



City of Madison

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

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Monday, November 19, 2012

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: 10 -

Marsha A. Rummel; Chris Schmidt; 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: 2 -

Steve King and John L. Finnemore

Fey was chair for this meeting.

Berger left during the discussion of Item #4.

Staff Present: Steve Cover, Secretary; Brad Murphy and Tim Parks, Planning Division; Brynn Bemis and James Whitney, City Engineering Division; Dan McCormick, Traffic Engineering Division, and; Don Marx, Office of Real Estate Services.

PUBLIC COMMENT

There were no registrants for public comment.

DISCLOSURES AND RECUSALS

Heifetz recused himself from the consideration of Item #2 for professional reasons.

MINUTES OF THE NOVEMBER 5, 2012 MEETING

**A motion was made by Rewey, seconded by Cantrell, to Approve the Minutes.
The motion passed by the following vote:**

Ayes: 7 -

Marsha A. Rummel; Chris Schmidt; Anna Andrzejewski; Michael G. Heifetz; Michael W. Rewey; Bradley A. Cantrell and Melissa M. Berger

Abstentions: 1 -

Eric W. Sundquist

Excused: 1 -

Steve King and John L. Finnemore

Non Voting: 2 -

Tonya L. Hamilton-Nisbet and Nan Fey

SCHEDULE OF MEETINGS

December 3, 17, 2012 and January 14, 28, 2013

ROUTINE BUSINESS

- 1. [27878](#) Authorizing the execution of a Purchase and Sale Agreement between the City of Madison and Hovde Properties LLC (“Developer”) for the acquisition of a portion of City-owned property located at 316 W. Dayton Street by the Developer for assemblage into a mixed-use condominium project (“Project”) located at 305-309 W. Johnson Street and the purchase and build-out by the City of a “grey box” condominium unit and condominium parking stalls within the Project for the relocation of Madison Fire Department Administrative offices.

A motion was made by Schmidt, seconded by Rummel, 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.

Conditional Use & Demolition Permits

- 2. [28257](#) Consideration of a demolition permit to allow the former Truman Olson Army Reserve Center at 1402 S. Park Street; 13th Ald. Dist. to be demolished to accommodate a future public street extension.

The Plan Commission found the standards were met and granted approval subject to the comments and conditions contained within the Plan Commission materials.

A motion was made by Schmidt, seconded by Andrzejewski, to Approve. The motion passed by the following vote:

Ayes: 6 -
Chris Schmidt; Eric W. Sundquist; Anna Andrzejewski; Michael W. Rewey; Bradley A. Cantrell and Melissa M. Berger

Noes: 1 -
Marsha A. Rummel

Recused: 1 -
Michael G. Heifetz

Excused: 1 -
John L. Finnemore and Steve King

Non Voting: 2 -
Tonya L. Hamilton-Nisbet and Nan Fey

Speaking neither in support nor opposition to the request was Marijo Bunbury, 133 South Street, Suite 2.

Zoning Map Amendments

- 3. [27782](#) SUBSTITUTE Creating Section 28.06(2)(a)3631. 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: Construct Fire Station 13; 3rd Aldermanic District; 6350 Town Center Drive.

The Plan Commission recommended approval of the proposed specific implementation plan subject to the comments and conditions contained in the Plan Commission materials.

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

Speaking in support of the proposed development was Ald. Lauren Cnare, 5218 Kevins Way, representing the 3rd District.

Registered in support of the project and available to answer questions was Kurt Zimmerman, Zimmerman Architectural Studios, 2122 W. Mount Vernon Avenue, Milwaukee, representing the City of Madison Engineering Division.

- 4. [28116](#) Creating Section 28.06(2)(a)3632. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) to PUD(SIP) Planned Unit Development (Specific Implementation Plan) District and in the Zoning Code effective January 2, 2013, creating Section 28.022--00001 rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PD(SIP) Planned Development (Specific Implementation Plan) District. Proposed Use: Construct 58,000 square foot grocery store in Grandview Commons Town Center; 3rd Aldermanic District: 6002 Cottage Grove Road.

