



City of Madison

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

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Monday, October 4, 2010

5:30 PM

210 Martin Luther King, Jr. Blvd.
Room 201 (City-County Building)

CALL TO ORDER/ROLL CALL

Present: 7 -

Lauren Cnare; Julia S. Kerr; Nan Fey; Judy K. Olson; Michael A. Basford;
Tim Gruber and Anna Andrzejewski

Excused: 4 -

Michael Schumacher; Eric W. Sundquist; Michael G. Heifetz and Judy
Bowser

Fey was chair for the meeting.

Staff present: Mark A. Olinger, Secretary; Brad Murphy, Kevin Firchow, and Rick Roll, Planning
Division; Matt Tucker, Zoning Administrator; Don Marx, City Real Estate Services, Katherine
Noonan, City Attorney's Office; and Mario Mendoza, Mayor's Office.

MINUTES OF THE September 20, 2010 MEETING

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

SCHEDULE OF MEETINGS

- Regular Meetings: October 18 and November 8, 22, 2010

- Zoning Code Rewrite Special Meetings: October 6, 25, 26, 2010

ROUTINE BUSINESS

1. [19853](#) Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction of South Point Road from Mineral Point Road to 2600 feet south - Engineering Project No. 53W0902. (9th AD)

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

2. [19995](#) Authorizing the execution of a Real Estate Contract with M&I Regional Properties, LLC for the purchase by the City of properties located at 2507, 2504 and 2340 Winnebago Street (Union Corners) and authorizing the use of Land Banking Funds for the acquisition.

A motion was made by Kerr, seconded by Gruber, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. 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 Amendment

3. [19788](#) SUBSTITUTE Creating Section 28.06(2)(a)3499. of the Madison General Ordinances rezoning property from Temp R1 Single Family Residence District to Amended R1 Single Family Residence District. Proposed Use: Requesting permanent zoning to allow remodeling and addition of existing house; 19th Aldermanic District; 6901 Old Sauk Court.

The Plan Commission recommended 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 Gruber, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

Registered in support and available to answer questions were Jose J. Madera, 6901 Old Sauk Court and Kim Santiago, 6901 Old Sauk Court.

Conditional Use/ Demolition Permits

4. [20072](#) 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 5404 Lake Mendota Drive. 19th Ald. Dist.

The Plan Commission placed this application on file without prejudice at the request of the applicant. The motion passed by voice vote/ other.

A motion was made by Basford, seconded by Olson, to Place On File Without Prejudice. The motion passed by voice vote/other.

There were no registrations on this item.

Planned Unit Development Alteration

5. [20069](#) Consideration of an alteration to an approved Planned Unit Development - Specific Implementation Plan to create an outdoor eating area for a restaurant located at 660 West Washington Avenue. 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. The motion passed by voice vote/ other.

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

Registered in support and available to answer questions was David Kaul, The Alexander Company;
145 East Badger Road.

Zoning Text Amendment

6. [19608](#) Creating Sec. 28.085(2)(c)10. of the Madison General Ordinances to allow adult day care facilities as a permitted use in the O-1 District.

The Plan Commission recommended approval. The motion passed by voice vote/other.

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

There were no registrations on this item.

Zoning Code Rewrite

7. [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.

On August 9, 2010, the Plan Commission referred its discussion of co-op housing in the new zoning ordinance to this meeting. At the October 4, 2010 meeting, the Plan Commission recommended approval of the Ald. Kerr and Ald. Bidar-Sielaff Cooperative Housing proposal with the following amendments:

-That the standards for permitted uses in rows 2-5 of Table 2: Comparison of Recommendations for Cooperative Housing, October 4, 2010 be revised to state that "...and post-coop conversion occupancy established is the legal number of bedrooms or legal occupancy allowed at the time of conversion, whichever is less." The standards for conditional uses for the same rows should be revised to state "When converting buildings with legal occupancy greater than 14."

- That cooperative housing not be allowed in the TR-C3 district. This district should be added to the group of districts (first row of Table 2: Comparison of Recommendations for Cooperative Housing, October 4, 2010) in which cooperative housing is not allowed.

- That cooperative housing within the SR-V1, SR-V2, TR-V1, TR-V2, NMX, TSS, and CC-T districts (rows four and five of the Comparison Table) shall be a conditional use when the occupancy exceeds 20 persons.

-That the conversion of single-family homes to cooperative housing can be approved as a conditional use in the TR-V1, TR-V2, NMX, TSS, and CC-T districts.

