



City of Madison

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

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Monday, October 1, 2012

5:30 PM

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

CALL TO ORDER/ROLL CALL

Present: 10 -

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

Excused: 2 -

Melissa M. Berger and John L. Finnemore

Fey was chair for the meeting.

Staff Present: Brad Murphy, Michael Waidelich, Rick Roll, Heather Stouder, Tim Parks and Kevin Firchow, Planning Division; Matt Tucker, Zoning Administrator; Maureen O'Brien, City Attorney's Office; and Captain Joe Balles, Madison Police Department.

PUBLIC COMMENT

There were no registrants for public comment.

DISCLOSURES AND RECUSALS

Alder Schmidt disclosed that he had reviewed comments posted on a neighborhood list serve regarding agenda item #11. Chair Fey and Mr. Rewey disclosed they had been contacted by the Mayor's office regarding agenda item 13.

MINUTES OF THE SEPTEMBER 12, 2012 MEETING

A motion was made by King, seconded by Cantrell, to Approve the Minutes.

The motion passed by the following vote:

Ayes: 5 -

Steve King; Marsha A. Rummel; Michael G. Heifetz; Michael W. Rewey and Bradley A. Cantrell

Abstentions: 3 -

Chris Schmidt; Eric W. Sundquist and Anna Andrzejewski

Excused: 1 -

Melissa M. Berger and John L. Finnemore

Non Voting: 2 -

Tonya L. Hamilton-Nisbet and Nan Fey

SCHEDULE OF MEETINGS

October 15 and November 5, 19, 2012

ROUTINE BUSINESS

1. [27527](#) CHARTER Amending Section 16.01(3) of the Madison General Ordinances to make the terms of Alderpersons on the Plan Commission coincide with their terms on the Common Council.
Plan Commission Recommend to Council to Adopt - 14 votes - Report of Officer

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

2. [27626](#) Accepting a Permanent Limited Easement for Public Pedestrian/Bicycle Path Purposes and Public Sanitary Sewer Purposes from University of Wisconsin Credit Union across a property located at 1422 Northport Drive.

A motion was made by Rewey, seconded by Cantrell, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. 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 Text Amendments and the Proposed New Zoning Map

Note: Items 3 and 4 were considered together.

3. [26657](#) SECOND SUBSTITUTE Creating Subchapter 28E, Downtown and Urban Districts of Chapter 28 of the Madison General Ordinances to update the City's ordinances pertaining to zoning and planning.
The Plan Commission recommended approval of the Second Substitute for ID 26657 by voice vote/ other.

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

4. [27278](#) SECOND SUBSTITUTE Amending Chapter 28 of the Madison General Ordinances revising various subsections.
The Plan Commission recommended approval of the Second Substitute for ID 27278 subject to the following amendments:

- That properties on the University of Wisconsin campus north of Camp Randall Stadium and south of University Avenue including the Mechanical Engineering and Engineering Centers parcels are zoned from the PD (Planned Development District) to the CI (Campus Institutional District).

-That Wingra Clinic Planned Unit Development be zoned to the PD district.

-That the requirement regarding waivers of the 30-day pre-application notice is clarified for conditional uses and zoning map amendments to remove the requirement that the president of the neighborhood association must also grant the waiver to the pre-application notice. Only the District Alderperson and Department Director are authorized to waive the 30-day pre-application notification period for all applications to zero days.

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

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

The following were registered on Items 3 and 4, which were considered together:

Speaking neither in support nor opposition was Susan Thering, 113 Bascom Place, representing the Design Coalition Institute.

Registered in opposition and available to answer questions was Bert Stitt, 120 South Franklin Street.

Zoning Map Amendments & Related Requests

- 5. [26845](#) SUBSTITUTE Creating Section 28.06(2)(a)3618. of the Madison General Ordinances rezoning property from R3 Single-Family and Two-Family Residence District and C3 Highway Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3719. 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: Construction of mixed-use building containing 4,300 sq. ft. of first floor commercial space and 62 apartments; 13th Aldermanic District; 502 South Park Street and 917-925 Drake Street.

