



City of Madison

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

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Monday, November 7, 2011

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 5:30 p.m.

Present: 11 -

Steve King; Marsha A. Rummel; Chris Schmidt; Nan Fey; Eric W. Sundquist; Judy K. Olson; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell; Anna Andrzejewski and Tonya L. Hamilton-Nisbet

Fey was chair for this meeting. Andrzejewski was excused at 7:30 p.m. during the discussion on item #2.

Staff present: Michael Waidelich, Brian Grady & Tim Parks, Planning Division; Chris Petykowski, City Engineering Division; Dan McCormick, Traffic Engineering Division, and; Marla Eddy, City Forester.

PUBLIC COMMENT

There were no registrants for public comment.

DISCLOSURES AND RECUSALS

Sundquist disclosed that he had been contacted by Jeff Sawyer regarding the proposed amendment to the Mid Town Neighborhood Development Plan.

MINUTES OF THE OCTOBER 17, 2011 MEETING

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

SCHEDULE OF MEETINGS

November 21 and December 5, 19, 2011

SPECIAL ITEM OF BUSINESS

- Discussion with Marla Eddy, City Forester, regarding the City's street tree planting policy and the Plan Commission's role.

Marla Eddy provided an overview of the City's street tree planting policies and then answered questions from the Plan Commission.

Following the discussion, the Plan Commission took no action on this matter.

ROUTINE BUSINESS

1. [24359](#) Authorizing the execution of an Offer to Sell Real Estate between the City of Madison and the Mary K. Margetis Trust for the purchase of a lot located at

5100 Spring Court for the expansion of Merrill Springs Park and authorizing the amendment of the 2011 Parks Capital Budget for the acquisition.

On a motion by Olson, seconded by Ald. Rummel, the Plan Commission recommended approval of this resolution to the Board of Estimates. The motion passed 6-2 on the following vote: AYE: Ald. King, Ald. Rummel, Ald. Schmidt, Olson, Rewey, Sundquist; NAY Cantrell, Heifetz; NON-VOTING: Fey, Hamilton-Nisbet; EXCUSED: Andrzejewski.

A motion was made by Olson, seconded by Ald. Rummel, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES,. The motion passed by the following vote:

Excused: 1 -

Anna Andrzejewski

Ayes: 6 -

Steve King; Marsha A. Rummel; Chris Schmidt; Eric W. Sundquist; Judy K. Olson and Michael W. Rewey

Noes: 2 -

Michael G. Heifetz and Bradley A. Cantrell

Non Voting: 2 -

Tonya L. Hamilton-Nisbet and Nan Fey

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 Development Plan Amendment

2. [24017](#)

Amending the Mid-Town Neighborhood Development Plan to revise the land use recommendations for lands located in the northeastern portion of the neighborhood from residential and open space uses to employment and open space uses.

The Plan Commission recommended that the neighborhood development plan amendment be approved subject to the comments contained in the November 3, 2011 staff memo and the following conditions:

- That the Pedestrian-Bicycle Facilities map dated November 4, 2011 be revised to show the proposed Pedestrian/Bicycle Path from Ancient Oak Lane to S. Pleasant View Road/ CTH M continuing eastward across CTH M to connect to future development in the High Point-Raymond neighborhood.

- That the same Pedestrian-Bicycle Facilities map also be revised to show the proposed Pedestrian/Bicycle Path eastward from Greenside Circle extended across the proposed greenway to S. Pleasant View Road/CTH M.

- On a motion by Sundquist, seconded by Ald. Rummel, the Commission further recommended that an additional future street connection between the proposed new north-south road and S. Pleasant View Road/CTH M, located generally between Valley View Road and the proposed intersection of the north-south road with CTH M, be considered at the time the Vetter property is platted; and that this potential future street be indicated on the neighborhood development plan maps as appropriate. The amended motion was approved on the following 5-3 vote: AYE: Ald. Rummel, Ald. Schmidt, Olson, Rewey, Sundquist; NAY Ald. King, Cantrell, Heifetz; NON-VOTING: Fey, Hamilton-Nisbet; EXCUSED: Andrzejewski.

The main motion to recommend approval passed by voice vote/ other.

A motion was made by Heifetz, seconded by Cantrell, to RECOMMEND TO

COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.

Speaking in support of the proposed amendment were: Mark Bugher, 7510 Widgeon Way, representing University Research Park, Inc.; Jeffrey Sawyer, 8808 Silkwood Trail, and; Ald. Lisa Subeck, 818 S. Gammon Road, representing the 1st District.

Registered in support but not wishing to speak were Martin Bear, 1717 Hidden Hill, representing the Hawks Landing Homeowners Association, and Paul Taylor & Coleen Higgins, 2828 Marshall Court, representing Ruth Vetter, 3401 Maple Grove Drive.

Annexations

- 3. [24165](#) Creating Section 15.01(581) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Aldermanic Districts and Wards" attaching to the 1st Aldermanic District Mid Town Road Attachment and amending Section 15.06(142) of the Madison General Ordinances to assign the attached property to Ward 142 and creating Section 15.02(115) to assign the attached property to Ward 115 and amending Section 15.03(1) to add Ward 115 to Aldermanic District 1.

Note: 14 Votes are required to pass this ordinance at the Common Council.

