



City of Madison

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

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Monday, March 18, 2013

5:30 PM

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

CALL TO ORDER/ROLL CALL

Present: 11 -

Steve King; 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: 1 -

John L. Finnemore

Fey was chair for the meeting. Heifetz arrived during the discussion of item 1.

Staff Present: Steven Cover, Secretary; Bill Fruhling and Kevin Firchow, Planning Division; Matt Tucker, Zoning Administrator; Maureen O'Brien, City Attorney's Office; and Don Marx, Office of Real Estate Services.

PUBLIC COMMENT

There were registrations for public comment.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals by members.

MINUTES OF THE MARCH 4, 2013 MEETING

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

SCHEDULE OF MEETINGS

April 8, 22 and May 6, 20, 2013

SPECIAL ITEM OF BUSINESS

1. [29435](#) Discussion with staff about the role of neighborhood and special area plans in the development review process and the Plan Commission's standards.

Prior to the discussion of this item, the Plan Commission unanimously voted to go into informal consideration. Steve Cover, Secretary, provided introductory comments and answered questions from Plan Commissioners on the role of plans in the development review process. No other action was taken on this item.

Speaking on this item was Peter Ostlind, Madison.

ROUTINE BUSINESS

2. [29188](#) Authorizing the selection of a portion of Census Tract 21 as the focus for a concentration neighborhood planning process and the creation of an Ad-Hoc steering committee.

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

There were no registrations on this item.

3. [29191](#) SUBSTITUTE Amending Substitute Resolution RES-12-00560, File No. 26897 adopted on 07-24-2012 to establish an Ad Hoc Steering Committee appointed by the Mayor, and confirmed by the Common Council, alter composition and number of members, appoint members to serve on the Ad Hoc steering committee, modify planning study boundaries, and clarify work project of the professional consultant.

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

There were no registrations on this item.

4. [29348](#) Authorizing the purchase of properties located at 4141 and 4210 Nakoosa Trail and 4134, 4118 and 4150 Commercial Avenue from Supervalu Stores, Inc. for the relocation of City facilities and an amendment to the 2013 Capital Budget to provide additional funds for the purchase and holding costs.

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

There were no registrations on this item.

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

5. [26487](#) SUBSTITUTE Creating Section 28.06(2)(a)3613. of the Madison General Ordinances rezoning property from PUD(SIP) Planned Unit Development (Specific Implementation Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District; creating Section 28.022-

-00034 of the Madison General Ordinances rezoning property from PD(SIP) Planned Development (Specific Implementation Plan) District to Amended PD(GDP) Planned Development (General Development Plan) District; creating Section 28.06(2)(a)3614. of the Madison General Ordinances rezoning property from Amended PUD(GDP) Planned Unit Development (General Development Plan) District to Amended PUD(SIP) Planned Unit Development Plan (Specific Implementation Plan) District; and creating Section 28.022--00035 of the Madison General Ordinances rezoning property from Amended PD(GDP) Planned Development (General Development Plan) District to Amended PD(SIP) Planned Development Plan (Specific Implementation Plan) District. Proposed Use: Construct 42-unit apartment building and remove an owner-occupancy restriction for an existing 16-unit building; 7th Aldermanic District: 6717-6733 Fairhaven Road.

The Plan Commission recommended approval of the proposed zoning map amendment subject to the comments and conditions in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

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

Speaking in support of this item was Josh Johnson, Middleton, representing the applicant. Registered in support and answering questions was the applicant, Kevin Kavanaugh, Madison.

Conditional Use/ Demolition Permits

6. [29094](#) Consideration of a demolition permit and conditional use to allow an existing single-family residence to be demolished and a new residence to be constructed on a lakefront property at 2704 Waunona Way; 14th Ald. Dist.

The Plan Commission found that the standards were met and approved this item subject to the comments and conditions contained within the Plan Commission materials. This approval specified Option1 listed in Condition 11 the March 18, 2013 Staff Report to the Plan Commission.

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

There were no registrations on this item.

7. [29095](#) Consideration of a conditional use to allow a fraternity house to be converted into 12 apartment units and offices for a religious society at 233 Langdon Street; 2nd Ald. Dist.

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

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

Registered in support and available to answer questions were Tomer Stein, Madison; Adam Dehney, Studio City, California; Leon Tarlow, Madison; and the applicant, Yerachmiel Anton, Milwaukee.

8. [29096](#) Consideration of a conditional use to allow construction of an addition over 500 square feet to an existing single-family residence and construction of a new accessory building on a lakefront property at 1417 Morrison Street; 6th Ald. Dist.

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

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

Registered in support and available to answer questions was the applicant, Vern Stenman, Madison and Andrew Braman-Wanek, Madison, representing the applicant.

Zoning Text Amendment

9. [29180](#) Amending Section 28.082 of the Madison General Ordinances to allow various medical facilities as a permitted use in SEC Employment Districts.
- The Plan Commission recommended approval of this zoning text amendment by voice vote/ other.
- A motion was made by Cantrell, 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.

BUSINESS BY MEMBERS

Ms. Hamilton-Nisbet requested further information from the Office of Real Estate Services on their policies used to evaluate and approve encroachment agreements.

COMMUNICATIONS

Ald. Schmidt noted the receipt of set of the redevelopment plans proposed by T. Wall Enterprises for the 800 block of East Washington Avenue. These plans are believed to be the same plans that were previously submitted to the City as part of its evaluation of potential redevelopment options for this site.