On a motion by Heifetz, seconded by Ald. Schmidt, the Plan Commission recommended approval subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- That the developer work with staff to improve the vision clearance/ sight triangles at the parking entrance from Drake Street.
- That the developer revise the project plans to identify bicycle and moped parking for the retail spaces, with the final plans to be approved by the Planning Division prior to final approval of the PUD and issuance of demolition or building permits.
- A condition of approval for this project shall be that a maximum of 15 residential parking permits shall be issued for this development. This restriction shall be noted in the final zoning text for the PUD and in the residential dwelling unit leases, with a copy of the residential lease to be provided with the final plans for the project.

The third condition of approval regarding the parking permits was added to the main motion on motion by Sundquist seconded by Rewey by the following 6-2 vote: AYE: Ald. King, Ald. Rummel, Andrzejewski, Cantrell, Rewey, Sundquist; NAY: Ald. Schmidt and Heifetz ; NON-VOTING: Hamilton-Nisbet; EXCUSED: Berger, Finnemore.

The main motion to recommend approval passed on the following 7-1 vote: AYE: Ald. King, Ald. Schmidt, Andrzejewski, Cantrell, Heifetz, Rewey, Sundquist; NAY: Ald. Rummel; NON-VOTING: Hamilton-Nisbet; EXCUSED: Berger, Finnemore.

A motion was made by Heifetz, seconded by Schmidt, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - RECESSED PUBLIC HEARING. The motion passed by the following vote:

Ayes: 7 -
Steve King; Chris Schmidt; Eric W. Sundquist; Anna Andrzejewski;
Michael G. Heifetz; Michael W. Rewey and Bradley A. Cantrell

Noes: 1 -
Marsha A. Rummel

Excused: 1 -
Melissa M. Berger and John L. Finnemore

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

6. [27473](#) Consideration of a demolition permit to allow 3 residences and 1 commercial building to be demolished as part of a Planned Unit Development rezoning at 502 S. Park Street and 917-925 Drake Street; 13th Ald. Dist.

On a motion by Heifetz, seconded by Ald. Schmidt, the Plan Commission found that the standards were met and granted approval of the demolition of the existing principal structures on the subject site subject to the Common Council's approval of the related Planned Unit Development zoning map amendment (ID 26845) and the comments and conditions contained in the Plan Commission materials. The motion to approve the demolition permit passed on the following 7-1 vote: AYE: Ald. King, Ald. Schmidt, Andrzejewski, Cantrell, Heifetz, Rewey, Sundquist; NAY: Ald. Rummel; NON-VOTING: Hamilton-Nisbet; EXCUSED: Berger, Finnemore.

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

Ayes: 7 -
Chris Schmidt; Eric W. Sundquist; Anna Andrzejewski; Michael G. Heifetz;
Michael W. Rewey; Bradley A. Cantrell and Steve King

Noes: 1 -
Marsha A. Rummel

Excused: 1 -
Melissa M. Berger and John L. Finnemore

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

The following were registered on Items 5 and 6:

Speaking in support of the project were: Craig Enzenroth, Gallina Co., 101 E. Main Street, Mt. Horeb, the applicant; Scott Davis, Plunkett-Raysich Architects, 2310 Crossroads Drive and Ronald M. Trachtenberg, Murphy Desmond, SC, 33 East Main Street #505, both representing the applicant; Constantine Choles, 420-424 South Park Street, and; Ald. Sue Ellingson, 1922 Vilas Avenue, representing District 13.

Speaking in opposition were: James M. Sharpe, 515 South Orchard Street; Kate MacCrimmon, 920 Emerald Street; Stuart E. Eckes, 917 South Brooks Street; Caitlin Seifert, 1122 Haywood Drive; Cynthia Williams, 1001 Drake Street; Zocca Lewis, 1137 Emerald Street; and Ruth Carpenter, 501 South Mills Street.

Registered in opposition and available to answer questions was Cindy Koschmann, 1157 Emerald Street.

Registered in opposition but not wishing to speak was Ed Mason, 1157 Emerald Street.

7. [27436](#) Creating Section 28.06(2)(a)3625. of the Madison General Ordinances rezoning property from R6 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3626. 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 single-family residence to construct

eight-unit apartment building; 4th Aldermanic District; 125 North Bedford Street.

The Plan Commission recommended referral of this item to the October 15, 2012 meeting at the request of the alder for the purposes of holding an additional neighborhood meeting regarding this project. A recommendation will be made from the floor at Common Council on October 16, 2012.