The Plan Commission recommended approval of the proposed specific implementation plan subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- That the trash enclosure along the rear, eastern wall of the store be at least 2 feet taller than the tallest component within the enclosure;
- Clarify the elevations to ensure that the height of the loading dock walls will be at least 2 feet taller than a WB-65 truck parked at the docks;
- That the acoustic screens proposed to screen rooftop mechanical units be 2 feet taller than the unit being screened;
- Remove conditions 5 and 40 of the Planning Division staff report in favor of the tree preservation condition contained in the November 7, 2012 report of the Urban Design Commission; and
- That condition 36 of the staff report be revised to read: "The applicant shall provide a considerable deposit for signing and marking for new traffic control measures, including McLean Drive and Sharpsburg Drive and its intersections with Gemini Drive and North Star Drive. This includes money for stops signs, parking, crosswalks and bike lanes."

An earlier condition proposed by Rewey as part of the main motion to require that the developer pay a minimum of 50% of the cost of the future signalization of the intersection of Cottage Grove Road and Gemini Drive when the traffic warrants were met was separated on a motion by Cantrell, seconded by Sundquist and was considered separately. A motion by Ald. Rummel, seconded by Hamilton-Nisbet, to add a condition that the developer provide a deposit for the developer's proportionate share of the cost of the future signalization of the intersection of Cottage Grove Road and Gemini Drive when the traffic warrants were met" was not recognized by the chair or acted upon by the Commission. The separated, original (Rewey) motion failed on a voice vote.

A motion was made by Rewey, seconded by Rummel, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

Excused: 1 -

John L. Finnemore and Steve King

5. [28117](#) Creating Section 28.06(2)(a)3633. 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 28.022--00002 rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PD(SIP) Planned Development (Specific Implementation Plan) District. Proposed Use: Construct approximately 3,800 square foot multi-tenant retail building in Grandview Commons Town Center; 3rd Aldermanic District: 5925 Sharpsburg Drive.

The Plan Commission recommended approval of the proposed specific implementation plan subject to the comments and conditions contained in the Plan Commission materials.

A motion was made by Rewey, seconded by Cantrell, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

Subdivisions

6. [28256](#) Approving the final plat of Town Center Addition to Grandview Commons generally located at 6002 Cottage Grove Road and 5901-5939 Sharpsburg Drive; 3rd Ald. Dist.

The Plan Commission recommended approval of the final plat subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- That the final plat be revised to include a vehicular access restriction along the northern right of way line of Cottage Grove Road. The restriction shall be shown graphically on the face of the plat and as a note acknowledging that no vehicular access shall be granted;
- That condition 33 of the Planning Division staff report be revised to read: "The applicant shall enter into a developer's agreement contract with the City to pay for and provide the necessary improvements and roadway modifications that are required to support the proposed development, prior to final approval. The applicant may need to make improvements to public streets considered temporary until such time as the ultimate improvements are undertaken"; and
- That condition 35 of the staff report be revised to read: "The applicant shall provide a considerable deposit for signing and marking for new traffic control measures, including McLean Drive and Sharpsburg Drive and its intersections with Gemini Drive and North Star Drive. This includes money for stops signs, parking, crosswalks and bike lanes."

A motion was made by Cantrell, seconded by Schmidt, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24, & 2.25 - REPORT OF OFFICER. The motion passed by voice vote/other.

Items 4, 5 and 6 were considered together. The following were registered on those items:

Speaking in support of the proposed specific implementation plans and final plat were: Brian Munson, Vandewalle & Associates, 120 E. Lakeside Street and Dan Day, D'Onofrio Kottke Associates, 7530 Westward Way, both representing the applicants, Rollie Winters & Associates and Veridian Homes (DJK Real Estate and Grandview Land, LLC); Alisa Allen, 734 North Star Drive, and; Ald. Lauren Cnare, 5218 Kevins Way, representing the 3rd District.

Speaking in opposition to the projects were: Jill Schaefer, 6133 Dominion Drive; Greg Cieslewicz, 6106 Fredricksburg Lane; Robert Hogan, 6025 Sharpsburg Drive; Dean Matuszak, 738 McLean Drive; Barbara Davis, 729 Orion Trail; Paul Reilly, 1218 Alexandria Lane; Carolyn Montgomery, 1205 McLean Drive, and; Ald. Jill Johnson, 6102 Fairfax Lane, representing the 16th District.

Registered in support of the projects and available to answer questions were: Dan Brinkman, DSI Real Estate, 2800 Royal Avenue, representing Veridian Homes; Max Dickman, Roundy's Supermarkets, Inc., 875 E. Wisconsin Avenue, Milwaukee, and; Michael J. Schmidt & Chris Winter, Rollie Winter &

Associates; 3315A N. Ballard Street; Appleton.