The main motion was made by Ald. Kerr and seconded by Ald. Cnare. This motion, with amendments, passed unanimously. The second above amendment (regarding the TR-C3 district) was moved by Gruber and seconded by Ald. Kerr. That amendment became part of the main motion after passing by the following vote: 4:2 [AYE: Andrzejewski, Ald. Kerr, Ald. Cnare, and Gruber; NO: Basford and Olson; NON VOTING: Fey] The third above amendment (regarding the conditional use trigger for select districts) was moved by Olson, seconded by Ald. Kerr and became part of the main motion after passing unanimously. The fourth amendment (allowing single-family homes to be converted to cooperative housing in select districts) was moved by Olson, seconded by Gruber and became part of the main motion after passing by the following vote: 4:2 [AYE: Andrzejewski, Gruber, Basford, and Olson; NO: Ald. Cnare and Ald. Kerr; NON VOTING: Fey].

An amendment moved by Olson, seconded by Basford, to change the conditional use threshold in the SR-V1, SR-V2, TR-V1, TR-V2, NMX, TSS, and CC-T districts to 20 occupants and to change the conditional use threshold in the TR-U1 and TR-U2 districts to 25 occupants was withdrawn.

A motion was made by Kerr, seconded by Cnare, to recommend approval of the Ald. Kerr and Ald. Bidar-Sielaff Cooperative Housing proposal as defined on "Table 2: Comparison of Recommendations for Cooperative Housing" dated October 4, 2010, with the amendments stated above. The motion passed by voice/vote other.

Speaking in support of the Madison Community Co-Ops (MCC) / Housing Cooperatives proposal were David Sparer, 16 North Carrol Street, Suite 300; Dave Carrig, 45 Skyview Place #10; Scott B. Thornton, 1104 Jenifer Street, representing the Marquette Neighborhood Association; Adam Porton, 122 North Bassett Street; Sarah Lozanova, 1239 Spaight Street; Kevin J. Schiesser 225 East Lakelawn Place; Joey Lalor, 225 East Lakelawn Place; and Ann Bell, 1137 Erin Street #107; and Jeff Bessmer, 1820 Summit Avenue.

Speaking generally in support of senior co-housing was Mary Anglim, 2134 East Washington Avenue. Speaking generally in support was Brad Ricker, 1815 Adams Street.

Speaking in support of the Ald. Kerr/Bidar-Sielaff proposal Ald. Shiva Bidar-Sielaff representing District 5.

Speaking in support of the Ald. Kerr and Ald. Bidar-Sielaff proposal and in opposition of the MCC/Housing Cooperatives proposal and was Cynthia Koschmann; 1157 Emerald Street. Speaking in opposition to the revised MCC/Housing Cooperatives proposal was Duane Steinhauer, 912 Erin Street.

Registered in support of "co-op friendly zoning" and available to answer questions were Julie Spears, 307 S. Few Street; Kiril Lozanov, 1239 Spaight Street. Also registered in support and available to answer questions was Jamie Hanson, 636 Langdon Street, representing Madison Community Cooperative. Registered in support of "co-op friendly zoning" and not wishing to speak was Daniel A. Shortum, 244 Lakelawn Place and Steve McClure, 1239 Spaight Street. Also registered in support and not wishing to speak was Anne Drehfal, 1239 Spaight Street representing Madison Community Cooperative and Dennis Fiser, 1239 Spaight Street, also representing Madison Community Cooperative. Registered in opposition to "cooperative friendly" zoning was Ed Mason, 1157 Emerald Street.

Registered in support of the Ald. Kerr/Bidar-Sielaff proposal was Susan Hollingsworth, 1820 Summit Avenue. Registered in support of the Ald. Kerr/Bidar-Sielaff proposal and not wishing to speak was Frank Nick, 1820 Summit Avenue.

BUSINESS BY MEMBERS

Ms. Olson inquired whether information regarding the Commission's upcoming discussion on Transformational Zoning was included in the packet. It was noted that materials were provided.

COMMUNICATIONS

Nan Fey noted the receipt of a correspondence from Chris Houghton regarding the Downtown Plan. This has been provided to staff.

SECRETARY'S REPORT

Brad Murphy summarized the upcoming matters and noted that the draft 2011 Plan Commission schedule was included in the Commission's packets

Staff memo regarding proposed driveway onto Jenifer Street to serve the Willy Street Co-op at 1221 Williamson Street.

Draft 2011 Plan Commission Schedule

Upcoming Matters - October 18, 2010

- (Tentative) Greenbush-Vilas Neighborhood Housing Revitalization Strategy Report
- (Tentative) 5105-5117 University Avenue & 602-710 North Whitney Way - Demolition permit, C3 to PUD-GDP and preliminary plat of Erdman Center to allow future construction of mixed-use/employment development
- 9401 Mid Town Road - Conditional use for a planned residential development to allow construction of 64 apartments in 4 buildings
- 1384 Williamson Street - Demolition permit to demolish single-family home to create storage/display yard for adjacent hardware store
- Discussion of proposed Comprehensive Plan amendments

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Olson, seconded by Gruber, to Adjourn at 7:31 pm. The motion passed by voice vote/other.