SECRETARY'S REPORT

Kevin Firchow provided an update on the status of Business by Members matters discussed at the March 4, 2013 meeting. This meeting packet included requested information regarding the regulation of pesticides on City property. Requested data regarding the number of apartment units approved since 2010 and an update on the status of the removal of trees on the St. Raphael's Cathedral block will be provided at the April 8, 2013 meeting. Bill Fruhling noted that he has forwarded on the Commission's concerns on the loss of affordable housing to Natalie Erdman and the Housing Committee. Ms. Erdman indicated that that Committee will not be able to take this item up for at least 30 days.

Mr. Firchow also noted that small revisions to the staff report format are now being made. The staff report has recently started being provided to both the Plan and Urban Design Commissions. A copy of the new report format will be included in the April 8 packet. Staff anticipates utilizing the new format starting at the May 6 meeting. Also at the May 6 meeting, staff will provide a brief introduction prior to the start of each public hearing item.

Finally, Mr. Firchow summarized the upcoming matters.

- Upcoming Matters - April 8, 2013

- 1419 Monroe Street - Demolition Permit, CC-T to TSS, and Conditional Use - Demolish a restaurant/ tavern to allow construction of a mixed-use building with approximately 7,900 square feet of retail space and 72 apartments
- 203 Bear Claw Way, 9403 Cobalt Street et al - PD-GDP to TR-C3 and Preliminary Plat and Final Plat - Rezone 8 PD-zoned lots to single-family zoning and Woodstone Replat No. 3, replatting 6 two-family and multi-family lots into 36 single-family lots
- 304 W. Washington Avenue & 10-12 N. Henry Street - Demolition Permit and Conditional Use - Demolish an apartment building to allow construction of additions to an office building
- 7960 Raymond Road - Temp. A, TR-C3, SR-C1 & SR-C2 to CN & TR-C3 and Preliminary Plat and Final Plat - Wolfe Addition to Hawks Creek, creating 16 single-family lots and 2 outlots for public open space
- 802 S. Baldwin Street - Conditional Use - Construct addition over 500 square feet to single-family residence on lakefront lot
- 1418 S. Park Street - Conditional Use - Establish food processing facility in an existing building
- 151 Proudfit Street - Demolition Permit - Demolish single-family residence with no proposed alternative use
- 5202-5402 Graham Place, 5402-5502 Fen Oak Court et al - PD-GDP to SE and Preliminary Plat and Final Plat - BioAg Gateway Replat, creating 4 lots for future office/ employment uses, 1 outlot for future development, and converting existing private streets to public streets

Zoning Map Correction Ordinances:

- 6303 Millpond Road - A to CC (Provides zoning consistent with other nearby properties)
- 513 Jacobson Avenue & 3533 Furey Avenue - PD-GDP-SIP to TR-C1 (Provides zoning for expired 2004

PUD)

- 5739 Tokay Boulevard - SE to CC-T (Provides zoning consistent with nearby properties)
- 1403 University Avenue & 320 N. Randall Avenue - CI to TSS (Provides zoning for non-UW-owned commercial parcels)
- 1119 Williamson Street - TR-V1 to TSS (Provides zoning for Broom Street Theatre)
- 223 E. Mifflin Street - DR-1 to UOR (Provides zoning for existing commercial building)
- 116 E. Dayton Street - DR-1 to UOR (Provides zoning for existing office building)
- 214 N. Hamilton Street - DR-1 to UOR (Provides zoning for existing office building)
- 122 E. Johnson Street - DR-1 to UOR (Provides zoning for existing office building)
- 151 E. Gorham Street - DR-1 to UOR (Provides zoning for existing office building)
- 414 E. Wilson Street - PD-GDP-SIP to UMX (Provides zoning for expired 2000 PUD)
- 119-125 N. Butler Street & 120-124 N. Hancock Street - PD-GDP-SIP to DR-1 (Provides zoning for expired 2008 PUD)
- 2048-2100 Winnebago St. & 95 Sutherland Court - PD-GDP-SIP to TE (Provides zoning for expired 2011 PUD)

- Upcoming Matters - April 22, 2013

- 110 Glenway Street - Conditional Use - Construct new Water Utility booster station
- 120-142 W. Johnson Street & 129-139 W. Gorham Street - Certified Survey Map Referral - Create 2 lots for Holy Redeemer Church campus (subdivision of landmark site)
- 1902 Tennyson Lane & 3802 Packers Avenue - Demolition Permit and Certified Survey Map Referral - Demolish former industrial buildings to allow three-lot land division for future development
- 2 E. Gilman Street & 666 Wisconsin Avenue - Conditional Use - Planned Multi-Use Site - Construct subterranean connection between existing National Guardian Life parking garage and Edgewater Hotel parking facilities under construction
- 931 E. Main Street - Conditional Use - Expand an existing distillery with tasting room
- 2838 Milwaukee Street - Conditional Use - Establish home occupation for bicycle repair shop
- 514 E. Wilson Street - PD-SIP Alteration - Establish outdoor recreation area for restaurant-tavern

ANNOUNCEMENTS

Nan Fey confirmed that she will be resigning from the Plan Commission. April 22 is anticipated to her last meeting. She will continue serving on the Food Policy and Community Gardens committees. She noted that there will be an opening for a Plan Commission representative on the Joint West Campus Area Committee, on which she currently serves.

ADJOURNMENT

A motion was made by King, seconded by Heifetz, to Adjourn at 7:11 pm. The motion passed by voice vote/other.