)
- 809 Big Stone Trail - Conditional Use - Construct principal structure (residence) over 10,000 gross square-feet and accessory building (pool house) over 800 square feet in R1/ SR-C1 zoning
- 25 W. Main Street - Conditional Use - Construct addition to and major exterior alteration of existing office building with outdoor eating area for future restaurant tenant
- 4602 Eastpark Boulevard - Conditional Use - Construct hospital with helipad at the American Center

- Upcoming Matters - February 18, 2013

- 457 North Star Drive et al - PUD-GDP & PUD-SIP to Amended PUD(PD)-GDP-SIP and Preliminary Plat & Final Plat - Second Addition to Grandview Commons, replatting 103 existing lots and various outlots into 101 single-family lots, 6 two-family lots and 5 outlots
- 2224 Regent Street - Demolition Permit and TR-C2 to TR-V1 - Demolish single-family residence to allow construction of four-unit apartment bldg.
- 1221 Williamson Street - Conditional Use - Construct outdoor eating areas for restaurant/ grocery store
- 1219 N. Sherman Avenue - Conditional Use - Establish food processing facility in recently approved building
- (Tentative) 2704 Waunona Way - Demolition Permit and Conditional Use - Demolish single-family residence to allow construction of new residence on lakefront

- Upcoming Matters - March 4, 2013

- 415 W. Johnson Street, 226 N. Broom Street & 424 W. Dayton Street - Demolition Permit, DR-2 & UMX to UMX and Conditional Use - Demolish 3 apartment buildings to allow construction of 319-unit apartment building
- 6801 Littlemore Drive - PD-GDP to PD-SIP - Construct apartment complex with 61 units
- 3934 Manitou Way - Demolition Permit - Demolish single-family residence to allow construction of new single-family residence

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Rewey, seconded by Hamilton-Nisbet, to Adjourn at 6:12 p.m. The motion passed by voice vote/other.