Registered in opposition to the projects but not wishing to speak were: Karen & Mike TeRonde, 6121 Fredricksburg Lane; Tara White, 637 Copernicus Way; Nicole Jenkel, 617 North Star Drive; Heather McFadden, 617 North Star Drive; Scott Blankman, 6010 Fredricksburg Lane, and; Denise DeMarb, 6010 Fredricksburg Lane.

7. [28255](#)

Consideration of a Certified Survey Map within the City's Extraterritorial Jurisdiction creating two lots at 4781 Norton Drive, Town of Sun Prairie.

The Plan Commission referred this matter to the December 3, 2012 meeting at the request of the applicant.

A motion was made by Rewey, seconded by Cantrell, to Refer to the PLAN COMMISSION and should be returned by December 3, 2012. The motion passed by voice vote/other.

Registered in support of the proposed land division and requesting its referral to December 3, 2012 was John Klement, 6936 Braeburn Lane, Glendale, representing the applicant, Kevin Miller.

BUSINESS BY MEMBERS

Hamilton-Nisbet offered her perspective on the Grandview Commons Town Center development and certain recommendations contained in adopted plans.

COMMUNICATIONS

There were no communications.

SECRETARY'S REPORT

Brad Murphy summarized the upcoming Plan Commission matters.

- Upcoming Matters - December 3, 2012

- 448 S. Park Street & 914 Drake Street - Demolition Permit and R3 & C3 to PUD(PD)-GDP-SIP - Demolish vacant bakery and single-family residence to allow construction of a mixed-use building containing 6,500 sq. ft of first floor of retail space and 40 apartments
- 313-315 N. Frances Street - Demolition Permit and C2 to PUD(PD)-GDP-SIP - Demolish two residences to allow construction of a mixed-use building containing 2,000 square feet of first floor of retail space and 42 apartments
- 202-210 N. Bassett Street & 512-520 W. Dayton Street - Demolition Permit and R6 & C2 to PUD(PD)-GDP-SIP - Demolish three residences and an office building to allow construction of a mixed-use building containing 1,700 square feet of retail space and 75 apartments
- 638 Hercules Trail - PUD-GDP to PUD(PD)-SIP - Construct two apartment buildings containing 95 total units
- 1329 W. Dayton Street - PUD-SIP Alteration - Amend zoning text to increase occupancy of units in existing apartment building
- 1-15 & 2-8 River Birch Court et al - Certified Survey Map Referral - Combine 7 platted single-family lots and (proposed) vacated River Birch Court right of way into 2 lots
- 5840 Thorstrand Road - Conditional Use - Construct accessory boathouse on lakefront lot
- 9004-9041 Royal Oaks Circle - PUD-SIP Alteration - Construct 22 single-family condominiums instead of 13 duplexes as previously approved
- (Tentative) Review of the Downtown Urban Design Guidelines for New Development and Additions and Alterations to Existing Development in the Downtown Core (DC) and Urban Mixed Use (UMX) Zoning Districts (ID 28065)

- Upcoming Matters - December 17, 2012

- 2628 Arbor Drive- PUD-SIP to Amended PUD(PD)-GDP-SIP - Construct previously approved 21-unit condominium building as a 36-unit apartment building following demolition of 3 residences (approved for demolition in 2007)
- 619-625 N. Henry Street, 140 & 145 Iota Court, and 150 Langdon Street - Demolition Permit and R6 to PUD(PD)-GDP-SIP - Demolish 3 apartment buildings at 619-625 N. Henry Street and 145 Iota Court to construct 84-unit apartment building; renovate apartment buildings at 140 Iota Court and 150 Langdon Street
- 1004-1504 S. Pleasant View Road (CTH M) - Assigning RDC (EC) & Conservancy (CN) zoning and

approving the Preliminary and Final Plats of University Research Park 2 - Pioneer Addition, creating 14 lots for research park/ office development and 4 outlots for private open space and stormwater management

ANNOUNCEMENTS

Fey noted that Statement of Interest forms for Plan Commission members were now due to the City Clerk's Office.

ADJOURNMENT

**A motion was made by Schmidt, seconded by Cantrell, to Adjourn at 9:50 p.m.
The motion passed by voice vote/other.**