



City of Madison

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

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Monday, August 9, 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: 10 -

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

Excused: 1 -

Michael Schumacher

Fey was chair for this meeting.

Ald. Cnare and Heifetz arrived during Item #2.

Staff present: Brad Murphy, Rick Roll & Tim Parks, Planning Division; Dan Rolfs, Office of Real Estate Services; Matt Tucker, Zoning Administrator; Kitty Noonan, City Attorney's Office, and; Mario Mendoza, Mayor's Office.

MINUTES OF THE July 26, 2010 MEETING

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

SCHEDULE OF MEETINGS

- Regular Meetings: August 23 and September 20, 2010

- Zoning Code Rewrite Working Sessions: August 16, 2010 (Room 260, Madison Municipal Building) and August 30, 2010 (Room 300, Madison Municipal Building)

ROUTINE BUSINESS

1. [19347](#) Authorizing the Common Council to accept a Permanent Limited Easement for Public Sidewalk Purposes from Casey Nagy and Jo Handelsman across the property located at 6038 Old Middleton Road.

A motion was made by Bowser, seconded by Sundquist, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

UNFINISHED BUSINESS - Zoning Code Rewrite

2. [15932](#) Adopting and confirming amendments to the Madison General Ordinances as set forth in attached Exhibit F pursuant to Sec. 66.0103, Wis. Stats. to revise the City's Zoning Ordinance.
- The Plan Commission referred discussion of co-op housing to allow for proponents of cooperative housing and potential affected alders and neighborhood associations to meet to discuss the proposed provisions in the new Zoning Code.
- A motion was made by Gruber, seconded by Bowser, to Rerefer discussion of co-op housing to the PLAN COMMISSION, due back on 10/4/2010. The motion passed by the following vote:**
- Excused:** 1 -
Michael Schumacher
- Ayes:** 7 -
Lauren Cnare; Julia S. Kerr; Eric W. Sundquist; Judy K. Olson; Judy Bowser; Michael A. Basford and Tim Gruber
- Noes:** 1 -
Michael G. Heifetz
- Non Voting:** 2 -
Anna Andrzejewski and Nan Fey
- Speaking in support of the inclusion of more permissive language in the new Zoning Code regarding co-op housing were: Julie Spears, 307 S. Few Street; Anne Reynolds, 2139 Linden Avenue, and; Adam Porton, 122 N. Bassett Street and David Sparer, 16 N. Carroll Street, both speaking on behalf of Madison Community Co-op, 1202 Williamson Street.
- Speaking in opposition to the inclusion of more permissive language in the new Zoning Code regarding co-op housing were: Michael Florek, 603 Edgewood Avenue; Caitlin Seifert, 1122 Haywood Drive, and; Ron Rosner, 1819 Summit Avenue.
- Speaking in support of staff's recommended language in the new code regarding co-ops was Ald. Shiva Bidar-Sielaff, 2704 Kendall Avenue, representing the 5th District.
- Speaking neither in support nor opposition on the co-op subject were: Darsi Foss, 2533 Kendall Avenue, representing the Regent Neighborhood Association, and Rosemary Bodolay, 1636 Adams Street, representing the Vilas Neighborhood Association.

PUBLIC HEARING-6:00 p.m.

The public hearing began at 6:45 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

3. [19201](#) Creating Section 28.06(2)(a)3491 of the Madison General Ordinances rezoning property from OR Office Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3492 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: Demolish Former University Health Services to Construct Phase 1 of Wisconsin Energy Institute; 5th Aldermanic District; 1552 University Avenue.

This matter was referred to August 23, 2010 pending a recommendation by the Urban Design Commission. The motion passed by voice vote/ other.

A motion was made by Cnare, seconded by Bowser, to RECOMMEND TO COUNCIL TO REREFER - PUBLIC HEARING to the PLAN COMMISSION, due back on 8/23/2010. The motion passed by voice vote/other.

Conditional Use/ Demolition Permits

4. [19425](#) Consideration of a conditional use for an automobile service station at 1101 North Sherman Avenue. 12th Ald. Dist.

The Plan Commission found the standards met and granted approval subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/ other.