A motion was made by Rewey, seconded by Olson, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

- 4. [24166](#) Creating Section 15.01(582) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Aldermanic Districts and Wards" attaching to the 1st Aldermanic District Mid Town Road Attachment and creating Section 15.06(148) of the Madison General Ordinances to assign the attached property to Ward 148 and creating Section 15.02(116) to assign the attached property to Ward 116, amending Section 15.07(1) to add Ward 148 to Aldermanic District 1 and amending Section 15.03(1) to add Ward 116 to Aldermanic District 1.

Note: 14 Votes are required to pass this ordinance at the Common Council.

A motion was made by Rewey, seconded by Olson, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

There were no registrants on items #3 and 4.

Conditional Use/ Demolition Permits

- 5. [24334](#) Consideration of a demolition permit and conditional use to allow a rooming house to be demolished and an electrical substation to be constructed at 203 North Charter Street; 8th 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 Heifetz, seconded by Olson, to Approve. The motion passed by voice vote/other.

Registered in support of the project and available to answer questions were Gary Brown, UW Madison Facilities Planning & Management, 610 Walnut Street, the applicant, and Cassandra Goodwin, JJR, 625 Williamson Street, representing the UW.

Planned Unit Development Alteration

6. [24335](#) Consideration of an alteration to an approved Planned Unit Development - Specific Implementation Plan to allow the addition of projecting balconies for residential units on the six-story portion of mixed-use building located at 2550 University Avenue; 5th Ald. Dist., including balconies overlooking Campus Drive.

The Plan Commission approved the proposed alteration subject to the comments and conditions contained in the Plan Commission materials and the following condition:

- That the developer shall submit a copy of their lease for staff review prior to final approval and recording of the alteration that includes a provision prohibiting the use of the balconies for the display of signs and banners, the storage of personal items not accessory to a balcony or patio (chairs, tables, etc.), or the hanging of items of clothing.

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

Speaking in support of the proposed alteration were Brian Munson, Vandewalle & Associates, Inc., 120 E. Lakeside Street, representing the applicants, the Mullins Group, and Ald. Shiva Bidar-Sielaff, 2704 Kendall Avenue, representing the 5th District.

Registered in support of the project and available to answer questions was Brian Mullins, 1903 Rowley Avenue.

Zoning Text Amendment

7. [24275](#) Creating Section 9.53 to provide for a license for keeping honeybees and amending portions of Chapter 28 of the Madison General Ordinances of the conservancy, agriculture, and residential districts to allow the keeping of honeybees as a permitted use.

The Plan Commission recommended that this zoning text amendment be referred to its December 19, 2011 meeting pending recommendations from the Sustainable Design And Energy Committee, Community Gardens Committee, and Board Of Health For Madison and Dane County.

A motion was made by Olson, seconded by Ald. Schmidt, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by December 19, 2011. The motion passed by voice vote/other.

There were no registrants on this matter.

BUSINESS BY MEMBERS

Sundquist requested that staff request an opinion from the City Attorney's Office on what a "unique physical feature of development" means in Section 16.23(8)(a)1 of the Subdivision Regulations. He requested that the opinion be provided before December 5, 2011, when the land division at 2653 Jeffy Trail/ 2414 Trevor Way is scheduled to be heard by the Plan Commission.

COMMUNICATIONS

Ald. Rummel, Ald. Schmidt and Nan Fey all noted that they had recieved invitations from Brian Munson and Jeff Rosenberg to meet to discuss the proposed grocery store at Grandview Commons. All three indicated that they decline the invitation.

SECRETARY'S REPORT

Tim Parks summarized the upcoming matters and noted that the 2012 Plan Commission schedule was included in the materials for this meeting.

- Final 2012 Plan Commission Schedule

- Upcoming Matters - November 21, 2011

- Review of the Madison Cultural Plan (ID 24233)
- 722 Williamson Street & (approx.) 306 S. Livingston Street - C2 to PUD-GDP-SIP - Construct five-story mixed-use building containing 39 apartments and 5,300 square feet of first floor commercial space on Livingston Street frontage of property
- 31 Hawks Landing Circle - PUD-SIP to Amended PUD-GDP-SIP Construct 30-unit apartment building in place of previously approved mixed-use commercial/ residential building
- 113 S. Mills Street & 1022 Mound Street - Demolition Permit & Amended PUD-SIP - Demolish 2 residences to allow construction of daycare facility for Meriter Hospital
- 2829 CTH T- Extraterritorial Certified Survey Map creating two lots in the Town of Sun Prairie
- 1101 N. Sherman Avenue - Demolition Permit & Conditional Use - Demolish existing convenience store and construct new gas station, car wash and convenience store with restaurant tenant space
- 1112 Spaight Street - Demolition Permit - Demolish single-family residence and construct new residence
- 1521 Jefferson Street - Demolition Permit - Demolish fire-damaged single-family residence and construct new residence
- 1438 Northport Drive - Conditional Use - Construct drive-up service window for restaurant

- Upcoming Matters - December 5, 2011

- 2653 Jeffy Trail/ 2414 Trevor Way - Certified Survey Map creating 3 single-family residential lots (including 2 deep residential lots) and 1 outlot for stormwater management from previously platted outlot
- 401 Woodward Drive - Conditional Use - Construct a boathouse on a lakefront lot
- 6601 Odana Road - Demolition Permit - Demolish existing automobile dealership and construct new automobile dealership

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Olson, seconded by Ald. Schmidt, to Adjourn at 8:10 p.m. The motion passed by voice vote/other.