A motion was made by Rewey, seconded by Schmidt, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by October 15, 2012. The motion passed by voice vote/other.

- 8. [27777](#) Consideration of a demolition permit to allow a single-family residence to be demolished as part of a Planned Unit Development rezoning at 125 N. Bedford Street; 4th Ald. Dist.

The Plan Commission referred this item to the October 15, 2012 meeting at the request of the alder for the purposes of holding an additional neighborhood meeting regarding this project.

A motion was made by Rewey, seconded by Schmidt, to Re-refer to the PLAN COMMISSION and should be returned by October 15, 2012. The motion passed by voice vote/other.

There were no registrants on Items 7 and 8.

- 9. [27437](#) Creating Section 28.06(2)(a)3624. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(GDP) Planned Unit Development (General Development Plan) District. Proposed Use: Re-Approving the GDP for Multi-Family Housing in the Village At Autumn Lake PUD. 17th Aldermanic District; 5922 Lien Road.

The Plan Commission recommended approval of the proposed zoning map amendment subject to the comments and conditions contained in the Plan Commission materials.

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

Registered in support and available to answer questions was Brian Munson, 129 East Lakeside Street, representing the applicant, Veridian Homes.

Subdivision

- 10. [27776](#) Approving the preliminary and final plat of Woodstone Replat No. 2 (Lots 13-45) located at 9401-9441 and 9402-9442 Stonewood Boulevard and 9404-9444 Cobalt Street; 9th Ald. Dist.

The Plan Commission recommended approval of the preliminary and final plats subject to the comments and conditions contained within the Plan Commission materials. The motion passed by voice vote/ other.

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

There were no registrants on this item.

Conditional Use/ Demolition Permits

- 11. [27778](#) Consideration of a demolition permit to allow a single-family residence to be demolished and a new residence constructed at 449 Toepfer Avenue; 11th Ald. Dist.

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 Heifetz, seconded by Rewey, to Approve. The motion passed by voice vote/other.

Registered in support and available to answer questions were Terry Wanta, 2635 Saw Tooth Drive, Fitchburg and the applicants Stan and Coletta Corwin, 449 Toefer Avenue.

12. [27377](#)

Consideration of an alteration to an existing conditional use to allow construction of an addition to an existing single-family residence on a lakefront lot at 5206 Harbor Court; 19th Ald. Dist.

The Plan Commission referred this item to the October 15, 2012 meeting at the request of the alder for the purpose of holding additional discussions about the project with neighbors.

A motion was made by Andrzejewski, seconded by Cantrell, to Re-refer to the PLAN COMMISSION and should be returned by October 15, 2012. The motion passed by voice vote/other.

There were no registrants on this item.

13. [27248](#)

Consideration of an alteration to an approved conditional use planned residential development to allow an existing apartment complex to be renovated and a new clubhouse and multi-space garages to be constructed at 1108 Moorland Road; 14th Ald. Dist.

The Plan Commission found the standards were met and approved the conditional use subject to the comments and conditions contained within the Plan Commission materials and the following additional conditions:

- That additional garages at the sites interior be relocated, subject to staff approval.
- That the applicant shall notify the Planning Division and submit a new management plan should there be changes in the management company or management procedures.
- That the Community Coordinator position be staffed as a full time position.

The above motion followed a failed motion to place this application on file without prejudice. That motion stated that conditional use standards 1,2 and Planned Residential Development Standard iii were not found to be met. That motion was moved by Ald. Schmidt and seconded by Ald. Rummel and failed by the following vote: 3:5 (AYE: Ald. Schmidt, Ald. Rummel, and Cantrell; NO: Ald. King, Sundquist, Andrzejewski, Heifetz, and Rewey; NON-VOTING: Hamilton-Nisbet and Fey; and EXCUSED: Berger, Finnemore)

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

Ayes: 5 -
Eric W. Sundquist; Anna Andrzejewski; Michael G. Heifetz; Michael W. Rewey and Steve King