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

Speaking in opposition to the proposed conditional use was Walter H. Erbach, 2117 Gladstone Drive, representing Robert J. & Margaret F. Soha and Pamela R. Roth Trust, owners of adjacent property at 1109 N. Sherman Avenue.

5. [19426](#) Consideration of a demolition permit and conditional use to allow a single-family residence to be razed and a new residence to be constructed on a lakefront lot at 5206 Harbor Court. 19th Ald. Dist.

The Plan Commission found the standards met and granted approval subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/ other.

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

Registered in support of the project and available to answer questions was Arlan Kay, 116 E. Dayton Street, representing the applicant, John Thompson.

6. [19446](#) Consideration of an amended demolition permit modifying a June 21, 2010 condition of approval related to the demolition of 7 multi-family residential buildings at 826-838 West Badger Road and 2405-2413 Cypress Way to facilitate redevelopment of the site with a senior housing project. 14th Ald. Dist.

The Plan Commission found the standards met and granted approval of the amended demolition permit subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/ other.

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

There were no registrants on this item.

Extraterritorial Land Division

7. [19427](#) Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating one lot at 3185 Timber Lane, Town of Verona.

The Plan Commission found the criteria for agricultural land divisions met and granted approval subject to the comments and conditions contained in the Plan Commission materials. The motion passed by voice vote/ other.

A motion was made by Cnare, seconded by Olson, to Approve. The motion

passed by voice vote/other.

Registered in support of the proposed land division and available to answer questions was the applicant, Jeff Monson, 7818 Paulson Road, Verona.

Planned Unit Development Alteration

8. [19443](#) Consideration of an alteration to an approved Planned Unit Development - Specific Implementation Plan to allow an outdoor eating area for a restaurant at 15 North Broom Street. 4th Ald. Dist.

The Plan Commission granted approval of the PUD alteration to allow an outdoor eating area for a restaurant subject to the comments and conditions contained in the Plan Commission materials.

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

There were no registrants on this item.

BUSINESS BY MEMBERS

Bowser thanked Pete Ostlind and members of Capitol Neighborhoods, Inc. for their August 6, 2010 letter to Tim Cooley, Economic Development Division Director regarding the City Development Review Process.

Fey welcomed Anna Andrzejewski to the Plan Commission.

COMMUNICATIONS

Fey noted the letter dated July 26, 2010 from Jason Tish, Executive Director, Madison Trust for Historic Preservation to Allan Schultz, President, Bethel Lutheran Church Council regarding a possible Planned Unit Development for the church property generally located at 312 Wisconsin Avenue, which was copied to Nan Fey and provided to the entire Commission with their materials.

Fey also noted the letter dated August 6, 2010 from Capitol Neighborhoods, Inc. to Tim Cooley, Economic Development Division Director regarding the City Development Review Process, which was e-mailed to the Commission on August 9, 2010.

Gruber and Fey noted that they had received e-mails from David Sparer regarding co-op housing.

SECRETARY'S REPORT

Brad Murphy noted the upcoming Plan Commission matters.

Upcoming Matters - August 23, 2010

- 9401 Mid Town Road - PUD-GDP-SIP to R1, R2T & R5 and Preliminary & Final Plats for First Addition to Hawks Ridge Estates, creating 19 single-family lots, 1 lot for future multi-family development and 1 outlot for stormwater management
- 709 North Segoe Road - Amended PUD-GDP-SIP to construct 96-unit apartment project adjacent to new Target at Hilldale Shopping Center
- 2417 Cypress Way - Conditional use to construct 50-unit senior apartment project
- 710 Ruskin Street - Conditional use to establish auto storage yard in M1 zoning
- 4942 Lake Mendota - Demolition permit and conditional use to demolish single-family residence and construct new residence & boathouse on lakefront lot
- 4638 & 4706 Femrite drive - Demolition permit to demolish two single-family residences to create open space for Certco campus

Upcoming Matters - September 20, 2010

- 5105-5117 University Avenue & 602-710 North Whitney Way - Demolition permit and C3 to PUD-GDP for future construction of mixed-use/ employment development

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Olson, seconded by Basford, to Adjourn at 7:25 p.m.
The motion passed by voice vote/other.