Noes: 3 -
Marsha A. Rummel; Chris Schmidt and Bradley A. Cantrell

Excused: 1 -
Melissa M. Berger and John L. Finnemore

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

Speaking in support of this item were: Jonathan Brinkley, 100 Camelot Drive, Fond Du Lac; Kim Ford, 710 North Plankinton Avenue, Milwaukee; Terrell Walter, 710 North Plankinton Avenue; Dewayne Pohl, 5218 Ridge Oak Drive; Kevin Newell, 500 W Silver Spring Drive, Glendale; Mike Mervis, 710 North Plankinton, Milwaukee, and Nathan Wautier, 22 East Mifflin Street, Suite 600; and Jim Borris, 710 North Plankinton Avenue; all representing the applicant, Nob Hill Partnership; Vandy Pryor, 1122 Moorland Road #3; Lisa Freitag, 1038 Moorland Road #202; Kathy Konicek, 1013 Ocean Road; and Jill Hermann,

1032 Moorland Road #208.

Registered in support and wishing to speak but not present when called were: Teresa Burkeland, 1110 Moorland Road #8; Nina Bell, 1124 Moorland Road #103; Jennifer Blaser, 1110 Moorland Road #8; and Veronica Franklin, 1032 Moorland Road.

Registered in support but not wishing to speak were: Vanessa Gonzalez, 1118 Moorland Road, #116; Jennifer Gonzalez; Cloris McClinton, 1032 Moorland Road #107; Ivan Cyars, 1108 Moorland Road #8; Lissa Fezzeriza, 1028 Moorland Road #104; Barb Bouslugh, 1108 Moorland Road; Shannon Sorenson, 1108 Moorland Road; Ally Ugalde, 1108 Moorland Road #216; Dawn Vyse, 1106 Moorland Road #109; and Debra Cox 1108 Moorland Road #213. Registered in support and available to answer questions was Zabrina Straine, 1102 Moorland Road #203.

Registered not wishing to speak, though not indicating support or opposition on the project was Luis M Xique, 1110 Moorland Road #215.

Speaking in opposition was Sheri Carter, 3009 Ashford Lane, representing the South Madison Planning Council; Charles Onsum, 44 Bel Aire Drive; Cora E. White, 2706 Badger Lane; Dan Kerkman, 29 Geronimo Circle, representing the Indian Springs Neighborhood Association; and Ald. Timothy Bruer, 3310 Layton Lane, representing District 14.

BUSINESS BY MEMBERS

There was no business by members.

COMMUNICATIONS

There were no communications.

SECRETARY'S REPORT

Brad Murphy noted that a draft of the combined 2013 Plan Commission and Urban Design Commission schedule was included the packet. He also summarized the upcoming matters.

- Draft 2013 Plan Commission & Urban Design Commission schedule

- Upcoming Matters - October 15, 2012

- 305-325 W. Johnson Street - Demolition Permit and C3 & C4 to PUD-GDP-SIP - Demolish 2 commercial buildings and Madison Fire Department Administration Building to allow construction of a mixed-use building containing 250 apartments and 60,000 square feet of retail and office space
- 306 W. Main Street - PUD-SIP to Amended PUD-GDP-SIP - Construct 176-unit apartment building
- 809 Williamson Street - Conditional Use - Construct outdoor eating area for restaurant
- 9624 Old Sauk Road - Certified Survey Map - Create 4 single-family lots, including 2 deep residential lots
- 1101 Gammon Lane - Demolition Permit - Demolish a fire-damaged single-family residence with no proposed use
- 312 N. Hamilton Street - Demolition Permit - Demolish single-family residence and construct new residence
- 7315 West Towne Way - Demolition Permit and Conditional Use Planned Commercial Site - Demolish vacant restaurant and auto repair building to allow construction of two multi-tenant retail buildings at West Towne Mall with future outdoor eating areas

- Upcoming Matters - November 5, 2012

- 6350 Town Center Drive - PUD-GDP to PUD-SIP - Construct Fire Station 13
- 6201 N. Highlands Avenue - Certified Survey Map - Creating three single-family lots, including a deep residential lot
- 2 Greenside Circle - Conditional Use Planned Residential Development Alteration - Amend plan for Bentley Green condominiums to construct 18 duplex buildings and 1 single-family residence on eastern half of development
- 1402 S. Park Street (Tentative) - Demolition Permit - Demolish former Truman Olson Army Reserve Center for future street extension
- 4927 & 1224 Felland Road - Certified Survey Maps - Creating 2 lots in Town of Burke (Extraterritorial) and 2 outlots for Water Utility in City

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

**A motion was made by Rewey, seconded by Sundquist, to Adjourn at 12:29 am.
The motion passed by voice vote/other.**